



APPLICATIONS DEALT WITH BY THE HEAD OF SERVICE
UNDER SCHEME OF DELEGATION
FROM 10/31/2022 - 11/27/2022

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

1 **Application No:** 22/02662/FULL **Date Decision Issued:** 31/10/2022

Ward: Buckhaven, Methil And Wemyss Villages

Proposal: Single storey extension to rear of dwellinghouse

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

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

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

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

Reason(s):

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

2 **Application No:** 22/03594/CLP **Date Decision Issued:** 02/11/2022

Ward: Buckhaven, Methil And Wemyss Villages

Proposal: Certificate of Lawfulness (Proposed) for Installation of rooflights.

Location: 37 Cowley Street Methil Leven Fife KY8 3QQ

Applicant: Mr Lee Lower 37 Cowley Street Methil Leven Fife KY8 3QQ

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

Application Permitted - no conditions

3 **Application No:** 22/02323/FULL **Date Decision Issued:** 01/11/2022

Ward: Burntisland, Kinghorn And West Kirkcaldy
Proposal: Erection of battery storage facility with associated access, landscaping and earthworks
Location: Land For Battery Storage Facility Gleniston Auchtertool Fife
Applicant: Harmony Energy Ltd Conyngham Hall Business Centre Bond End Knaresborough England HG5 9AY
Agent: Graeme Thorpe 2 Lockside Office Park Lockside Road Preston United Kingdom PR2 2YS

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. The permission hereby granted is for a period of 25 years and, on expiry of this period, the battery storage facility and ancillary equipment hereby approved shall be dismantled and removed from the site within the following six months and the site fully reinstated, all in accordance with details which shall have been submitted to and approved in writing by the planning authority.
3. BEFORE ANY WORKS COMMENCE ON SITE, with the exception of the works shown in the 'Commencement of Development Works Plan' 'RevC', the ten areas of road-widening identified in drawing no. TCXX(90)4007 within the 'Transport & Access Statement' hereby approved and all works done on or adjacent to existing public roads shall have been constructed in accordance with the current Fife Council Making Fife's Places Supplementary Guidance - Appendix G and the SCOTS National Roads Guide. Thereafter, these road-widened areas shall be retained throughout the duration of the construction phase.
4. BEFORE ANY EARTHMOVING OR CONSTRUCTION WORKS START ON SITE, with the exception of the works shown in the 'Commencement of Development Works Plan' 'RevC', wheel cleaning facilities described in the 'Little Raith Wheel Cleaning Strategy' hereby approved shall have been provided and thereafter retained in an operational condition throughout the construction works and decommissioning period, so that no mud, debris or other deleterious material is carried by vehicles onto roads used by the public.
5. PRIOR TO ANY CONSTRUCTION WORKS COMMENCING ON SITE, with the exception of the works shown in the 'Commencement of Development Works Plan' 'RevC', the access bellmouth from the public road shall have been constructed in accordance with the current Fife Council Making Fife's Places Supplementary Guidance - Appendix G. Thereafter, this access bellmouth shall be retained for the lifetime of the development unless otherwise agreed in writing by the planning authority.
6. BEFORE ANY WORKS COMMENCE ON SITE, with the exception of the works shown in the 'Commencement of Development Works Plan' 'RevC', there shall have been provided within the curtilage of the site a turning area for vehicles as shown in drawing '44 Ton HGV SWEPT PATH ANALYSIS rev_01'. The turning area shall be formed outwith the parking areas and shall be retained throughout the duration of the construction phase.
7. BEFORE ANY WORKS COMMENCE ON SITE, with the exception of the works shown in the 'Commencement of Development Works Plan' 'RevC', a 3m x 90m oncoming visibility splay and a 3m x 80m visibility splay in the other direction (north) shall have been provided and maintained clear of all obstructions exceeding one metre in height above the adjoining road channel level, at the junction of the vehicular access and the public road, in accordance with the current Making Fife's Places Supplementary Guidance - Appendix G. These visibility splays shall thereafter be retained for the lifetime of the development.
8. THE BATTERY STORAGE FACILITY HEREBY APPROVED SHALL NOT BE BROUGHT INTO USE UNTIL remedial action at the site has been completed in accordance with the Remedial Action Statement hereby approved. In the event that remedial action is unable to proceed in accordance with the approved Remedial Action Statement, or contamination not previously considered in either the Preliminary Risk Assessment or the Intrusive Investigation Report is identified or encountered on site, all development work on site (save for site investigation work) shall cease immediately and the planning authority shall be notified in writing within two working days. Unless otherwise agreed in writing by the planning authority, development works shall not recommence until proposed revisions to the Remedial Action Statement have been submitted to and approved

in writing by the planning authority. Remedial action at the site shall thereafter be completed in accordance with the approved revised Remedial Action Statement. Following completion of any measures identified in the approved Remedial Action Statement, or any approved revised Remedial Action Statement, a Verification Report shall be submitted to and approved in writing by the planning authority before the battery storage facility hereby approved is brought into use.

9. The parking provision shown in the 'Temporary Compound Drawing' 'RevB' shall be provided and thereafter retained for use throughout the full construction phase.
10. All construction traffic associated with the development hereby approved shall operate in accordance with the measures detailed in the 'Transport & Access Statement' hereby approved, for the full duration of the construction phase.
11. With reference to the 'K11 Dilapidation Survey' hereby approved, any damage to the carriageway and roadside verges of the K11 road between its junction with the C48 and the site access, which damage arises in connection with the works hereby approved, shall be repaired within a timescale agreeable to the planning authority.
12. BEFORE ANY WORKS START ON SITE, with the exception of the works shown in the 'Commencement of Development Works Plan' 'RevC', and notwithstanding the 'Landscape Strategy' hereby approved (drawing no. edp5224_d003c), a revised version of that strategy which takes into account the earthworks around the battery storage compound shall have been submitted to and approved in writing by the planning authority. The strategy as approved shall be implemented within the first planting season following the completion or first use of the development, whichever is the sooner.
13. All planting carried out on site shall be maintained in accordance with good horticultural practice for a period of 5 years from the date of planting. Within that period, any plants which are dead, damaged, missing, diseased or fail to establish shall be replaced annually.
14. BEFORE ANY WORKS COMMENCE ON SITE, with the exception of the works shown in the 'Commencement of Development Works Plan' 'RevC', the recommendations and mitigation measures specified in the 'Preliminary Ecological Appraisal' hereby approved shall have been carried out in full, evidence of same not already hereby approved having been submitted to and approved in writing by the planning authority. Notification of the start and end date of the construction phase shall also be submitted in writing to the planning authority.
15. The recommendations and mitigation measures set out within the 'Species Protection Plan' hereby approved shall be complied with in full.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interests of maintaining adequate control over the battery storage facility, which is of a temporary nature.
3. In the interests of road safety; to ensure the provision of an adequate design layout and construction.
4. In the interests of road safety; to ensure the provision of an adequate design layout and construction.
5. In the interests of road safety; to ensure that all vehicles taking access to and egress from the site can do so in a forward gear.
6. In the interests of road safety; to ensure the provision of adequate visibility at the junction of the vehicular access with the public road.
7. In the interests of road safety; to eliminate the deposit of deleterious material on public roads.
8. In the interests of road safety; to prevent vehicles parking on the public road to the detriment of road safety.
9. In the interests of road safety; to ensure the safe operation of construction traffic on the surrounding public road network.
10. To avoid any damage to the public road by construction traffic.
11. To ensure potential risk arising from previous land uses has been investigated and any requirement for remedial actions is suitably addressed.
12. In the interests of improving the visual screening and biodiversity of the site during the period of consent; to ensure the landscape strategy is compatible with the hereby approved graded earthworks around the compound.

13. To ensure that adequate measures to protect the landscaping and planting are in place.
14. In the interests of safeguarding the ecology of the surrounding area.
15. In the interests of species protection.

4 **Application No:** 22/02786/LBC **Date Decision Issued:** 04/11/2022

Ward: Burntisland, Kinghorn And West Kirkcaldy

Proposal: Listed Building Consent for external and internal alterations

Location: 223 High Street Burntisland Fife KY3 9AE

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

Agent: Gary Gourlay 15 Grange Road Burntisland KY3 0HH

Application Refused

Reason(s):

1. In the interests of preserving the historical integrity of this Category (C) Listed Building; the proposed shopfront alterations would have a significant detrimental impact upon the appearance and character of this Listed Building by virtue of the unnecessary removal of sections of the original fabric of the building and the installation of modern equipment within a traditional shopfront facade . As such the proposals are contrary to Scottish Planning Policy (2014) (Valuing the Historic Environment), Historic Environment Policy for Scotland (2019), Policies 1, 10 and 14 of the Adopted FIFEplan (2017), Fife Council's Shopfront Guidelines (2016) and the Burntisland Conservation Area Appraisal and Management Plan (2005).

5 **Application No:** 22/03250/FULL **Date Decision Issued:** 18/11/2022

Ward: Burntisland, Kinghorn And West Kirkcaldy

Proposal: Erection of domestic outbuilding (retrospective)

Location: 34 Dick Crescent Burntisland Fife KY3 0BS

Applicant: Ms Nichola O'Toole 34 Dick Crescent Burntisland Fife KY3 0BS

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

6 **Application No:** 21/00719/NMV1 **Date Decision Issued:** 22/11/2022

Ward: Burntisland, Kinghorn And West Kirkcaldy

Proposal: Single storey extension to front and side of dwellinghouse and installation of flue (Non Material Variation to omit side extension, enlarge garage and erect front extension to 21/00719/FULL)

Location: 85 Pettycur Road Kinghorn Burntisland Fife KY3 9RP

Applicant: Mrs Lynne Gow 85 Pettycur Road Kinghorn Scotland KY3 9RP

Agent: Darren Albury 5-6 Easter Dalmeny Dalmeny Scotland EH30 9TS

Application Permitted - no conditions

7 **Application No:** 21/03953/FULL **Date Decision Issued:** 23/11/2022

Ward: Burntisland, Kinghorn And West Kirkcaldy

Proposal: Installation of 3 No. replacement windows to front of dwelling

Location: 7 Craigkennochie Terrace Burntisland Fife KY3 9EN

Applicant: Mr And Mrs Tim Hailey 7 Craigkennochie Terrace Burntisland Fife KY3 9EN

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT, the hereby approved windows shall have slim profile double glazing measuring no more than 16mm in width unless otherwise agreed in writing by Fife Council as Planning Authority.
2. FOR THE AVOIDANCE OF DOUBT, the hereby approved replacement windows shall feature timber through astragals unless otherwise agreed in writing by Fife Council as Planning Authority.
3. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.

Reason(s):

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

8 **Application No:** 22/02752/FULL **Date Decision Issued:** 25/11/2022

Ward: Burntisland, Kinghorn And West Kirkcaldy

Proposal: Installation of replacement windows and door to front of flat

Location: Providence House 20 St James Place Kinghorn Burntisland Fife KY3 9SU

Applicant: Mr Nick Struthers Providence House 20 St James Place Kinghorn KY3 9SU

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

9 **Application No:** 22/02638/FULL

Date Decision Issued: 04/11/2022

Ward: Cowdenbeath

Proposal: Installation of replacement telecom monopole and associated works

Location: Telecommunications Mast Foulford Place Cowdenbeath Fife

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

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. FOR THE AVOIDANCE OF DOUBT the removal of the monopole approved under planning reference 13/03898/FULL shall be carried out in full no later than 3 months from the new pole as approved becoming operational and the site shall be reinstated to its former condition.
3. IN THE EVENT THAT CONTAMINATION NOT PREVIOUSLY IDENTIFIED by the developer prior to the grant of this planning permission is encountered during the development, all development works on site (save for site investigation works) shall cease immediately and the planning authority shall be notified in writing within 2 working days.

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

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interests of visual amenity; to ensure the removal of any non-operational equipment and the reinstatement of the site to a satisfactory standard.
3. To ensure all contamination within the site is dealt with.

10 **Application No:** 22/01482/FULL

Date Decision Issued: 23/11/2022

Ward: Cowdenbeath

Proposal: Change of use from public house (Sui Generis) to 2 flatted dwellinghouses (Sui Generis)

Location: Dunvegan Bar 14 Broad Street Cowdenbeath Fife KY4 8HY

Applicant: Mr George Duncan Workzone26 37 Rosyth Road Glasgow G5 0YD

Agent: Kyle Schiavone 67 Bowhouse Drive Kirkcaldy KY1 1SB

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. Prior to the first occupation of each flat, there shall be provided within the curtilage of the site 1 parking spaces per flat for vehicles in accordance with the current Fife Council Making Fife's Places Appendix G and as per the layout shown on Drawing No pr-02. The parking spaces shall be retained for the lifetime of the development.
3. PRIOR TO THE OCUPTAION OF THE RESIDENTIAL UNIT HEREBY APPROVED, closed window noise mitigation measures as specified in the Noise Impact Assessment shall be implemented and thereafter retained for the lifetime of the development.

Reason(s):

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

11 **Application No:** 22/03173/FULL

Date Decision Issued: 23/11/2022

Ward: Cowdenbeath

Proposal: Pitched roof extension to side and replacement single storey extension to rear of dwellinghouse

Location: 114 Oakfield Street Kelty Fife KY4 0BX

Applicant: Mr Mark Tomson 114 Oakfield Street Kelty KY4 0BX

Agent: Callum Watson 5 Brickhall Place Bridge Of Earn PH2 9AN

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

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

Reason(s):

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

Ward: Cupar

Proposal: Conversion of steading to form 2 dwellinghouses (Renewal of 18/03729/FULL)

Location: Little Muirhead Farm Fife

Applicant: Mary Stevenson Little Muirhead Farm Fife

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. Prior to the occupation of the first dwellinghouse, a new access to the site shall be formed' as indicated on drawing No. H. 1202 AD (0) 08B and shall be constructed as specified in a Roads (Scotland) Act 1984 Vehicle Access permit to be obtained from the Transportation Services Senior Manager (Roads Management Team).
3. Prior to the first use of the new access, the existing field access opposite the property named 'Hillcrest House' shall be closed off to all vehicular traffic by permanent means.
4. Prior to the occupation of the first 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 access to the rear of the public road shall be constructed in a paved material (not concrete slabs).
5. Prior to the occupation of the first dwellinghouse, a rural type footway 2 metres wide being provided along the total frontage of the site in accordance with the current Fife Council Transportation Development Guidelines.
6. Prior to occupation of the first dwellinghouse, a minimum of 2 off-street parking spaces per 3 bedroom house and 3 off-street parking spaces for a 4 and above bedroom house shall be provided within the curtilage of the site in accordance with the current Fife Council Parking Standards. The parking spaces shall be retained through the lifetime of the development.
7. Prior to the occupation of the first 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.
8. Prior to the occupation of the first dwellinghouse, visibility splays of 3m x 75m shall be provided to the East and 3m x 50m to the West at the junction of the new vehicular crossing and the public road and maintained clear of all obstructions exceeding 1.05m above the adjoining carriageway level.
9. 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.
10. 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)

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interest of road safety; to ensure that an improvement is made to the access to the site.
3. In the interest of road safety; to ensure that only one access exists onto a rural road.
4. 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.

5. In the interest of road and pedestrian safety; to ensure that adequate pedestrian facilities exist in the vicinity of the development.
6. In the interests of road safety. To ensure the provision of an adequate off street parking facilities.
7. In the interest of road safety; to ensure that all vehicles taking access to and egress from the site can do so in a forward gear.
8. In the interest of road safety; to ensure the provision of adequate visibility splays at the junctions of the vehicular access and the public road.
9. In the interests of maintaining a mixed and balanced housing stock as required by Policy 2 of the Adopted FIFEplan 2017.
10. To ensure a sustainable development

Ward: Cupar**Proposal:** Erection of dwellinghouse**Location:** Former Site Of Classroom Building Elmwood College Farm Cupar Muir Fife**Applicant:** Mr & Mrs Robert Dawson 25 James Inglis Crescent Cupar Scotland KY15 4GX**Agent:** Mary Murray Wester Balbeggie Farm Balbeggie Avenue Kirkcaldy Scotland KY1 3NS**Application Permitted with Conditions****Approve** subject to the following condition(s):-

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

4. Prior to the occupation of the proposed dwellinghouse, there shall be 2 off-street parking spaces provided for that dwellinghouse within the curtilage of the site in accordance with the current Appendix G (Transportation Development Guidelines) of Making Fife's Places. The parking spaces shall be retained throughout the lifetime of the development for the purposes of off-street parking.
5. Prior to the first 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.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interests of maintaining a mixed and balanced housing stock as required by Policy 2 of the Adopted FIFEplan 2017.
3. To ensure all contamination within the site is dealt with
4. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.

5. In the interest of road safety; to ensure that all vehicles taking access to and egress from the site can do so in a forward gear.

Ward: Cupar**Proposal:** Listed building consent for internal and external alterations including replacement flag pole, new external door, mechanical and electrical refurbishment and external lighting**Location:** Dura House Pitscottie Cupar Fife KY15 5SZ**Applicant:** Mr & Mrs Smith 44 Barnton Avenue Edinburgh Scotland EH4 6JL**Agent:** Joe Narsapur 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, the stone lintel and any replacement stone required to line the door opening to new door D2 shown on approved drawing 12A shall be in natural stone and shall match the stone type, colour, texture, and finish of the existing stonework.
2. NOTWITHSTANDING WHAT IS NOTED ON APPROVED DRAWING 08, Door D2 shall NOT BE A COMPOSITE DOOR as shown on drawing 08 but shall be a traditionally constructed timber panelled door which shall closely match the design and colour of the existing timber door on the east elevation tower as specified on approved drawing 12A.
3. The replacement internal door from bedroom 1 into the dressing room as shown on approved drawing 04 shall be a traditionally constructed 6 panelled timber door with traditional ironmongery to match the existing door shown on photograph 29, unless otherwise agreed in writing with this Planning Authority.
4. NOTWITHSTANDING WHAT IS STATED ON APPROVED DRAWING 09A, bedroom 1 door, as shown on photograph 18 drawing 04, shall be re-located to form the WC door serving bedroom 1, unless otherwise agreed in writing with this Planning Authority.
5. BEFORE ANY NEW OR REPLACEMENT EXTERNAL LIGHTING IS INSTALLED, the following details, including full specifications, fixing details, light intensity and colour shall be submitted for approval in writing by this Planning Authority for the following,
 - Existing period column lighting - the presumption is that the existing period lantern heads shall be retained and only the light source shall be replaced unless satisfactory justification and details can be provided for the lantern replacement.
 - Inground LED up lights
 - Wall and roof mounted LED luminaires

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

6. FOR THE AVOIDANCE OF DOUBT, should the fixing of the flag pole to the building change from the approved drawings further details shall be submitted to this Planning Authority for prior approval in writing BEFORE the new flag pole is installed.

Reason(s):

1. In the interests of visual amenity; to ensure that the external finishing materials are appropriate and do not detract from the character and appearance of this Category B Listed Building.
2. In the interests of visual amenity; to ensure that the external finishing materials are appropriate and do not detract from the character and appearance of this Category B Listed Building.
3. To protect the internal character and appearance of this Category B Listed Building.
4. To prevent the loss of important historic fabric and to protect the internal character and appearance of this Category B Listed Building.
5. In the interests of visual amenity; and to protect the external character and appearance of this Category B Listed Building.

6. To reserve the rights of the Planning Authority with respect to this detail.

15 **Application No:** 22/01436/FULL

Date Decision Issued: 03/11/2022

Ward: Cupar

Proposal: Installation of replacement flag pole and external lighting

Location: Dura House Pitscottie Cupar Fife KY15 5SZ

Applicant: Mr & Mrs Smith 44 Barnton Avenue Edinburgh Scotland EH4 6JL

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

16 **Application No:** 22/01863/LBC

Date Decision Issued: 03/11/2022

Ward: Cupar

Proposal: Listed building consent for alterations to boundary wall and insertion of access gate.

Location: Mansion House Wemysshall Road Hill Of Tarvit Cupar Fife KY15 5PB

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

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The steel gate proposed as shown in approved drawing 2 is hereby not approved and the applicant should refer to Condition 1.
2. Prior to any work commencing on the wall, full details and specification of the proposed timber gate shall be submitted to Fife Council as Planning Authority for prior written approval and thereafter shall be installed as approved unless otherwise agreed in writing. For the avoidance of doubt the proposed wall works shall be carried out in accordance with the submitted and agreed method statement unless otherwise agreed in writing with this Planning Authority.

Reason(s):

1. In the interests of protecting the character of this Category A Listed wall.
2. In the interests of protecting the character of this Category A Listed wall.

17 **Application No:** 22/02810/CLP

Date Decision Issued: 07/11/2022

Ward: Cupar

Proposal: Certificate of Lawfulness (proposed) for installation of rooflights to front of dwellinghouse

Location: 4 Millfield Cupar Fife KY15 5UT

Applicant: Mr Patrick McCann 4 Millfield Cupar Fife KY15 5UT

Agent: Sam Green 7 7 Provost Wynd Cupar United Kingdom KY15 5HE

Application Permitted - no conditions

18 **Application No:** 22/03253/CLP

Date Decision Issued: 07/11/2022

Ward: Cupar

Proposal: Certificate of lawfulness (proposed) for installation of window to side of dwellinghouse

Location: St Michaels Westfield Road Cupar Fife KY15 5DR

Applicant: Mr Patrick Crawford St Michaels Westfield Road Cupar Fife KY15 5DR

Agent: Alastair Forbes The Old Estate Office Glen Road Dunblane United Kingdom FK15 0HR

Application Permitted - no conditions

19 **Application No:** 22/03313/CLP

Date Decision Issued: 11/11/2022

Ward: Cupar

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

Location: The Drum Blebocraigs Cupar Fife KY15 5UG

Applicant: Mr & Mrs G Colquhoun The Drum Blebocraigs Cupar Fife KY15 5UG

Agent: Nicola Donaldson Meadow Bank Balfargie Road Cupar United Kingdom KY15 4AJ

Application Permitted - no conditions

20 **Application No:** 22/02047/FULL

Date Decision Issued: 17/11/2022

Ward: Cupar

Proposal: Change of use of from workshop (General Industrial, Class 5) to kitchen showroom (Retail, Class 1)

Location: Main Buildings T M Simpson Teasses Mill Craighall Ceres Cupar Fife KY15 5PR

Applicant: Ms Debbie Finnie & Hilary Simpson Main Buildings T M Simpson Teasses Mill Craighall Ceres Cupar Fife KY15 5PR

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. Prior to the first operations of the proposed showroom, there shall be 20 off-street parking spaces provided in accordance with the current Appendix G (Transportation Development Guidelines) of Making Fife's Places. The parking spaces shall be retained throughout the lifetime of the development for the purposes of off street parking.

Reason(s):

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

21 **Application No:** 21/01420/FULL

Date Decision Issued: 18/11/2022

Ward: Cupar

Proposal: Change of use from cafe (Class 3) to day nursery (Class 10)

Location: Scottish Deer Centre Rankeilour Bow Of Fife Cupar Fife KY15 4NQ

Applicant: Mr David Hamilton The Scottish Deer Centre Bow Of Fife Cupar Fife United Kingdom KY15 4NQ

Agent: Jon Frullani Architect 140 Perth Road Dundee DD1 4JW

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. Prior to any works starting on site, visibility splays of 6m x 180m shall be provided to the East and to the West at the junction of the vehicular crossing and the A91 Classified public road, as is shown on Drawing No. 6667-1 - 307 dated 01.09.2022, and thereafter 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.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interest of road safety; to ensure the provision of adequate visibility splays at the junctions of the vehicular access and the public road."

22 **Application No:** 21/03333/LBC

Date Decision Issued: 18/11/2022

Ward: Cupar

Proposal: Listed building consent for internal alterations

Location: Scottish Deer Centre Rankeilour Bow Of Fife Cupar Fife KY15 4NQ

Applicant: Mr David Hamilton The Scottish Deer Centre Bow of Fife Cupar Scotland DD15 4NQ

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

23 **Application No:** 22/01542/FULL

Date Decision Issued: 22/11/2022

Ward: Cupar

Proposal: Resurfacing of pavements and relocation of street lighting columns

Location: Street Record Newtown Cupar Fife

Applicant: Fife Council Roads And Transportation Bankhead Central 1 Bankhead Park
Glenrothes Scotland KY76GH

Agent: Robert Aimer Bankhead Central 1 Bankhead Park Glenrothes Scotland
Ky76gh

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

24 **Application No:** 22/03803/CLP

Date Decision Issued: 22/11/2022

Ward: Cupar

Proposal: Certificate of Lawfulness (Proposed) for external alteration to dwellinghouse (remove existing door and formation of double doors)

Location: 3 Garliebank Crescent Cupar Fife KY15 5JL

Applicant: Mr Jason Paterson 3 Garliebank Crescent Cupar Fife KY15 5JL

Agent:

Application Permitted - no conditions

25 **Application No:** 22/03857/CLP

Date Decision Issued: 24/11/2022

Ward: Cupar

Proposal: Certificate of lawfulness (proposed) for the erection of a garage.

Location: The Pines Westfield Road Cupar Fife KY15 5DR

Applicant: Mr Sean Aitken The Pines Westfield Road Cupar Fife KY15 5DR

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

Application Permitted - no conditions

Ward: Cupar
Proposal: Planning permission in principle for erection of dwellinghouse and associated drainage infrastructure
Land at Newbigging of Craighall, Ceres, KY15 5LB
Location: Land Adjacent To Newbigging Of Craighall Farm Craighall Ceres Fife
Applicant: David Beveridge & Son Newbigging of Craighall Ceres Cupar Scotland KY15 5LB
Agent: Darren O'Hare Eden Park House Eden Park Cupar Scotland KY15 4HS

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

1. The development to which this permission relates must be commenced no later than 5 years from the date of this permission.
2. A further application(s) for certain matters (Approval of Matters Required by Condition) shall be submitted for the requisite approval of this Planning Authority, together with the detailed plans which shall include:-
 - (a) A location plan of all the site to be developed to a scale of not less than 1:2500, showing generally the site, any existing trees, hedges, walls (or other boundary markers) layout of the roads and sewers, and the position of all buildings;
 - (b) A detailed plan to a scale of not less than 1:500 showing the site contours, the position and width of all proposed roads and footpaths including public access provision, the siting of the proposed buildings, finished floor levels, new walls and hedges, details of proposed landscape treatment and the phasing of development;
 - (c) Detailed plans, sections and elevations of all buildings proposed to be erected on the site, and their relationship to adjacent land and/or buildings, together with details of the proposed method of drainage and the colour and type of materials to be used externally on walls, roofs and boundary treatment. For the avoidance of doubt, modern architectural forms can be supported throughout the development. Should the development be of a more traditional architectural form, then the proposed materials should reflect this. Acceptable materials in this case would be a local vernacular: natural stone, traditional render, natural slate and clay pantiles (or an equivalent replica product). The use of standard house types across the site will not be accepted. The use of timber fencing as a boundary treatment (including rear boundaries) on publicly visible locations will not be acceptable;
 - (d) Details of the existing and proposed ground levels as well as the finished floor levels all related to a fixed datum point. The details shall specify the extent and height of any areas of mounding;
 - (e) A supporting statement illustrating the developments' compliance with Fife Council's Planning Policy - Making Fife's Places Supplementary Guidance Document (2018) - including reference and proposals relating to the design, layout, green network infrastructure and biodiversity enhancement;
 - (f) A sustainability statement illustrating the developments' compliance with Fife Council's Planning Policy - Low Carbon Fife Supplementary Guidance Document (2019). The sustainability statement shall address all of the matters set out in Appendix B of Fife Council's Low Carbon Fife Supplementary Guidance (January 2019);
 - (g) A surface water management plan as set out within Fife Council's Design Criteria Guidance on Flooding and Surface Water Management Plan Requirements (2020);

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

3. The dwellinghouse provided on the site shall be used solely as a residence for (a) a single person or by people living together as a family; or, (b) not more than 5 unrelated residents living together in a dwellinghouse. For the avoidance of doubt, the dwellinghouse hereby approved shall not be used for Housing in Multiple Occupation.
4. NO BUILDING SHALL BE OCCUPIED UNTIL remedial action at the site has been completed in accordance with the Remedial Action Statement approved pursuant to condition 4. In the event that remedial action is unable to proceed in accordance with the approved Remedial Action Statement - or contamination not previously considered in either the Preliminary Risk Assessment or the Intrusive Investigation Report is identified or encountered on site - all development work on site (save for site investigation work) shall cease

immediately and the planning authority shall be notified in writing within 2 working days. Unless otherwise agreed in writing with the local planning authority, development works shall not recommence until proposed revisions to the Remedial Action Statement have been submitted by the developer to and approved in writing by the planning authority. Remedial action at the site shall thereafter be completed in accordance with the approved revised Remedial Action Statement. Following completion of any measures identified in the approved Remedial Action Statement - or any approved revised Remedial Action Statement - a Verification Report shall be submitted by the developer to the local planning authority.

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

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

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

6. 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.

Reason(s):

1. In order to comply with the provisions of Section 59 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. To be in compliance with Section 59 of The Town and Country Planning (Scotland) Act 1997, as amended by the Planning etc (Scotland) Act 2006.
3. In order to ensure that no damage is caused to the existing trees during (demolition and) development operations.
4. 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.

27 **Application No:** 22/02495/FULL

Date Decision Issued: 25/11/2022

Ward: Cupar

Proposal: Erection of dwellinghouse including formation of access, parking and turning area (amendment to 21/01529/FULL)

Location: Dalgairn Lodge Bank Street Cupar Fife KY15 4JU

Applicant: Mr B Masterton 3 Burnside Cottages Burnside by Milnathort Scotland KY13 9SP

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. Prior to the occupation of the proposed dwellinghouse, there shall be 2 off-street parking spaces provided within the curtilage of the site, as shown on Drawing No. SP3 dated July 2022 in accordance with the current Fife Council Transportation Development Guidelines. The parking spaces shall be retained throughout the lifetime of the development for the purposes of off street parking.
3. Prior to the occupation of the proposed dwellinghouse, the first two metre length of the driveway to the rear of the footway/road shall be constructed in a paved material (not concrete slabs).
4. PRIOR TO THE OCCUPATION OF THE DWELLINGHOUSE hereby approved, the proposed timber fence, as detailed on Drawing 'SP1 - Proposed Site Plan', shall be erected. Thereafter, the timber fence shall be retained on site for the lifetime of the development.
5. 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.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
3. In the interest of road safety; to ensure that no deleterious material is dragged on to the public road.
4. In the interests of residential amenity; to ensure future residents of the dwellinghouse are not subject to adverse noise or privacy concerns.
5. In the interests of maintaining a mixed and balanced housing stock as required by Policy 2 of the Adopted FIFEplan 2017.

28 **Application No:** 22/00579/NMV1

Date Decision Issued: 01/11/2022

Ward: Dunfermline Central

Proposal: Erection of bakery shop (Class 1) with ancillary drive through facility, associated car parking and landscaping (Demolition of former hotel) - Non material variation for amended design to shop frontage and internal floor layout. This relates to re-orientation of the internal floor layout in order to position the display and servery on the east and north elevational side with open glazing and entrance

Location: Hotel Roma Main Street Halbeath Dunfermline Fife KY11 8EE

Applicant: Sonder Commercial Ltd Unit 21 Dunfermline Business Park Primrose Lane Rosyth United Kingdom KY11 2RN

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

Application Permitted - no conditions

29 **Application No:** 22/03170/LBC

Date Decision Issued: 01/11/2022

Ward: Dunfermline Central

Proposal: Listed Building Consent for replacement of rendering

Location: Fire Station Creative Carnegie Drive Dunfermline Fife KY12 7AN

Applicant: Mr Ian Moir Fire Station Creative Carnegie Drive Dunfermline Fife KY12 7AN

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. For the avoidance of doubt, the proposed development shall be carried out in accordance with the details and recommendations of the Scottish Lime Centre Trust as submitted, unless changes are subsequently agreed in writing with this Planning Authority.

Reason(s):

1. In the interests of protecting the fabric and character of this Category (B) Listed Building.

30 **Application No:** 22/02774/FULL **Date Decision Issued:** 02/11/2022

Ward: Dunfermline Central

Proposal: Safety upgrades for additional security and fire protection

Location: The Glen Pavilion Pittencrieff Park Dunfermline Fife KY12 8QH

Applicant: Fife Council Bankhead Central 1 1 Bankhead park Glenrothes Scotland
KY76GH

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

31 **Application No:** 22/03094/CLE **Date Decision Issued:** 04/11/2022

Ward: Dunfermline Central

Proposal: Certificate of lawfulness (Existing) for use as a dwellinghouse (Class 9).

Location: 11 Park Avenue Dunfermline Fife KY12 7HX

Applicant: Mr Dhaneshwar Prasad 23 Guildhall Street Dunfermline Scotland KY12 7NR

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

Application Permitted - no conditions

32 **Application No:** 22/01894/FULL

Date Decision Issued: 11/11/2022

Ward: Dunfermline Central

Proposal: Two storey extension to side of dwellinghouse

Location: 10 Abington Road Dunfermline Fife KY12 7XU

Applicant: Mr Paul McAnulty 10 Abington Road Dunfermline Fife KY12 7XU

Agent: Ross Vinter 15 Eastwood Avenue Giffnock Glasgow Strathclyde G46 6LS

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

33 **Application No:** 21/00528/NMV3 **Date Decision Issued:** 16/11/2022

Ward: Dunfermline Central

Proposal: Approval of matters required by conditions for Phase 2 of residential development of 193 residential units (Approval of condition 2(d) of planning permission 14/00809/PPP) (Non Material Variation for construction of temporary settlement lagoons (in line with SEPA requirements) to 21/00528/ARC (part retrospective)

Location: Freescale Site Dunlin Drive Dunfermline Fife

Applicant: Mr Euan McLaughlin Broxden House Broxden Business Park Lamberkin Drive Perth Scotland PH1 1RA

Agent: Bellway Homes Ltd (Scotland East) Karen Heaney 6 Almondvale Business Park Almondvale Way Livingston West Lothian EH54 6GA

Application Withdrawn

34 **Application No:** 22/02945/FULL **Date Decision Issued:** 17/11/2022

Ward: Dunfermline Central

Proposal: Installation of external vent

Location: 44 St Leonards Hill Dunfermline Fife KY11 3AH

Applicant: Mrs Lorraine Burns 44 St Leonards Hill Dunfermline Scotland KY11 3AH

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

35 **Application No:** 22/02946/LBC

Date Decision Issued: 17/11/2022

Ward: Dunfermline Central

Proposal: Listed Building Consent for formation of en-suite and installation of external vent

Location: 44 St Leonards Hill Dunfermline Fife KY11 3AH

Applicant: Mrs Lorraine Burns 44 St Leonards Hill Dunfermline Scotland KY11 3AH

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

Application Permitted - no conditions

36 **Application No:** 22/02969/FULL

Date Decision Issued: 17/11/2022

Ward: Dunfermline Central

Proposal: Installation of replacement roof tiles to rear extension and installation of window to side of dwellinghouse

Location: 2 Daviot Road Dunfermline Fife KY12 7LY

Applicant: Mr J McCulloch 2 Daviot Road Dunfermline Fife KY12 7LY

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

37 **Application No:** 22/03534/ADV

Date Decision Issued: 17/11/2022

Ward: Dunfermline Central

Proposal: Display of 3 non-illuminated wall signs

Location: Dunfermline Athletic Football Club Ltd East End Park Halbeath Road
Dunfermline Fife KY12 7RB

Applicant: Mr David Cook KDM Group East End Park Halbeath Road Dunfermline UK
KY12 7RB

Agent:

Application Permitted - no conditions

38 **Application No:** 22/03570/CLP

Date Decision Issued: 17/11/2022

Ward: Dunfermline Central

Proposal: Certificate of Lawfulness (Proposed) for single storey extension to rear, formation of raised platform and external alterations (alteration to existing car port)

Location: 17 Maree Place Crossford Dunfermline Fife KY12 8XU

Applicant: Mr L Sinclair 17 Maree Place Crossford Dunfermline Fife KY12 8XU

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

Application Permitted - no conditions

39 **Application No:** 22/03699/ADV

Date Decision Issued: 17/11/2022

Ward: Dunfermline Central

Proposal: Display of 2 non-illuminated fascia signs to front of shop

Location: 4 Chalmers Street Dunfermline Fife KY12 8DF

Applicant: Mrs Elizabeth Jarmin Kings House King Street Sudbury England CO10 2ED

Agent:

Application Permitted - no conditions

40 **Application No:** 22/03057/FULL

Date Decision Issued: 18/11/2022

Ward: Dunfermline Central

Proposal: Proposed demolition and removal of existing roofing and enlargement of the roof pitch height to form a habitable accommodation space

Location: 10 Buchanan Street Dunfermline Fife KY12 7PG

Applicant: Mr Graham McIvor 10 Buchanan Street Dunfermline Fife KY12 7PG

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

41 **Application No:** 22/03117/FULL **Date Decision Issued:** 18/11/2022

Ward: Dunfermline Central

Proposal: Erection of garden room

Location: 1 Transy Place Dunfermline Fife KY12 7QN

Applicant: Mr James Lind 1 Transy Place Dunfermline KY12 7QN

Agent: David Hall 42 Parklands Crescent Dalgety Bay KY11 9FN

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

42 **Application No:** 22/02910/FULL

Date Decision Issued: 21/11/2022

Ward: Dunfermline Central

Proposal: Refurbishment of existing slate roof

Location: Public Convenience The Glen Pavilion Pittencrieff Park Dunfermline Fife

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

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. BEFORE ANY WORK STARTS ON SITE, a sample of the Spanish slate to be used on the rear roof plane shall be submitted to, and approved in writing by, this Planning Authority.

Reason(s):

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

43 **Application No:** 22/03641/CLP

Date Decision Issued: 21/11/2022

Ward: Dunfermline Central

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

Location: 15 Strathmore Drive Dunfermline Fife KY12 7LP

Applicant: Mr & Mrs C Corrieri 15 Strathmore Drive Dunfermline Fife KY12 7LP

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

Application Permitted - no conditions

44 **Application No:** 22/02794/FULL

Date Decision Issued: 23/11/2022

Ward: Dunfermline Central

Proposal: Single storey extension to front and side of dwellinghouse, installation of new windows, doors and solar panels.

Location: 12 Park Avenue Dunfermline Fife KY12 7HX

Applicant: Mr John Gilhooley 12 Park Avenue Dunfermline Fife KY12 7HX

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The proposed rooflights shall be of a Conservation Area Style type.
2. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.

Reason(s):

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

Ward: Dunfermline North**Proposal:** Erection of 3 dwellinghouses with associated access, infrastructure and boundary treatments**Location:** Land To East Of Number 62 Leys Park Road Dunfermline Fife**Applicant:** AMERIO HOMES per Bracewell Stirling 38 38 Walker Terrace Tillicoultry SCOTLAND FK13 6EF**Agent:** Sam Sweeney 38 Walker Terrace Tillicoultry Scotland FK13 6EF**Application Permitted with Conditions****Approve** subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. PRIOR TO THE OCCUPATION OF EACH RESPECTIVE DWELLING; there shall be provided within the curtilage of the site two parking spaces per dwellinghouse in accordance with the current Fife Council Transportation Development Guidelines and as per the layout shown on Drawing No 4480-01-003. The parking spaces shall be retained for the lifetime of the dwelling.
3. BEFORE ANY WORKS START ON SITE; full details of the required 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.
4. IN THE EVENT THAT CONTAMINATION NOT PREVIOUSLY IDENTIFIED by the developer prior to the grant of this planning permission is encountered during the development, all development works on site (save for site investigation works) shall cease immediately and the planning authority shall be notified in writing within 2 working days.

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

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Scotland) Amendment Order 2011 (or any Order revoking and re-enacting that Order) no development within Classes 1A, 1B, 1C, 2A, 3A, 3B, 3C, 3D and 3E shall be undertaken without the express prior consent of this Planning Authority.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
3. In the interests of sustainability; to ensure the development complies with Policy 11 of the Adopted FIFEplan (2017).
4. To ensure all contamination within the site is dealt with.
5. In the interests of residential amenity and due to the small size of the garden ground areas it is considered that an additional degree of planning control is necessary to prevent uncontrolled site coverage.

46 **Application No:** 22/03194/CLP

Date Decision Issued: 03/11/2022

Ward: Dunfermline North

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

Location: 9 Barbour Grove Dunfermline Fife KY12 9YB

Applicant: Ms Suzanne Young 9 Barbour Grove Dunfermline Fife KY12 9YB

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

Application Permitted - no conditions

47 **Application No:** 22/03099/FULL

Date Decision Issued: 21/11/2022

Ward: Dunfermline North

Proposal: Change of use to allow for additional Class 1 use (convenience and comparison) and associated external alterations

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

Applicant: Zurich Assurance Limited Cannon Place 78 Cannon Street London United Kingdom EC4N 6AG

Agent: Alan Fitzpatrick 302 St Vincent Street Glasgow Scotland G2 5RU

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

48 **Application No:** 22/03254/FULL

Date Decision Issued: 23/11/2022

Ward: Dunfermline North

Proposal: Single storey extension to front of dwellinghouse

Location: 29 Barbour Grove Dunfermline Fife KY12 9YB

Applicant: Mrs Karen McGuinness 29 Barbour Grove Dunfermline Fife KY12 9YB

Agent: MALCOLM PARRY Castle View Steuart Road Bridge of Allan United Kingdom
FK9 4JX

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

49 **Application No:** 22/03262/CLP **Date Decision Issued:** 02/11/2022

Ward: Dunfermline South

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

Location: 22 Covenanters Rise Dunfermline Fife KY11 8SQ

Applicant: Mr Yung 22 Covenanters Rise Dunfermline Fife KY11 8SQ

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

Application Permitted - no conditions

50 **Application No:** 22/03332/CLP

Date Decision Issued: 07/11/2022

Ward: Dunfermline South

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

Location: 114 Dover Park Dunfermline Fife KY11 8HX

Applicant: Mr & Mrs - Somerville 114 Dover Park Dunfermline United Kingdom KY11 8HX

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

Application Permitted - no conditions

51 **Application No:** 22/00750/FULL

Date Decision Issued: 17/11/2022

Ward: Dunfermline South

Proposal: Change of use from builder's yard (Class 5) to storage compound (Class 6) and sitting of storage containers (Retrospective)

Location: Middlebank House Masterton Road Dunfermline Fife KY11 8QN

Applicant: Mr Andy Blance 1 Boreland Park Inverkeithing Scotland KY11 1ES

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

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) in that it would lead to the introduction of a visually detrimental industrial site within the countryside.
2. In the interests of visual amenity; the proposal would not be compatible with its surrounds in terms of land use, would not be compatible with the landscape character of the surrounding area and would have a detrimental impact on the visual amenity of the surrounding area. As such, the proposal would be contrary to Policies 1, 7, 10 and 13 of the Adopted FIFEplan Local Development Plan (2017).
3. In the interests of road safety; the proposed site would be served by a substandard vehicular access in terms of its width, gradient and oncoming visibility splay and therefore would have a significant detrimental impact on road safety. As such, the proposal would be contrary to Policies 1, 3 and 10 of the Adopted FIFEplan Local Development Plan (2017) and Fife Council's Transportation Development Guidelines.
4. In the interests of avoiding flooding and impacts on the water environment; insufficient information has been submitted over an extended period to demonstrate that the proposal would not increase the risk of flooding on the site or elsewhere. As such, the proposal would be contrary to Policies 1, 3 and 12 of the Adopted FIFEplan Local Development Plan (2017) and Fife Council's Flooding and Surface Water Management Guidance.

52 **Application No:** 22/02684/LBC

Date Decision Issued: 01/11/2022

Ward: East Neuk And Landward

Proposal: Listed building consent for internal and external alterations to dwellinghouse and outbuilding

Location: 36 Rodger Street Cellardyke Anstruther Fife KY10 3HU

Applicant: Mr & Mrs Liam & Rachael Dixon 36 Rodger Street Cellardyke Anstruther Fife KY10 3HU

Agent: Greig Penny 3 16A Primrose Terrace Edinburgh Scotland EH11 1PD

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. FOR THE AVOIDANCE OF DOUBT, the proposed windows and doors to the front elevation hereby approved shall be finished in timber/timber frames and thereafter permanently maintained as such. In terms of the approved windows these shall have no visible trickle vents and the glazing depth shall be a maximum of 12mm.
3. All existing plaster cornices, panelled doors, skirting and surrounds shall be retained and continued around the new partitions.
4. All stone details and brickwork shall be constructed of a colour and coursing to match the existing stonework.

Reason(s):

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

53 **Application No:** 22/02751/LBC

Date Decision Issued: 02/11/2022

Ward: East Neuk And Landward

Proposal: Listed Building Consent for internal alterations, relocation of soil vent pipes and re-painting of front and rear elevations and rear door to dwellinghouse

Location: 12 Bruces Wynd Pittenweem Anstruther Fife KY10 2PW

Applicant: Mrs Ros Anderson 12 Bruces Wynd Pittenweem Anstruther Fife KY10 2PW

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

54 **Application No:** 22/02961/FULL

Date Decision Issued: 02/11/2022

Ward: East Neuk And Landward

Proposal: Installation of soil vent pipes and repainting of front and rear elevations and rear door to dwellinghouse

Location: 12 Bruces Wynd Pittenweem Anstruther Fife KY10 2PW

Applicant: Mrs Ros Anderson 12 Bruces Wynd Bruce's Wynd Pitenweem Scotland KY10 2PW

Agent: Richard Keating 149 Market Street, St Andrews Scotland KY16 9PF

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

55 **Application No:** 22/02315/FULL

Date Decision Issued: 03/11/2022

Ward: East Neuk And Landward

Proposal: Alterations to front and two storey extension to side and rear of dwellinghouse

Location: Rivington Grange Road Earlsferry Leven Fife Scotland KY9 1AL

Applicant: Mrs Yvonne Smith Rivington Grange Road Earlsferry Scotland KY9 1AL

Agent: James Simpson 38 Gibson Street Glasgow Scotland G12 8NX

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. IN THE EVENT THAT CONTAMINATION IS ENCOUNTERED that was not identified by the developer prior to the grant of this planning permission, all development works on site (save for site investigation works) shall cease immediately and the local Planning Authority shall be notified in writing within 2 working days.

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

Reason(s):

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

56 **Application No:** 22/02683/FULL

Date Decision Issued: 03/11/2022

Ward: East Neuk And Landward

Proposal: Alterations to connect dwellinghouse to existing outbuilding

Location: 36 Rodger Street Cellardyke Anstruther Fife KY10 3HU

Applicant: Mr & Mrs Rachael & Liam Dickson 36 Rodger Street Cellardyke Scotland KY10 3HU

Agent: Greig Penny 3 16A Primrose Terrace Edinburgh Scotland EH11 1PD

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. FOR THE AVOIDANCE OF DOUBT, the proposed windows and doors to the front elevation hereby approved shall be finished in timber/timber frames and thereafter permanently maintained as such. In terms of the approved windows these shall have no visible trickle vents and the glazing depth shall be a maximum of 12mm.
3. All stone details and brickwork shall be constructed of a colour and coursing to match the existing stonework.

Reason(s):

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

57 **Application No:** 22/02279/FULL

Date Decision Issued: 04/11/2022

Ward: East Neuk And Landward

Proposal: Formation of access

Location: Kenlygreen Farm Boarhills St Andrews Fife KY16 8PP

Applicant: F W Roger And Co Kenlygreen Farmhouse Boarhills St Andrews Fife KY16 8PP

Agent: Mr Alex Allan 3 Inverie Street St Monans Fife KY10 2AQ

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. Prior to any works starting on the vehicular access, visibility splays of 3m x 210m shall be provided to the Southwest and 3m x 140m to the East and Southeast over the field opposite to the proposed access. For the avoidance of any doubt, the hedge and the verge in the field opposite, that lies within the visibility splay line shall be removed and lowered to a height no greater than 1.05m. The boundary wall running in the direction to the Southwest shall be lowered to a height no greater than 1.05m, all as shown on Drawing No. 2021/1/1.
3. The proposed vehicular access from the A917 Classified Public Road shall be constructed in accordance with the current Appendix G (Transportation Development Guidelines) of Making Fife's Places.
4. Prior to the first use of the proposed vehicular access, the access 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 thirteen metre length of the driveway to the rear of the public footway/road/verge shall be constructed in a paved material (not concrete slabs).

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interest of road safety; to ensure that adequate visibility splays are provided at the junction of the new access and the A917 public road.
3. In the interest of road safety; to ensure the provision of an adequate design layout and construction.
4. In the interest of road safety; to ensure the provision of an adequate design layout and construction and to 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.

58 **Application No:** 22/02866/LBC

Date Decision Issued: 08/11/2022

Ward: East Neuk And Landward

Proposal: Listed building consent for installation of replacement roof tiles (amendment to 21/02834/LBC)

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

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

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

59 **Application No:** 22/02867/LBC

Date Decision Issued: 08/11/2022

Ward: East Neuk And Landward

Proposal: Listed Building Consent for installation of replacement roof tiles and rooflight to dwellinghouse

Location: 2 Station Road St Monans Anstruther Fife KY10 2BJ

Applicant: Ms Elizabeth Mclvor 2 Station Road St Monans Anstruther Fife KY10 2BJ

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

60 **Application No:** 22/02868/FULL

Date Decision Issued: 08/11/2022

Ward: East Neuk And Landward

Proposal: Installation of replacement roof tiles and rooflight to dwellinghouse

Location: 2 Station Road St Monans Anstruther Fife KY10 2BJ

Applicant: Ms Elizabeth Mclvor 2 Station Road St Monans Anstruther Fife KY10 2BJ

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

61 **Application No:** 22/02875/ADV

Date Decision Issued: 08/11/2022

Ward: East Neuk And Landward

Proposal: Display of two non-illuminated fascia signs and one externally illuminated projecting sign

Location: 23 Rodger Street Anstruther Fife KY10 3DU

Applicant: Mr Graham Gilmore East Neuk Pharmacy 23 Rodger Street Anstruther Scotland KY10 3DU

Agent: Fiona Krawczyk The Workshop Houston Road Selvieland Farm JOHNSTONE Scotland PA6 7FG

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. FOR THE AVOIDANCE OF DOUBT, the gold lettering to the signage hereby approved shall be of a matt finish.

Reason(s):

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

62 **Application No:** 22/02892/LBC

Date Decision Issued: 08/11/2022

Ward: East Neuk And Landward

Proposal: Listed Building Consent to repaint external doors, windows and fascia panels

Location: 23 Rodger Street Anstruther Fife KY10 3DU

Applicant: Mr Graham Gilmore East Neuk Pharmacy 23 Rodger Street Anstruther Scotland KY10 3DU

Agent: Fiona Krawczyk The Workshop Houston Road Selvieland Farm JOHNSTONE Scotland PA6 7FG

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. FOR THE AVOIDANCE OF DOUBT, the gold lettering to the signage hereby approved shall be of a matt finish.

Reason(s):

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

63 **Application No:** 22/03586/CLP

Date Decision Issued: 09/11/2022

Ward: East Neuk And Landward

Proposal: Certificate of Lawfulness (Proposed) for the the installation of a free standing wind turbine within the curtilage of a dwelling.

Location: North Cassingray House North Cassingray Cadgers Road Cassingray Largoward Leven Fife KY9 1JD

Applicant: Professor Nora Kearney North Cassingray House North Cassingray Cadgers Road Cassingray Largoward Leven Fife KY9 1JD

Agent:

Application Permitted - no conditions

64 **Application No:** 22/02628/LBC

Date Decision Issued: 17/11/2022

Ward: East Neuk And Landward

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

Location: 47 Main Street Kilconquhar Leven Fife KY9 1LG

Applicant: Ms Audrey Wils 47 Main Street Kilconquhar Leven Fife KY9 1LG

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. FOR THE AVOIDANCE OF DOUBT, the proposed windows hereby approved shall be finished externally in white painted timber 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. The front door shall also be finished to match the existing front door.

Reason(s):

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

65 **Application No:** 22/02704/FULL

Date Decision Issued: 17/11/2022

Ward: East Neuk And Landward

Proposal: Erection of a single storey storey extension with roof terrace to front and erection of a two storey extension rear of dwellinghouse

Location: 5 Castwell Wynd Earlsferry Leven Fife KY9 1AB

Applicant: Sally McNair 5 Castwell Wynd Earlsferry Leven Fife KY9 1AB

Agent: John Agnew 28 Kirkintilloch Road Lenzie Glasgow United Kingdom G66 4RL

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT, the glass balustrade to the roof terrace hereby approved shall be fitted with obscure glazing upon installation and permanently maintained as such.
2. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.

Reason(s):

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

66 **Application No:** 22/02799/FULL

Date Decision Issued: 17/11/2022

Ward: East Neuk And Landward

Proposal: Erection of viewing cabin with decking

Location: Balcormo Farm Leven Fife KY8 5QF

Applicant: N/A N/A N/A c/o Kirkton of Radernie Radernie Cupar Fife KY15 5LN

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. Prior to any works starting on site, visibility splays of 3m x 210m shall be provided to the East and visibility splays of 3m x 125m (up to the T Junction), shall be provided to the West at the junction of the vehicular access from the site onto the public road. These visibility splays shall thereafter be maintained in perpetuity, clear of all obstructions exceeding 1.05 metres above the adjoining carriageway level, in accordance with the current Appendix G (Transportation Development Guidelines) of Making Fife's Places.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interest of road safety; to ensure the provision of adequate visibility splays at the junctions of the vehicular access and the public road.

67 **Application No:** 22/02878/FULL

Date Decision Issued: 17/11/2022

Ward: East Neuk And Landward

Proposal: Alterations and extension to dwellinghouse

Location: 2 Dove Street Cellardyke Anstruther Fife KY10 3AN

Applicant: James Shaw 2 Dove Street Cellardyke Scotland KY10 3AN

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. A traditional mortar mix shall be used for the proposed external course rubble stone walls hereby approved consisting of lime and aggregate (no cement).
3. FOR THE AVOIDANCE OF DOUBT, the existing windows to the front and west side elevations shall remain unchanged in white painted timber windows.

Reason(s):

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

68 **Application No:** 22/02933/LBC

Date Decision Issued: 17/11/2022

Ward: East Neuk And Landward

Proposal: Listed Building Consent for alterations and extension to dwellinghouse

Location: 2 Dove Street Cellardyke Anstruther Fife KY10 3AN

Applicant: Mr James Shaw 2 Dove Street Cellardyke Anstruther Fife KY10 3AN

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. A traditional mortar mix shall be used for the proposed external course rubble stone walls hereby approved consisting of lime and aggregate (no cement).
3. FOR THE AVOIDANCE OF DOUBT, the existing windows to the front and west side elevations shall remain unchanged in white painted timber windows.

Reason(s):

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

69 **Application No:** 22/02964/FULL

Date Decision Issued: 17/11/2022

Ward: East Neuk And Landward

Proposal: Installation of replacement windows and door to front of dwellinghouse

Location: 47 Main Street Kilconquhar Leven Fife KY9 1LG

Applicant: Ms Audrey Wils 47 Main Street Kilconquhar Leven Fife KY9 1LG

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. FOR THE AVOIDANCE OF DOUBT, the proposed windows hereby approved shall be finished externally in white painted timber 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. The front door shall also be finished to match the existing front door.

Reason(s):

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

70 **Application No:** 22/03085/FULL

Date Decision Issued: 17/11/2022

Ward: East Neuk And Landward

Proposal: Alterations and installation of dormer extensions to the front and rear, front porch extension, rooflights and the installation of replacement windows to dwellinghouse

Location: 25A Seagate Kingsbarns St Andrews Fife KY16 8SR

Applicant: Mr Mrs Gavin & Mary Steel 25A Seagate Kingsbarns St Andrews Fife KY16 8SR

Agent: Martin McLaughlin 20 Craignoon Grove Cellardyke Anstruther UK KY10 3FD

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

71 **Application No:** 22/03316/FULL **Date Decision Issued:** 17/11/2022

Ward: East Neuk And Landward

Proposal: Extension to agricultural shed and the intallation of rooflights.

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

Applicant: Robert Stewart & Co Farmhouse Falside And Muirlands Ovenstone Pittenweem Anstruther Fife KY10 2RT

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

Ward: East Neuk And Landward

Proposal: Second storey extension to the rear of dwellinghouse and the installation of replacement windows

Location: 1 Dove Street Cellardyke Anstruther Fife KY10 3AN

Applicant: Mr John Crawford 1 Dove Street Cellardyke Fife KY10 3AN

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. All stone details shall be constructed in natural stone of a colour and coursing to match the existing stonework.
3. A traditional mortar mix shall be used for the proposed external stone walls hereby approved consisting of lime and aggregate (no cement).
4. FOR THE AVOIDANCE OF DOUBT, the proposed windows hereby approved shall be finished externally in white painted timber upon installation to match existing and thereafter permanently maintained as such with no visible trickle vents.

Reason(s):

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

Ward: East Neuk And Landward

Proposal: Listed Building Consent for second storey extension to the rear and installation of replacement windows to dwellinghouse

Location: 1 Dove Street Cellardyke Anstruther Fife KY10 3AN

Applicant: John Crawford 1 Dove Street Cellardyke Anstruther Fife KY10 3AN

Agent: Richard Keating 149 Market Street, St Andrews Scotland KY16 9PF

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. All stone details shall be constructed in natural stone of a colour and coursing to match the existing stonework.
3. A traditional mortar mix shall be used for the proposed external stone walls hereby approved consisting of lime and aggregate (no cement).
4. FOR THE AVOIDANCE OF DOUBT, the proposed windows hereby approved shall be finished externally in white painted timber upon installation to match existing and thereafter permanently maintained as such with no visible trickle vents.

Reason(s):

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

74 **Application No:** 22/02972/FULL

Date Decision Issued: 21/11/2022

Ward: East Neuk And Landward

Proposal: Single storey extension to rear of dwellinghouse and external alterations to outbuilding.

Location: 5 Elm Grove St Monans Anstruther Fife KY10 2DA

Applicant: Mr Jaye & Grant Hutchison 5 Elm Grove St Monans Anstruther Fife KY10 2DA

Agent: Greig Penny 3 16A Primrose Terrace Edinburgh Scotland EH11 1PD

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. FOR THE AVOIDANCE OF DOUBT, the ancillary accommodation net house outbuilding 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
3. BEFORE THE DRUM ROOM IS BROUGHT INTO USE, the acoustic soundproofing scheme to the ceiling, external walls and floor shall be fully implemented and permanently maintained as such unless otherwise agreed in writing with this planning authority.

Reason(s):

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

75 **Application No:** 22/02973/FULL

Date Decision Issued: 22/11/2022

Ward: East Neuk And Landward

Proposal: Installation of replacement roofing and rooflights to garage.

Location: 11 West Street St Monans Anstruther Fife KY10 2BU

Applicant: Mr Padraig Egan 11 West St St Monans Anstruther United Kingdom KY10 2BU

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

76 **Application No:** 22/03058/LBC

Date Decision Issued: 25/11/2022

Ward: East Neuk And Landward

Proposal: Listed Building Consent for replacement second floor window and balustrade to dwellinghouse

Location: 21 West End St Monans Anstruther Fife KY10 2BX

Applicant: Mr Devin Scobie 10 West Catherine Place Edinburgh UK EH12 5HZ

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

77 **Application No:** 22/03059/FULL

Date Decision Issued: 25/11/2022

Ward: East Neuk And Landward

Proposal: Replacement second floor windows and balustrade to dwellinghouse

Location: 21 West End St Monans Anstruther Fife KY10 2BX

Applicant: Mr Devin Scobie 10 West Catherine Place Edinburgh UK EH12 5HZ

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

78 **Application No:** 22/03080/FULL

Date Decision Issued: 25/11/2022

Ward: East Neuk And Landward

Proposal: Installation of replacement windows and door to ground floor property.

Location: The Beehive Ground Floor 28 High Street Crail Anstruther Fife KY10 3TE

Applicant: Mrs Joanne Stewart 28 High Street Crail Anstruther Fife KY10 3TE

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. FOR THE AVOIDANCE OF DOUBT, the proposed windows and door hereby approved shall be finished in white painted timber frames to match existing upon installation and thereafter permanently maintained as such. Astragals should be no wider than 25mm with a maximum glazing depth of 22mm and no visible trickle vents externally.

Reason(s):

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

79 **Application No:** 22/03115/LBC

Date Decision Issued: 25/11/2022

Ward: East Neuk And Landward

Proposal: Installation of replacement windows and door to ground floor property.

Location: The Beehive Ground Floor 28 High Street Crail Anstruther Fife KY10 3TE

Applicant: Mrs Joanne Stewart The Beehive Ground Floor 28 High Street Crail Anstruther Fife KY10 3TE

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. FOR THE AVOIDANCE OF DOUBT, the proposed windows and door hereby approved shall be finished in white painted timber to match existing upon installation and thereafter permanently maintained as such. Astragals should be no wider than 25mm with a maximum glazing depth of 22mm and no visible trickle vents externally.

Reason(s):

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

80 **Application No:** 22/03135/FULL **Date Decision Issued:** 25/11/2022

Ward: East Neuk And Landward

Proposal: Installation of dormer extensions to front of dwellinghouse

Location: 1 Mid Shore St Monans Anstruther Fife KY10 2BA

Applicant: Mr Peter Trainer 1 Mid Shore St Monans Anstruther Fife KY10 2BA

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

81 **Application No:** 22/03136/LBC

Date Decision Issued: 25/11/2022

Ward: East Neuk And Landward

Proposal: Listed Building Consent for the installation of dormer extensions to front of dwellinghouse and internal alterations to dwellinghouse

Location: 1 Mid Shore St Monans Anstruther Fife KY10 2BA

Applicant: Mr Peter Trainer 1 Mid Shore St Monans UK KY10 2BA

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

82 **Application No:** 22/03158/FULL

Date Decision Issued: 25/11/2022

Ward: East Neuk And Landward

Proposal: Porch extension to side of dwellinghouse and installation of replacement windows to dwellinghouse

Location: Alexander House Crail Road Anstruther Fife KY10 3EL

Applicant: Mr Richard Watt Alexander House Crail Road Anstruther UK KY10 3EL

Agent: Martin McLaughlin 20 Craignoon Grove Cellardyke Anstruther UK KY10 3FD

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. FOR THE AVOIDANCE OF DOUBT, the proposed windows to the dwellinghouse 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 order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interests of visual amenity; to ensure that the character and appearance of the Anstruther Conservation Area is maintained.

83 **Application No:** 22/03191/ADV

Date Decision Issued: 25/11/2022

Ward: East Neuk And Landward

Proposal: Display of 1 no. non-illuminated interpretation sign

Location: Harbour Office Anstruther Harbour Shore Street Anstruther Fife KY10 3EA

Applicant: Ms Sarah Lawrence RSPB Scotland 2 Lochside View Edinburgh Park
Edinburgh Scotland EH12 9DH

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

84 **Application No:** 22/03822/CLP

Date Decision Issued: 25/11/2022

Ward: East Neuk And Landward

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

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

Applicant: Mrs Katrina Geddes Kirkbride House Crosshill Maybole United Kingdom
KA197QE

Agent:

Application Permitted - no conditions

85 **Application No:** 22/03300/FULL

Date Decision Issued: 04/11/2022

Ward: Glenrothes North, Leslie And Markinch

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

Location: The Burrows East End Main Street Star Glenrothes Fife KY7 6LQ

Applicant: Mr & Mrs Andrew & Nicola Buchan The Burrows East End Main Street Star KY7 6LQ

Agent: Derek Grubb 317 Rona Place Glenrothes KY7 6RR

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

Ward: Glenrothes North, Leslie And Markinch**Proposal:** Erection of mixed-use domestic/commercial garage/storage building (sui generis), installation of gates and associated development**Location:** Land To North Of No 1 Glenwood Road Leslie Fife**Applicant:** Mr I Bryson 15 Allan Street Leslie Glenrothes Fife KY6 3LA**Agent:** John Raeburn 12 Tanna Drive Glenrothes United Kingdom KY7 6FX**Application Permitted with Conditions****Approve** subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. Notwithstanding the provisions of section 26 of the Town and Country Planning (Scotland) Act 1997 (as amended), the provisions of the Town and Country Planning (General Permitted Development) (Scotland) (Order) 1992 (as amended), and the provisions of the Town and Country Planning (Use Classes) (Scotland) Order 1997 (as amended), or any statutory instrument revoking, amending or re-enacting these with or without modification; the site shall not be used other than for storage incidental to the enjoyment of a dwelling or incidental to a business.
3. THE FASCIA BOARDS AND BARGE BOARDS SHOWN IN THE APPROVED DRAWINGS SHALL BE OMITTED in favour of a clipped arrangement, details of which shall have been submitted to and approved in writing by the planning authority IN ADVANCE OF THE COMMENCEMENT OF THE DEVELOPMENT HEREBY APPROVED.
4. The windows, including their astragals; garage doors; door; and access gate shall be in accordance with details shown in large scale elevational/sectional drawings of same which shall have been submitted to and approved in writing IN ADVANCE OF THEIR INSTALLATION.
5. A written specification and sample of all the external finishing materials shall have been submitted to and approved in writing by the planning authority IN ADVANCE OF THEIR USE IN THE DEVELOPMENT HEREBY APPROVED.
6. The rooflights hereby approved shall be installed using traditional lead flashings and incorporate the glazing bar shown in the approved details.
7. Notwithstanding the details shown in the approved "Proposed Site & Floor Plan", the existing block wall along the northern boundary of the site shall have been replaced in accordance with the wall and gate pier details shown in the approved "Street Elevation from Glenwood Road" IN ADVANCE OF THE DEVELOPMENT HEREBY APPROVED FIRST BEING BROUGHT INTO USE.
8. BEFORE THE BUILDING HEREBY APPROVED IS FIRST BROUGHT INTO USE, there shall have been provided within the curtilage of the site a turning area for a vehicle to allow all vehicles making use of the vehicular access to enter and exit the site 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 parking bays and aisle width shall be of appropriate dimensions to allow for both the off-street parking and turning manoeuvres to take place. Details of all hard surfacing, including to provide for the aforementioned parking and turning, shall have been submitted to and approved in writing by the planning authority, IN ADVANCE OF THE COMMENCEMENT OF THE DEVELOPMENT HEREBY APPROVED.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. To ensure proper control over the development in the interests of residential amenity.
3. In the interests of safeguarding the character and appearance of the Leslie Conservation Area.
4. In the interests of safeguarding the character and appearance of the Leslie Conservation Area.

5. In the interests of safeguarding the character and appearance of the Leslie Conservation Area.
6. In the interests of safeguarding the character and appearance of the Leslie Conservation Area.
7. To avoid a mismatch between old and new boundary treatments, in the interests of safeguarding the character and appearance of the Leslie Conservation Area.
8. In the interests of road safety; to ensure that all vehicles taking access to and egress from the site can do so in a forward gear; and in the interests of safeguarding the character and appearance of the Leslie Conservation Area.

Ward: Glenrothes North, Leslie And Markinch
Proposal: Single storey extension to rear, and widening of vehicular access, erection of replacement walls and installation of gates and pillars to front of dwellinghouse
Location: Kennelmaids Cottage Stob Cross Road Markinch Glenrothes Fife KY7 6JU
Applicant: Mr Scott McKechnie Kennelmaids Cottage Stob Cross Road Markinch KY7 6JU
Agent: Jack Wilson Unit 17 Eastfield Business Park Newark Road South Glenrothes KY7 4NS

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. Prior to any works starting on site, visibility splays of 3m x 140m shall be provided to the North and to the South at the junction of the vehicular crossing and the C32 classified public road and thereafter 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 applicant will require to remove all of the vegetation within the adopted verges to the North and South of the access.
3. Prior to the first use of the proposed extension, there shall be 3 off street parking spaces provided within the curtilage of the site in accordance with the current Appendix G (Transportation Development Guidelines) of Making Fife's Places. The parking spaces shall be retained throughout the lifetime of the development for the purposes of off street parking.
4. Prior to the first use of the proposed extension, all works carried out on or adjacent to the public roads and footways shall be constructed and completed in accordance with the current Appendix G (Transportation Development Guidelines) of Making Fife's Places. For the avoidance of any doubt, the first three 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 the first use of the proposed access gates, these gates shall be set back by at least 6m from the heel of the footway (or 8m from the carriageway edge if there is no footway) and open inwards towards the site.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interest of road safety; to ensure the provision of adequate visibility splays at the junctions of the vehicular access and the public road.
3. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
4. In the interest of road safety; to ensure that no deleterious material is dragged on to the public road and to ensure the provision of an adequate design layout and construction.
5. In the interest of road safety; to ensure the provision of adequate space for vehicles to stand clear of the public road.

88 **Application No:** 22/01417/FULL

Date Decision Issued: 16/11/2022

Ward: Glenrothes North, Leslie And Markinch

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

Location: 10 Victoria Road Markinch Glenrothes Fife KY7 6AE

Applicant: Mrs Babs Penman 10 Victoria Road Markinch KY7 6AE

Agent: Scott McAndrew 17 Kate Melons Avenue Glenrothes KY7 6QS

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. Prior to the extended part of the dwelling coming into use, there shall be provided within the curtilage of the site 2 parking spaces for vehicles in accordance with current Fife Council Transportation Development Guidelines, and as shown on approved drawing 02A. The parking spaces shall be retained for the lifetime of the development.

Reason(s):

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

89 **Application No:** 22/03215/FULL **Date Decision Issued:** 25/11/2022

Ward: Glenrothes West And Kinglassie

Proposal: Installation of solar panels

Location: Leviton Viewfield Industrial Estate Viewfield Glenrothes Fife KY6 2RS

Applicant: Mr Robert Wallace Leviton Viewfield Industrial Estate Glenrothes United Kingdom KY6 2RS

Agent: Alan Collins 37 Rosyth Road Unit 14 Morris Park Glasgow United Kingdom G5 0YD

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

90 **Application No:** 22/02332/LBC

Date Decision Issued: 31/10/2022

Ward: Howe Of Fife And Tay Coast

Proposal: Listed Building Consent for installation of replacement roof tiles and repair damage to structure of timber and stonework.

Location: 20 Kinloch Street Ladybank Cupar Fife KY15 7LF

Applicant: Mr Duncan Rae 20 Kinloch Street Ladybank Cupar Fife KY15 7LF

Agent:

Application Permitted - no conditions

91 **Application No:** 20/02319/PPP

Date Decision Issued: 01/11/2022

Ward: Howe Of Fife And Tay Coast

Proposal: Planning permission in principle for the erection of a dwellinghouse

Location: 30 Melville Road Ladybank Cupar Fife KY15 7LU

Applicant: Mr Karen Meiklem 30 Melville Rd Ladybank UK KY15 7LU

Agent: Gary Paterson 14 Sandylands Road Cupar United Kingdom KY15 5JS

Application Refused

Reason(s):

1. In the interests of protecting road and pedestrian safety, the development would not be able to achieve the minimum required visibility splays of at least 2m x 25m in a northwest and southeast direction at the proposed access from the site onto the adjacent public road free from obstructions higher than 0.6m along the full length of the visibility splay line. As such the required visibility splays would be unacceptably obstructed for vehicles leaving the proposed access lane onto the classified B9129 public road by permanent features which are outwith the applicant's control and therefore would be a road and pedestrian safety issue. Any intensification of vehicular traffic over this substandard junction access would be detrimental to the road and pedestrian safety and therefore contrary to the Scottish Planning Policy (2014); Policies 1 and 3 of the Adopted FIFEplan - Fife Local Development Plan (2017); and, Appendix G (Transportation) of the Making Fife's Places Supplementary Guidance (2018).

92 **Application No:** 21/01231/NMV1 **Date Decision Issued:** 01/11/2022

Ward: Howe Of Fife And Tay Coast

Proposal: Erection of dwellinghouse and associated parking (Non-Material Variation to 21/01231/FULL for amendments including reduction in size of garage, roof amendments and rooflights to rear

Location: Land To The South Of Halhill Farmhouse Collessie Fife

Applicant: Mr William Barr Halhill Farm Collessie Cupar KY15 7RH

Agent: Nicola Donaldson Meadow Bank Balfargvie Road Cupar KY15 4AJ

Application Permitted - no conditions

93 **Application No:** 22/00117/FULL

Date Decision Issued: 01/11/2022

Ward: Howe Of Fife And Tay Coast

Proposal: External alterations for change of use from bakery to hot food takeaway (Sui Generis) with seating area

Location: Karbet High Street Freuchie Cupar Fife KY15 7EY

Applicant: Mr Jym Brammah Karbet High Street Freuchie UK KY15 7EY

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

Application Refused

Reason(s):

1. In the interests of safeguarding residential amenity; insufficient information has been submitted by the applicant to demonstrate that the extract ventilation system would effectively extract and disperse the cooking fumes generated by the use without giving rise to unacceptable noise, odours and nuisance; all contrary to Scottish Planning Policy (2017); Policies 1: Development Principles and 10: Amenity of the Adopted FIFEplan Fife Local Development Plan (2017) and Fife Council's Planning Customer Guidelines on Businesses Selling Food and Drink (2016).

94 **Application No:** 22/00651/FULL **Date Decision Issued:** 01/11/2022

Ward: Howe Of Fife And Tay Coast

Proposal: Change of use from cafe (Class 3) to holiday let (Sui Generis)

Location: The Wee Tea Room 26 Main Street Kingskettle Cupar Fife KY15 7PN

Applicant: Mrs Nicola Lawson 26 Main Street Kingskettle Cupar Fife KY15 7PN

Agent:

Application Permitted - no conditions

95 **Application No:** 22/03008/LBC

Date Decision Issued: 04/11/2022

Ward: Howe Of Fife And Tay Coast

Proposal: Listed Building Consent for installation of flue and internal alterations

Location: The Old Church Easter Kilmany Kilmany Cupar Fife KY15 4PT

Applicant: Mr P. Doig 35 Flass Road Wormit U.K. DD6 8NL

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

Application Permitted - no conditions

96 **Application No:** 22/03010/FULL **Date Decision Issued:** 04/11/2022

Ward: Howe Of Fife And Tay Coast

Proposal: Installation of flue.

Location: The Old Church Easter Kilmany Kilmany Cupar Fife KY15 4PT

Applicant: Mr P. Doig 35 Flass Road Wormit United Kingdom DD6 8NL

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

97 **Application No:** 22/02776/FULL

Date Decision Issued: 17/11/2022

Ward: Howe Of Fife And Tay Coast

Proposal: Erection of agricultural shed.

Location: Pitcairle House Pitcairle Newburgh Fife

Applicant: Ms Kateryna Polyacov Pitcairle House Pitcairle Newburgh Fife

Agent: Gray Macpherson Architects 106 Biggar Road Edinburgh Scotland EH10 7DU

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. Prior to work commencing on site, a sustainability statement illustrating the developments' compliance with Fife Council's Planning Policy - Low Carbon Fife Supplementary Guidance Document (2019) shall be submitted for written approval by Fife Council as Planning Authority unless as agreed by the Planning Authority. 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); Details of the energy efficiency measures and energy generating technologies which have been incorporated into the proposed development. A manufacturers brochure/specification of any proposed energy generating technologies shall also be submitted.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. To ensure an appropriate low carbon development is achieved.

98 **Application No:** 22/02685/FULL **Date Decision Issued:** 21/11/2022

Ward: Howe Of Fife And Tay Coast

Proposal: Change of use from ancillary garage (Class 9) to holiday accommodation

Location: Dams Cottage Rathillet Cupar Fife KY15 4QG

Applicant: Mr Bob Cheetham Dams Cottage Rathillet Cupar Scotland KY15 4QG

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

99 **Application No:** 22/03054/FULL

Date Decision Issued: 21/11/2022

Ward: Howe Of Fife And Tay Coast

Proposal: Two storey extension to rear of dwellinghouse, installation of dormers, rooflight and replacement roof tile and external alterations to dwellinghouse

Location: Annfield Cottage Brunton Cupar Fife KY15 4NB

Applicant: Mr John Bell Annfield Cottage Brunton Cupar Fife KY15 4NB

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. FOR THE AVOIDANCE OF DOUBT, the proposed rooflights hereby approved shall be of a Conservation type with a central glazing bar to match the existing rooflights in every detail.
3. All new doors and windows shall be traditionally constructed in timber and have a paint finish in a neutral mineral tinted off white low sheen finish.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interests of visual amenity; to ensure that the external finishing materials are appropriate to the character and appearance of the Category C Listed Building and the Kingsbarns Conservation Area.
3. To protect the character and appearance of this Category C Listed Building and the Brunton Conservation Area.

100 **Application No:** 22/02876/FULL

Date Decision Issued: 22/11/2022

Ward: Howe Of Fife And Tay Coast

Proposal: Erection of double garage.

Location: Sandyknowes Dunbog Lindores Cupar Fife KY14 6JF

Applicant: Mr Evan Tuar Sandyknowes Dunbog Lindores Cupar Fife KY14 6JF

Agent: Mr Ron Weir Balloch Bungalow South Balloch Farm Alyth Blairgowrie P411 8JN

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

101 **Application No:** 22/02014/LBC

Date Decision Issued: 23/11/2022

Ward: Howe Of Fife And Tay Coast

Proposal: Listed building consent for alterations to community hall

Location: Victoria Hall 19 Burnside Auchtermuchty Cupar Fife KY14 7AJ

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

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

102 **Application No:** 22/02427/FULL

Date Decision Issued: 01/11/2022

Ward: Inverkeithing And Dalgety Bay

Proposal: Change of use from gallery (Class 1) to architect studio (Class 2)

Location: 2A High Street Inverkeithing Fife KY11 1NN

Applicant: Mrs Catherine Chorley 2A High Street Inverkeithing Fife KY11 1NN

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

103 **Application No:** 22/02498/FULL

Date Decision Issued: 04/11/2022

Ward: Inverkeithing And Dalgety Bay

Proposal: Two storey extension and formation of raised platform to front of dwellinghouse

Location: 67 The Bridges Dalgety Bay Dunfermline Fife KY11 9XZ

Applicant: Mr & Mrs Reid 67 The Bridges Dalgety Bay KY11 9XZ

Agent: John Gordon 3 Dean Acres Comrie KY12 9XS

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

104 **Application No:** 22/03101/FULL

Date Decision Issued: 11/11/2022

Ward: Inverkeithing And Dalgety Bay

Proposal: Formation of new windows to side and replacement of conservatory to rear of dwellinghouse.

Location: 64 Lumsdaine Drive Dalgety Bay Dunfermline Fife KY11 9YU

Applicant: Mr & Mrs - Docherty 64 Lumsdaine Drive Dalgety Bay Dunfermline Fife KY11 9YU

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

105 **Application No:** 21/01061/NMV1

Date Decision Issued: 16/11/2022

Ward: Inverkeithing And Dalgety Bay

Proposal: Single storey extension to rear of dwellinghouse (Non Material Variation to approved 21/01061/FULL for alterations to roof type, removal of rooflights and alterations to window dimension)

Location: 5 Dalgety Gardens Dalgety Bay Dunfermline Fife KY11 9LF

Applicant: Mrs M Butkiewicz Siwinska 5 Dalgety Gardens Dalgety Bay Fife KY11 9LF

Agent: Colin Aitchison 77 Jamieson Gardens Tillicoultry United Kingdom FK13 6EP

Application Permitted - no conditions

106 **Application No:** 22/03606/CLP

Date Decision Issued: 18/11/2022

Ward: Inverkeithing And Dalgety Bay

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

Location: 6 Roe Deer Crescent Inverkeithing Fife KY11 1BU

Applicant: Mr Richardson 6 Roe Deer Crescent Inverkeithing Fife KY11 1BU

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

Application Permitted - no conditions

107 **Application No:** 21/02663/NMV1

Date Decision Issued: 21/11/2022

Ward: Inverkeithing And Dalgety Bay

Proposal: Single storey extension to side of dwellinghouse - Non Material Variation to change approved cladding

Location: 36 Dovecot Park Aberdour Burntisland Fife KY3 0TD

Applicant: Mr James Silvester Home 36 36 Dovecot Park Aberdour Burntisland Fife Ky3 0td

Agent:

Application Permitted - no conditions

108 **Application No:** 22/03167/FULL

Date Decision Issued: 23/11/2022

Ward: Inverkeithing And Dalgety Bay

Proposal: Formation of staircase

Location: Newhaven House Main Road North Queensferry Inverkeithing Fife KY11 1HA

Applicant: Mr Peter Crawley Newhaven House Main Road North Queensferry Scotland
KY11 1HA

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

109 **Application No:** 22/03377/LBC

Date Decision Issued: 23/11/2022

Ward: Inverkeithing And Dalgety Bay

Proposal: Listed building consent for installation of CCTV equipment

Location: North Queensferry Railway Station Ferryhills Road North Queensferry
Inverkeithing Fife KY11 1HE

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

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

Application Permitted - no conditions

110 **Application No:** 22/03430/FULL

Date Decision Issued: 23/11/2022

Ward: Inverkeithing And Dalgety Bay

Proposal: Single storey extension to rear of dwellinghouse

Location: 14 Collins Crescent Dalgety Bay Dunfermline Fife KY11 9FG

Applicant: Mr Robert Mooney 14 Collins Crescent Dalgety Bay Dunfermline Fife KY11 9FG

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

111 **Application No:** 22/02476/FULL

Date Decision Issued: 02/11/2022

Ward: Kirkcaldy Central

Proposal: Installation of solar panels to top and rear roof of dwellinghouse

Location: 9 West Fergus Place Kirkcaldy Fife KY1 1UR

Applicant: Mr Malcolm Ross 9 West Fergus Place Kirkcaldy KY1 1UR

Agent: Arthur Montgomery 8 Hunter Street Kirkcaldy KY1 1ED

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

112 **Application No:** 22/02979/FULL

Date Decision Issued: 04/11/2022

Ward: Kirkcaldy Central

Proposal: Installation of external disabled access ramp

Location: 24 Hill Street Kirkcaldy Fife KY1 1HX

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

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

113 **Application No:** 22/02413/ADV

Date Decision Issued: 07/11/2022

Ward: Kirkcaldy Central

Proposal: Display of an internally illuminated fascia sign and a non-illuminated projecting sign to front of shop

Location: 70 High Street Kirkcaldy Fife KY1 1NB

Applicant: Mr J Williamson C/o Agent 137 Newhall Street Birmingham B3 1SF

Agent: Altine Elias 137 Newhall Street Birmingham B3 1SF

Application Permitted - no conditions

114 **Application No:** 22/01727/LBC

Date Decision Issued: 11/11/2022

Ward: Kirkcaldy Central

Proposal: Listed Building Consent for internal and external alterations including the installation of a roof access window system, replacement flat roof and ventilation system

Location: Adam Smith Theatre St Brycedale Avenue Kirkcaldy Fife KY1 1ET

Applicant: Communities And Neighbourhoods Fife 2 Wemyssfield Kirkcaldy

Agent: David McDougall Bankhead Central Glenrothes KY7 6GH

Application Permitted - no conditions

115 **Application No:** 22/01905/FULL

Date Decision Issued: 11/11/2022

Ward: Kirkcaldy Central

Proposal: Installation of roof access window system, replacement flat roof and ventilation system

Location: Adam Smith Theatre St Brycedale Avenue Kirkcaldy Fife KY1 1ET

Applicant: Fife Council kirkcaldy area office first floor 2 Wemyssfield Rothesay place kirkcaldy fife KY1 1XW

Agent: David McDougall Bankhead Central Ground Floor, Bankhead Central Glenrothes ,Fife, KY7 6GH Glenrothes Scotland KY7 6GH

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

116 **Application No:** 22/03636/CLP

Date Decision Issued: 21/11/2022

Ward: Kirkcaldy Central

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

Location: 42 William Street Kirkcaldy Fife KY1 1TR

Applicant: Mr Graeme Scoon 42 William Street Kirkcaldy Fife KY1 1TR

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

Application Permitted - no conditions

117 **Application No:** 22/03643/EPN

Date Decision Issued: 21/11/2022

Ward: Kirkcaldy Central

Proposal: Electricity Prior Notification for infrastructure works associated with replacement of 33KV switchgear and housing
Site: Raith Primary Substation, Links Road, Kirkcaldy

Location: Raith Primary Electricity Substation Links Street Kirkcaldy Fife

Applicant:

Agent:

Application Permitted - no conditions

Ward: Kirkcaldy East

Proposal: Erection of replacement detached double domestic garage/outbuilding with associated roof terrace to rear, and erection of replacement walls and gates to front/side of dwellinghouse

Location: 92 Loughborough Road Kirkcaldy Fife KY1 3DD

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

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. For the avoidance of doubt, the approved 1.8m high privacy screen along the west boundary of the roof terrace shall be installed prior to the terrace coming into use, and shall be retained as such for the lifetime of the development, unless otherwise agreed in writing with the Planning Authority.
3. Prior to the new driveway coming into use, the construction of the new vehicular crossing of the footway and the reconstruction of the existing vehicular crossing of the footway back to footway with upstand kerbing shall be carried out in accordance with the current Fife Council Making Fife's Places Appendix G.
4. Prior to the new vehicular access coming into use, its geometry and width shall be as per the layout shown on the approved Drawing No. 005.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interest of residential amenity, to mitigate direct overlooking to No. 90's rear elevation and rear garden area.
3. In the interest of road safety; to ensure the provision of an adequate design layout and construction.
4. In the interest of road safety; to ensure the new access results in a betterment in visibility.

119 **Application No:** 22/01704/FULL

Date Decision Issued: 04/11/2022

Ward: Kirkcaldy East

Proposal: Alterations and extensions to dwellinghouse, formation of access ramp to front and raised platform to rear

Location: 19 Ravenscraig Street Kirkcaldy Fife KY1 2AL

Applicant: Dr Jill Adams 19 Ravenscraig Street Kirkcaldy Fife KY1 2AL

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

120 **Application No:** 22/01840/CLP

Date Decision Issued: 04/11/2022

Ward: Kirkcaldy East

Proposal: Certificate of lawfulness (proposed) for external alterations to dwellinghouse

Location: 51 Loughborough Road Kirkcaldy Fife KY1 3BZ

Applicant: Mrs Maureen Kilgouor 51 Loughborough Road Kirkcaldy Fife KY1 3BZ

Agent: Ross McFadyen 14 Cunningham Place Glenrothes Scotland Ky6 1as

Application Permitted - no conditions

121 **Application No:** 22/02100/FULL

Date Decision Issued: 04/11/2022

Ward: Kirkcaldy East

Proposal: Installation of replacement rooflight to front of flat

Location: 469C High Street Kirkcaldy Fife KY1 2SN

Applicant: Mr John Tennant 469C High Street Kirkcaldy Fife KY1 2SN

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

122Application No: 22/02102/LBC

Date Decision Issued: 04/11/2022

Ward: Kirkcaldy East

Proposal: Listed Building Consent for installation of replacement rooflight to front and internal alterations to flat

Location: 469C High Street Kirkcaldy Fife KY1 2SN

Applicant: Mr John Tennant 469C High Street Kirkcaldy KY1 2SN

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

123 **Application No:** 20/00972/NMV2

Date Decision Issued: 17/11/2022

Ward: Kirkcaldy East

Proposal: Erection of Orthopaedic Elective Care Centre with link bridge connection to existing buildings, including ancillary landscaping and parking (Non material variation for change of RAL for bridge to 20/00972/FULL)

Location: Victoria Hospital Hayfield Road Kirkcaldy Fife KY2 5AH

Applicant: NHS Fife Estate Dept Victoria Hospital Hayfield Road Kirkcaldy UK KY2 5AH

Agent: NORR Consultants Ltd Suite 1A Skypark 5 45 Finnieston Street Glasgow UK G3 8JU

Application Permitted - no conditions

124 **Application No:** 22/02898/FULL

Date Decision Issued: 18/11/2022

Ward: Kirkcaldy East

Proposal: Internal alterations and the installation of rooflights and dormer extension of flatted dwelling.

Location: 26A Loughborough Road Kirkcaldy Fife KY1 3DA

Applicant: Mr Alex Drysdale 26a Loughborough road Kirkcaldy Scotland KY13DA

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

125Application No: 22/01302/PPP

Date Decision Issued: 17/11/2022

Ward: Kirkcaldy North

Proposal: Planning permission in principle for erection of dwellinghouse

Location: 57 Chapel Road Kirkcaldy Fife KY2 6TT

Applicant: Mr Glen McGuire 57 Chapel Road Kirkcaldy Fife KY2 6TT

Agent: Alison Arthur 85 High Street Newburgh United Kingdom KY14 6DA

Application Refused

Reason(s):

1. In the interests of residential amenity and road safety; by virtue of its under-provision of garden ground, the development would not provide an acceptable standard of garden ground for the existing dwellinghouse and proposed new dwellinghouse, thereby constituting overdevelopment, contrary to the SPP (2014), and Policies 1 and 10 of the Adopted FIFEPlan (2017).
2. In the interests of road safety, the development would not provide an acceptable standard of off-street parking for the existing dwellinghouse and the proposed new dwellinghouse, thereby constituting overdevelopment, contrary to the SPP (2014), and Policies 1 and 3 of the Adopted FIFEPlan (2017).

Ward: Leven, Kennoway And Largo
Proposal: Affordable housing development of 20 units with associated supporting infrastructure and landscaping
Location: Land East Of Primary School Langside Crescent Kennoway Fife
Applicant: Robertson Partnership Homes And Fife Council Robertson House Castle Business Park Stirling Scotland FK9 4TZ
Agent: EMA Architecture and Design 42 Charlotte Square Edinburgh Scotland EH2 4HQ

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. All units hereby approved, shall be affordable housing as defined within Fife Council's Supplementary Planning Guidance on Affordable Housing (2018) and shall be held as such in perpetuity unless otherwise agreed by the express prior consent in writing of Fife Council as Planning Authority.
2. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
3. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
4. IN THE EVENT THAT CONTAMINATION NOT PREVIOUSLY IDENTIFIED by the developer prior to the grant of this planning permission is encountered during the development, all development works on site (save for site investigation works) shall cease immediately and the planning authority shall be notified in writing within 2 working days.

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

5. Prior to any development commencing on site, proof of Scottish Water's acceptance of surface and foul drainage into their public sewer network shall be submitted to Fife Council as Planning Authority. The agreed measures shall then be completed on site, before any part is occupied.
6. Prior to occupation of the first dwelling, the approved SUDs Scheme as specified and hereby approved shall be fully installed and commissioned. The scheme shall be signed off by a suitably qualified drainage engineer following installation and be retained and maintained in an operational manner for the lifetime of the development.

Reason(s):

1. In order to define the terms of the consent.
2. To ensure all contamination within the site is dealt with.
3. In the interest of securing a suitable means of surface and foul water discharge.
4. In the interests of securing an appropriate standard of drainage infrastructure and to mitigate flood risk arising from the development.

127 **Application No:** 22/03329/FULL

Date Decision Issued: 17/11/2022

Ward: Leven, Kennoway And Largo

Proposal: Change of use from flatted dwelling house (Sui Generis) to short-term holiday let (Sui Generis) (Retrospective)

Location: 103 Main Street Lower Largo Leven Fife KY8 6BJ

Applicant: Abbeyford Leisure Ltd Abbeyford House Unit 3 Ffordd Richard Davies St Asaph Business Park St Asaph Wales LL17 0LJ

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

Application Permitted - no conditions

128Application No: 22/02877/FULL

Date Decision Issued: 18/11/2022

Ward: Leven, Kennoway And Largo

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

Location: Glenrosa Balfour Street Leven Fife KY8 4JF

Applicant: Mr Alan Wilkie Glenrosa Balfour Street Balfour Street Leven United Kingdom
KY8 4JF

Agent:

Application Permitted - no conditions

129 **Application No:** 22/03044/FULL

Date Decision Issued: 25/11/2022

Ward: Leven, Kennoway And Largo

Proposal: Single storey extension to rear of dwellinghouse

Location: 29 Fernbank Drive Windygates Leven Fife KY8 5FD

Applicant: Mrs Vivian Simpson 29 Fernbank Drive Windygates Leven Fife KY8 5FD

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

130 **Application No:** 22/03357/FULL

Date Decision Issued: 25/11/2022

Ward: Leven, Kennoway And Largo

Proposal: Change of use from office (Class 2) to flatted dwelling (holiday let) (Section 42 application for the removal of condition 1 of planning permission 16/03002/FULL)

Location: 101 Main Street Lower Largo Leven Fife KY8 6BJ

Applicant: Abbeyford Leisure Ltd Abbeyford House Unit 3 Ffordd Richard Davies St Asaph Business Park St Asaph Wales LL17 0LJ

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

Application Permitted - no conditions

131 **Application No:** 22/02661/FULL

Date Decision Issued: 01/11/2022

Ward: Lochgelly, Cardenden And Benarty

Proposal: Change of use from vacant office (Class 2) to flatted dwelling (sui generis) and installation of associated front window

Location: 112 - 114 Main Street Lochgelly Fife KY5 9AA

Applicant: Mr Humayun Saleem 112-114 Main Street Lochgelly Fife KY5 9AA

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. The operations shown in the approved drawings for parts of this building other than the flatted dwelling hereby approved are not hereby approved.
3. BEFORE THE FLATTED DWELLING HEREBY APPROVED IS FIRST OCCUPIED, the noise mitigation measures set out in the noise impact assessment hereby approved shall have been put in place.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. For the avoidance of doubt as to the development hereby approved.
3. In the interests of residential amenity.

132 **Application No:** 22/03150/ADV

Date Decision Issued: 02/11/2022

Ward: Lochgelly, Cardenden And Benarty

Proposal: Display of 2 non-illuminated freestanding directory signs

Location: Unit 1 Lochgelly Industrial Estate Auchterderran Road Lochgelly Fife KY5 9HF

Applicant: South Chase Pension Scheme C/O DM Hall 12 Grampian Court Beveridge Square Livingston EH54 6QF

Agent: Calum Allmond 27 Canmore Street Dunfermline KY12 7NU

Application Permitted - no conditions

133 **Application No:** 22/03244/FULL

Date Decision Issued: 04/11/2022

Ward: Lochgelly, Cardenden And Benarty

Proposal: Two storey extension to front of dwellinghouse

Location: 30 Melrose Gardens Lochore Lochgelly Fife KY5 8DY

Applicant: Mr Brian Minns 30 Melrose Gardens Lochore KY5 8DY

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

134 **Application No:** 22/03255/FULL

Date Decision Issued: 04/11/2022

Ward: Lochgelly, Cardenden And Benarty

Proposal: Replacement single storey extension to rear of dwellinghouse

Location: 27 Station Road Lochgelly Fife KY5 9QX

Applicant: Mrs Sharon MacKenzie 27 Station Road Lochgelly KY5 9QX

Agent: Kyle Schiavone 67 Bowhouse Drive Kirkcaldy KY1 1SB

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

135 **Application No:** 22/03333/CLP

Date Decision Issued: 17/11/2022

Ward: Lochgelly, Cardenden And Benarty

Proposal: Certificate of lawfulness (proposed) for single storey extension to rear of dwellinghouse with associated decking, and installation of window to side elevation of dwellinghouse

Location: 18 Launcherhead Road Lochgelly Fife KY5 9EQ

Applicant: Mrs Cheryl Neilson 18 Launcherhead Road Lochgelly Fife KY5 9EQ

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

Application Permitted - no conditions

136 **Application No:** 22/03144/APN

Date Decision Issued: 23/11/2022

Ward: Lochgelly, Cardenden And Benarty

Proposal: Prior Notification for erection of an agricultural machinery storage building

Location: The Steadings Briggills Farm Pitcairn Cardenden Lochgelly Fife KY5 0AA

Applicant: Mr R Tatters The Steadings Briggills Farm Pitcairn Cardenden KY5 0AA

Agent: Alistair Gowan Robinsons Broomhouses 2 Ind. Est. Glasgow Road Lockerbie
DG11 2SD

Application Refused

Reason(s):

1. The proposed development would not be permitted under Class 18 of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 as the development would be carried out on agricultural land less than 0.4 hectare in area which is in conflict with the assessment criteria of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992.

137 **Application No:** 22/03402/FULL

Date Decision Issued: 23/11/2022

Ward: Lochgelly, Cardenden And Benarty

Proposal: Dormer extension to front, and 2 dormer extensions and single storey extension to rear of dwellinghouse

Location: 1 David Street Lochgelly Fife KY5 9QZ

Applicant: Ms Laura Sweeney 1 David Street Lochgelly KY5 9QZ

Agent: Kyle Schiavone 67 Bowhouse Drive Kirkcaldy KY1 1SB

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

138 **Application No:** 22/02688/FULL

Date Decision Issued: 31/10/2022

Ward: Rosyth

Proposal: Two storey extension to side of dwellinghouse

Location: 19 Caledonia Court Rosyth Dunfermline Fife KY11 2ZJ

Applicant: Mr T Tallis 19 Caledonia Court Rosyth Dunfermline Fife KY11 2ZJ

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

Ward: Rosyth
Proposal: Planning permission in principle for erection of dwellinghouse including associated garage
Location: Bullions Farm Dunfermline Fife KY12 8LG
Applicant: Mr & Mrs James & Deirdre Lamont Bullions Farm Crombie Point Dunfermline UK KY12 8LG
Agent: Fife Architects Unit 3 15 Station Road St Monans Fife KY10 2BL

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 5 years from the date of this permission.
2. A further application(s) for certain matters (Approval of Matters Required by Condition) shall be submitted for the requisite approval of this Planning Authority, together with the detailed plans which shall include:-
 - (a) A location plan of all the site to be developed to a scale of not less than 1:2500, showing generally the site, any existing trees, hedges, walls (or other boundary markers) layout of the roads and sewers, and the position of all buildings;
 - (b) A detailed plan to a scale of not less than 1:500 showing the site contours, the position and width of all proposed roads and footpaths including public access provision, the siting of the proposed buildings, finished floor levels, new walls and fences and details of proposed landscape treatment;
 - (c) Detailed plans, sections and elevations of all buildings proposed to be erected on the site, together with details of the proposed method of drainage and the colour and type of materials to be used externally on walls and roofs;
 - (d) 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) Details including plans showing the provision of off-street parking on the site in accordance with the current Fife Council Parking Standards as contained within Appendix G (Transportation Development Guidelines) of Making Fife's Places Supplementary Guidance (2018);
 - (f) Detailed drawings illustrating the developments' compliance with Fife Council's Planning Customer Guidelines on Daylight and Sunlight, Window to Window distances, Garden Ground requirements and car parking requirements, shall be submitted.
 - (g) 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); A manufacturers brochure/specification of any proposed energy generating technologies shall also be submitted.
 - (h) A surface water management plan as set out within Fife Council's Design Criteria Guidance on Flooding and Surface Water Management Plan Requirements (2020);
3. PRIOR TO THE OCCUPATION OF THE DWELLING, off-street parking shall be provided in accordance with the current Fife Council Parking Standards contained within the current Fife Council Making Fife's Places Appendix G. The parking spaces shall be retained for the lifetime of the development.

Reason(s):

1. In order to comply with the provisions of Section 59 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.

2. To be in compliance with Section 59 of The Town and Country Planning (Scotland) Act 1997, as amended by the Planning etc (Scotland) Act 2006.
3. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.

140 **Application No:** 21/03796/FULL

Date Decision Issued: 18/11/2022

Ward: Rosyth

Proposal: Single storey extension to side of shop (retrospective)

Location: 101E Queensferry Road Rosyth Dunfermline Fife KY11 2PU

Applicant: Fife Flooring Studio 101E Queensferry Road Rosyth Dunfermline Fife KY11 2PU

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. FOR THE AVOIDANCE OF DOUBT, the proposed extension hereby approved shall be used for storage purposes ancillary to the existing retail premises only.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interests of road safety; to avoid the creation of additional on-street parking.

141 **Application No:** 22/03328/ADV

Date Decision Issued: 01/11/2022

Ward: St. Andrews

Proposal: Display of 2 non-illuminated fascia signs and 1 non-illuminated projecting sign

Location: 81 Market Street St Andrews Fife KY16 9NX

Applicant: Mrs Lucy Anderson 3 Ridgway Havant Hants PO9 1QJ

Agent: Donna Taylor 36 Heath Hurst Road Camden England NW3 2RX

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT; the projecting sign shall be installed as detailed on approved drawing 05A.

Reason(s):

1. In the interests of road and pedestrian safety; and to ensure that no signs are positioned nearer than 450 mm from the carriageway edge and that a clearance height of not less than 2.25 metres is maintained above footway level.

142Application No: 22/02559/FULL

Date Decision Issued: 04/11/2022

Ward: St. Andrews

Proposal: Porch extension to front of dwellinghouse

Location: 12 Armit Place St Andrews Fife KY16 8RE

Applicant: Ms Nicola Beaumont 12 Armit Place St Andrews Fife KY16 8RE

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

Ward: St. Andrews
Proposal: Change of use of land to extend private garden ground, the erection of front porch and rear extension and the installation of solar panels and an air source heat pump.
Location: No 1 Cottage Wester Balrymonth Farm Cairnsmill St Andrews Fife KY16 8NN
Applicant: Mr & Mrs Mark & Eliza Austin No.1 Cottage Wester Balrymonth St Andrews Scotland KY16 8NN
Agent: Lucy Beltran Unit 3 15 Station Road St Monans Fife KY10 2BL

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Scotland) 1992 as amended (or any Order revoking and re-enacting that Order) no development within Classes 3A, 3B, 3C, 3D, 3E and 7 shall be undertaken within the extended area of rear garden ground hereby approved without the express prior consent of this Planning Authority.
3. FOR THE AVOIDANCE OF DOUBT, no additional glazed windows or doors shall be placed on the east elevation of the rear extension hereby approved without the express consent of this Planning Authority.
4. The total noise from all plant, machinery or equipment shall be such that any associated noise complies with NR 25 in bedrooms, during the night; and NR 30 during the day in all habitable rooms, when measured within any relevant noise sensitive property, with windows open for ventilation.

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

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interests of safeguarding residential amenity and visual impact within the countryside.
3. In the interests of maintaining the residential amenity of neighbouring property.
4. In the interests of residential amenity; to ensure adjacent residential dwellings are not subjected to adverse noise from the air source heat pump.

Ward: St. Andrews
Proposal: Single storey extension to rear of dwellinghouse and proposed building within curtilage of the dwellinghouse
Location: 6 Woodburn Terrace St Andrews Fife KY16 8BA
Applicant: Mr & Mrs Jan & David Anderson 6 Woodburn Terrace St. Andrews Scotland Ky16 8BA
Agent: Lucy Beltran Unit 3 15 Station Road St Monans Fife KY10 2BL

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. FOR THE AVOIDANCE OF DOUBT, no additional windows shall be formed on the west or north elevations 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 window on the west elevation of the rear extension as shown on approved drawing 09B shall be obscurely glazed upon installation and thereafter be permanently maintained as such.
4. FOR THE AVOIDANCE OF DOUBT, the window on the north elevation of the rear extension as shown on approved drawing 10B shall be a high-level window upon installation and thereafter be permanently maintained as such.

Reason(s):

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

Ward: St. Andrews
Proposal: Proposal for new vehicle access and driveway and erection of fence
Location: Knockhill Farmhouse Nydie Strathkinness St Andrews Fife KY16 9SL
Applicant: PJ & L Wood Knockhill Farmhouse Nydie Strathkinness St Andrews Fife KY16 9SL
Agent: Iain Mitchell Quayside House Dock Road Methil Dock Business Park Methil, Fife Scotland KY8 3SR

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. BEFORE ANY WORKS COMMENCE ON SITE, full material specification details including colour shall be provided for the new access track for prior approval in writing by this Planning Authority.

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

3. Prior to the first use of the proposed vehicular access, the existing vehicular access, as shown on approved drawing 02 shall be closed off to all vehicular traffic by way of a re-instatement of the grass verge and the erection of the wooden fence as confirmed on approved drawings 03 and 07. The new access shall thereafter be used for all vehicular traffic to and from the development site.
4. Prior to the first use of the proposed access, visibility splays of 3m x 160m to the East and 3m x 60m to the West shall be provided at the junction of the vehicular crossing and the public road and thereafter maintained in perpetuity, clear of all obstructions exceeding 1.05 metres above the adjoining carriageway level, and in accordance with the current Appendix G (Transportation Development Guidelines) of Making Fife's Places.
5. Prior to the first use of the proposed access, the first two metre length of the vehicular access to the rear of the public road shall be constructed in a paved material as shown on approved drawing 03.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interests of visual amenity, and to reserve the rights of the Planning Authority with respect to these details.
3. In the interest of road safety, to ensure that an improved access and visibility splay is achieved.
4. In the interest of road safety; to ensure the provision of an improved visibility splay at the junctions of the new vehicular access and the public road.
5. In the interest of road safety; to ensure that no deleterious material is dragged on to the public road.

146 **Application No:** 22/03017/FULL

Date Decision Issued: 17/11/2022

Ward: St. Andrews

Proposal: Change of use from outdoor seating area to allow siting of marquee (retrospective)

Location: The Jiggar Inn Old Station Road St Andrews Fife KY16 9SP

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

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

Application Permitted with Conditions

147 **Application No:** 22/02836/LBC

Date Decision Issued: 16/11/2022

Ward: St. Andrews

Proposal: Listed Building Consent for alterations to window opening and replacement window

Location: East Castlemount North Castle Street St Andrews Fife KY16 9BG

Applicant: Mr Roy McLachlan castlemount 32 North Castle Street St Andrews Scotland KY16 9BG

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

Application Permitted - no conditions

148 **Application No:** 22/03006/FULL

Date Decision Issued: 16/11/2022

Ward: St. Andrews

Proposal: Two storey extension to rear of dwellinghouse and replacement windows to dormer

Location: 4 Greenside Place St Andrews Fife KY16 9TH

Applicant: Mr Alasdair Kyle Dauphin Cottage 4 Greenside Place St. Andrews Scotland KY16 9TH

Agent: Helen Campbell Studio 9b, St. George's Studios 93-97 St. George's Road Glasgow Scotland G3 6JA

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

Ward: St. Andrews
Proposal: Listed Building Consent for two storey extension to rear of dwellinghouse, replacement windows to dormer and internal alterations.
Location: 4 Greenside Place St Andrews Fife KY16 9TH
Applicant: Mr Alasdair Kyle 4 Greenside Place St Andrews Fife KY16 9TH
Agent: Helen Campbell Studio 9b, St. George's Studios 93-97 St. George's Road Glasgow Scotland G3 6JA

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. BEFORE ANY WORK STARTS ON SITE, samples of the following materials shall be submitted for the prior written approval of this Planning Authority;
 - Zinc roof finish
 - Rendered Wall finish including colour
3. BEFORE ANY WORKS START ON SITE, the following details, including full specification and colour, shall be submitted for prior approval in writing by this Planning Authority.
 - Eaves detailing to both single storey and two storey extension
 - Rooflights
 - Detail showing junction between extension and top of existing north east facing stone garden boundary wall

Thereafter the development shall be carried out in accordance with the details approved unless changes are subsequently agreed in writing with this Planning Authority.
4. FOR THE AVOIDANCE OF DOUBT, no visible trickle vents shall be placed on the front face of the new windows located on the 1st floor of the rear extension hereby approved.
5. All existing plaster cornices, panelled doors, skirtings, and surrounds shall be retained and continued around the new partitions.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interests of visual amenity; to ensure that the proposed development does not detract from the character and appearance of this Category B Listed Building.
3. To reserve the rights of the Planning Authority with respect to these details to ensure the proposed development does not detract from the character and appearance of this Category B Listed Building.
4. In the interests of visual amenity; to ensure that the proposed development does not detract from the character and appearance of this Category B Listed Building.
5. To protect the internal character and appearance of this Category B Listed Building.

150 **Application No:** 22/02837/FULL

Date Decision Issued: 17/11/2022

Ward: St. Andrews

Proposal: Installation of replacement timber sash and case window of dwellinghouse.

Location: East Castlemount North Castle Street St Andrews Fife KY16 9BG

Applicant: Mr Roy McLachlan Castlemount 32 North Castle Street St Andrews Scotland
KY16 9BG

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

151 **Application No:** 22/03125/LBC

Date Decision Issued: 17/11/2022

Ward: St. Andrews

Proposal: Listed building consent to alter and convert two dwellings into one dwelling

Location: 173E South Street St Andrews Fife KY16 9EE

Applicant: Mr and Ms James and Fiona Slater and Laird 173E South Street St Andrews Scotland KY16 9EE

Agent: Emma Donnelly 31a Bonnygate Cupar United Kingdom KY15 4BU

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

152Application No: 22/03627/CLE

Date Decision Issued: 18/11/2022

Ward: St. Andrews

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

Location: 4 Dempster Terrace St Andrews Fife KY16 9QQ

Applicant: Mr John Angus 4 Dempster Terrace St Andrews Fife KY16 9QQ

Agent:

Application Permitted - no conditions

153 **Application No:** 22/03868/CLE

Date Decision Issued: 25/11/2022

Ward: St. Andrews

Proposal: Certificate of Lawfulness (Existing) for use of flatted dwellinghouse as an HMO (3 persons)

Location: 2 John Coupar Court St Andrews Fife KY16 9EB

Applicant: Mr And Mrs Alan And Lynn Birrell 2 Winram Place St Andrews KY16 8SH

Agent: S Scanlon 17-21 Bell Street St Andrews KY16 9UR

Application Permitted - no conditions

Ward: Tay Bridgehead

Proposal: Change ancillary residential building to one dwellinghouse (removal of Condition 1 of 01/92/0843)

Location: 15 Woodmuir Terrace Newport On Tay Fife DD6 8JN

Applicant: Mr William Edgar 15 Woodmuir Terrace Newport On Tay Fife DD6 8JN

Agent:

Application Refused

Reason(s):

1. In the interests of protecting road and pedestrian safety; the increased intensity of use of this property as a dwellinghouse and therefore the use of the exiting unmade private access track, which already serves more than the Fife Council limit of 5 houses, would result in an accelerated deterioration of the substandard access track and this coupled with the site failing to provide sufficient off-street parking in accordance with the Fife Council Transportation Development Guideline Standards would be detrimental to road and pedestrian safety and would create additional inconvenience to other users of the access track, all of which would be contrary to policies 1, 3 and 1P of the Adopted Fifeplan - Fife Local Development Plan (2017) and Making Fife's Places - Supplementary Guidance (2018) - Appendix G: Fife Council Transportation Development Guidelines.
2. In the interests of protecting residential amenity; the proposal represents the sub-division of an existing rear garden to create an additional dwellinghouse which would not comply with the required minimum plot ratios and garden ground area requirements for a single dwellinghouse, and subsequently the proposal would not be in keeping with the plot ratios of the surrounding properties and would create an undersized dwellinghouse within a cramped site with no garden ground, all of which would not provide for the normal needs and activities of existing and future residents and would harm the established residential amenity of the surrounding area and therefore would be contrary to Policies 1, 2, and 10 of the Adopted FIFEplan - Fife Local Development Plan (2017) and Fife Council's Planning Customer Guidelines on Garden Ground (2016).

Ward: Tay Bridgehead

Proposal: Erection of dwellinghouse

Location: 6 Bay Road Wormit Newport On Tay Fife DD6 8LT

Applicant: Mr and Mrs David and Jacqui Cameron 32 Montrose Drive Bearsden Glasgow
United Kingdom G61 3LG

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. The 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.
3. Prior to any works starting on the proposed development site, there shall be a minimum of 2 newly formed off-street parking spaces provided within the curtilage of the existing dwellinghouse, as shown on Drawing No. 22/101/003 Rev A in accordance with the current Appendix G (Transportation Development Guidelines) of Making Fife's Places. The parking spaces shall be retained throughout the lifetime of the development for the purposes of off street parking.
4. Prior to the first use of the new vehicular access to the existing property, 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 Appendix G (Transportation Development Guidelines) of Making Fife's Places.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In order to retain proper control over the use of the property in line with the provisions of Policy 2 Homes of the Adopted FIFEplan (2017).
3. In the interest of road safety; to ensure that adequate off street parking is provided for the existing dwellinghouse prior to and during the construction of the proposed dwellinghouse.
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.

Ward: Tay Bridgehead

Proposal: Erection of dwellinghouse

Location: Site Adjacent To Middle Cottage Moonzie Works Moonzie Mill Balmullo Fife

Applicant: Mr Michael Harrison Cowesfield Whiteparish Salisbury SP5 2RB Wiltshire

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

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

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

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

4. Prior to the first occupation of the proposed dwellinghouse, there shall be 3 off-street parking spaces provided within the curtilage of the site in accordance with the current Fife Council Transportation Development Guidelines. These parking spaces shall, thereafter, remain in perpetuity for the purposes of providing off street parking.
5. 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 a vehicle to enter and exit the driveway in a forward gear. The turning area shall be formed outwith the parking areas.
6. Prior to the first occupation of the proposed dwellinghouse, visibility splays of 4.5m x 210m shall be provided to the left and to the right at the junction of the vehicular crossing and the A914 public road and shall

thereafter, be maintained clear of all obstructions exceeding 1.05m above the adjoining carriageway level, insofar as lies within the applicant's control, in accordance with the current Fife Council Transportation Development Guidelines.

7. Prior to the occupation of the proposed dwellinghouse, Passing Places shall be provided as shown on Drawing No. PL015 Revision A dated May 2022. and shall be of a suitable size and construction to for vehicles to pass safely.
8. 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.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. To provide satisfactory verification that remedial action has been completed to the planning authority's satisfaction.
3. To ensure all contamination within the site is dealt with.
4. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
5. In the interest of road safety; to ensure that all vehicles taking access to and egress from the site can do so in a forward gear.
6. In the interest of road safety; to ensure the provision of adequate visibility at the junctions of the vehicular access and the public road.
7. In the interest of road safety; to avoid undesirable reversing manoeuvres on and in the vicinity of the public road, and to avoid the possibility of conflict of vehicle movement on narrow private access driveways.
8. In the interests of maintaining a mixed and balanced housing stock as required by Policy 2 of the Adopted FIFEplan 2017.

Ward: Tay Bridgehead

Proposal: Erection of self-contained holiday lodge (amend design and position of lodge 4 - Ref: 08/01305/EARM)

Location: Land To The South Of Hillside Lucklawhill Balmullo Fife

Applicant: Mr & Mrs Morrision Lazy Acres Lucklawhill Balmullo Scotland KY16 0BQ

Agent: Mike Manzie Eden Park House Eden Park Cupar Scotland KY15 4HS

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. For the avoidance on doubt, this decision approves No. 1 holiday accommodation unit and it shall not be sold or let as a dwellinghouse and shall be occupied only as holiday accommodation with no single holiday let longer than 12 weeks in any calendar year. The owners of the holiday accommodation shall maintain an up to date record of the holiday lets for the development hereby approved detailing both the length of each holiday letting period and the occupants names during that period and this record shall be made available for inspection on request by Fife Council as Planning Authority.
3. 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 order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In order to clarify the terms of this consent and to ensure that proper control is retained over the development and that the site does not form permanent residential accommodation.
3. In the interests of protecting local amenity

158 **Application No:** 22/03046/FULL

Date Decision Issued: 08/11/2022

Ward: Tay Bridgehead

Proposal: Alterations to existing conservatory

Location: Kemnay House 47 Naughton Road Wormit Newport On Tay Fife DD6 8NG

Applicant: Mr Benedict Clift Kemnay House 47 Naughton Road Wormit Newport On Tay Fife DD6 8NG

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

Ward: Tay Bridgehead
Proposal: Erection of medical and dentist facility (Demolition of existing buildings) and associated works
Location: Leuchars Station Army Base Innes Road Leuchars St Andrews Fife KY16 0JX
Applicant: Defence Infrastructure Organisation St Georges House Defence Infrastructure Organisation Head Office DMS Whittington Lichfield Staffordshire WS14 9PY
Agent: Lauren Knox Sovereign Square 3 Sovereign Street Leeds England LS1 4ER

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. Development shall not commence until a gas mitigation (membrane) specification/foundation design, and a verification methodology (detailing proposed installation, testing and verification methods) have been submitted to the Local Planning Authority and Building Standards and Safety for comment and approval.
3. Prior to Use - Mitigation shall be carried out and completed in accordance with the agreed gas mitigation design and verification methodology (including installation of gas membrane, testing and collation of verification information) of approved pursuant to condition 2.
4. Prior to Use - Following installation and testing of the approved gas mitigation system a verification report (containing all verification elements) shall be submitted to the Local Planning Authority and Building Standards and Safety for comment and approval.
The unit shall not be brought into use until such time as the mitigation measures for that plot have been completed in accordance with the approved gas mitigation design and a verification report in respect of those mitigation measures has been submitted and approved in writing by the local planning authority.
5. 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. The programme shall include pre-development archaeological standing building recording of the buildings to be demolished.
6. Prior to the first use of the new facility, there shall be off street parking spaces provided 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, unless agreed in writing by the local planning authority.
7. Before, during and after construction, the recommendations outlined in the Ecological Constraints Survey by Tetra Tech (dated May 2022) shall be implemented in full, unless otherwise agreed by this Planning Authority.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. To ensure the proposed gas mitigation design is suitable.
3. To ensure gas mitigation works are carried out to the agreed protocol.
4. To provide verification that the approved gas mitigation has been installed, tested and validated to the appropriate standard
5. In order to safeguard the archaeological heritage of the site and to ensure that the developer provides for the recording of the buildings in advance of demolition.
6. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
7. In the interests of ecology and habitat protection; to ensure that the development does not have an unacceptable impact on natural heritage assets.

Ward: Tay Bridgehead
Proposal: Listed Building Consent for internal and external alterations to dwellinghouse
Location: Forgan House Steading Newport On Tay Fife DD6 8RB
Applicant: Mrs Fiona Thorburn Forgan House Steading Newport on Tay Fife United Kingdom DD6 8RB
Agent: Richard Watkinson 23 The Esplanade Broughty Ferry Dundee United Kingdom DD5 2EN

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. FOR THE AVOIDANCE OF DOUBT, a traditional mortar mix shall be used consisting of lime and aggregate (no cement) for all the repointing works to the masonry walls.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interests of visual amenity; to ensure that the proposed development does not detract from the character and appearance of this Category C Listed Building.

Ward: Tay Bridgehead
Proposal: Two storey extension to side of dwellinghouse with associated stairs and installation of balcony
Location: 14 Shepherds Road Newport On Tay Fife DD6 8JL
Applicant: Mr Gary Forbes 14 Shepherds Road Newport On Tay Fife DD6 8JL
Agent: Wilson Paul Architects 4 Brook Street Broughty Ferry Dundee UK DD5 1DP

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

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

3. FOR THE AVOIDANCE OF DOUBT, the first floor window on the west elevation of the extension hereby approved shall be obscurely glazed upon installation and be permanently maintained as such.
4. FOR THE AVOIDANCE OF DOUBT, no additional glazed openings shall be formed on the west elevation of the extension hereby approved without the express consent of this Planning Authority.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. To ensure any encountered risks arising from previous site uses are fully assessed and all remedial works carried out to the agreed protocol.
3. In the interests of safeguarding the residential amenity of neighbouring property.
4. In the interests of safeguarding the residential amenity of neighbouring property.

162 **Application No:** 22/03815/CLP

Date Decision Issued: 23/11/2022

Ward: Tay Bridgehead

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

Location: 21 Queen Street Tayport Fife DD6 9JY

Applicant: Mr Alex Coram 21 Queen Street Tayport Scotland DD6 9JY

Agent: Kirstin Heger 18 Burnside Road Invergowrie Dundee Scotland DD2 5JL

Application Permitted - no conditions

163 **Application No:** 22/03648/FPN

Date Decision Issued: 25/11/2022

Ward: Tay Bridgehead

Proposal: Prior notification for formation of a private way

Location: Tentsmuir Forest Tentsmuir Tayport Fife

Applicant: Mr Logie Blyth Forestry and Land Scotland Inverpark Dunkeld UK PH8 0JR

Agent:

Application Permitted - no conditions

164 **Application No:** 22/03349/CLP

Date Decision Issued: 02/11/2022

Ward: West Fife And Coastal Villages

Proposal: Certificate of lawfulness (proposed) for external alterations to dwellinghouse

Location: 42 Muirside Grove Cairneyhill Dunfermline Fife KY12 8RB

Applicant: Mr & Ms R Small & Duffy 42 Muirside Grove Cairneyhill Dunfermline Fife KY12 8RB

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

Application Permitted - no conditions

165 **Application No:** 22/02436/FULL

Date Decision Issued: 04/11/2022

Ward: West Fife And Coastal Villages

Proposal: Single storey extension to dwellinghouse

Location: East Camps Farm Dunfermline Fife KY12 9PB

Applicant: Mr Robert Ferguson East Camps Farmhouse East Camps Farm Carnock Fife
Scotland KY12 9PN

Agent: Alastair Barclay Smiddy House Shiresmill By Blairhall Dunfermline Scotland
KY12 8ER

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

Ward: West Fife And Coastal Villages
Proposal: Single storey extension to front and side of dwellinghouse, formation of car port to side , erection of raised decking to front, erection of garage and external alterations
Location: Craigends Bowershall Dunfermline Fife KY12 0RZ
Applicant: Mr J Robinson Craigends Bowershall Dunfermline Fife KY12 0RZ
Agent: Blair Hardie 108 Saint Clair Street Kirkcaldy United Kingdom KY1 2BD

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

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

2) NO BUILDING SHALL BE OCCUPIED UNTIL remedial action at the site has been completed in accordance with the Remedial Action Statement approved pursuant to part (1) of this condition;. In the event that remedial action is unable to proceed in accordance with the approved Remedial Action Statement - or contamination not previously considered in either the Preliminary Risk Assessment or the Intrusive Investigation Report is identified or encountered on site - all development work on site (save for site investigation work) shall cease immediately and the planning authority shall be notified in writing within 2 working days. Unless otherwise agreed in writing with the local planning authority, development works shall not recommence until proposed revisions to the Remedial Action Statement have been submitted by the developer to and approved in writing by the planning authority. Remedial action at the site shall thereafter be completed in accordance with the approved revised Remedial Action Statement. Following completion of any measures identified in the approved Remedial Action Statement - or any approved revised Remedial Action Statement - a Verification Report shall be submitted by the developer to the local planning authority.

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

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

Reason(s):

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

167 **Application No:** 22/03602/FPN

Date Decision Issued: 04/11/2022

Ward: West Fife And Coastal Villages

Proposal: Prior Notification for formation of a private way

Location: Whitehouse Wood Blairadam Forest Kelty Fife

Applicant: Mr Colin Peacock 5 Sisters House 5 Sisters Business Park West Calder
EH55 8PN

Agent:

Application Permitted - no conditions

168Application No: 22/03234/FULL

Date Decision Issued: 07/11/2022

Ward: West Fife And Coastal Villages

Proposal: Erection of domestic outbuilding

Location: 5 Jim Hensman Place Saline Dunfermline Fife KY12 9GF

Applicant: Mr Nadir Khan-Juhoor 5 Jim Hensman Place Saline Dunfermline Fife KY12 9GF

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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

169 **Application No:** 22/03239/LBC

Date Decision Issued: 07/11/2022

Ward: West Fife And Coastal Villages

Proposal: Listed building consent for internal alterations to dwellinghouse

Location: Upper East Sandhaven Culross Dunfermline Fife KY12 8JG

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

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

Application Permitted - no conditions

170 **Application No:** 22/02700/LBC

Date Decision Issued: 16/11/2022

Ward: West Fife And Coastal Villages

Proposal: Listed building consent for the installation of replacement windows of dwellinghouse.

Location: Tron House West Sandhaven Culross Dunfermline Fife KY12 8JG

Applicant: Mr & Mrs Sandy Harris Tron House East Sandhaven Culross Dunfermline Fife KY12 8JG

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

Application Permitted - no conditions

171 **Application No:** 22/02151/FULL

Date Decision Issued: 17/11/2022

Ward: West Fife And Coastal Villages

Proposal: Erection of two compounds including erection of fencing and formation of hardstanding and temporary accesses

Location: Site 150M South East Of Ambleside Haven Fife

Applicant: SP Transmssion Plc 320 St Vincent Street Glasgow Scotland G2 5AD

Agent: Brendan Tinney SP Energy Networks 55 Fullarton Drive Cambuslang Glasgow Scotland G32 8FA

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. The temporary roads authorised by this permission and the existing compound areas shall be removed and the land restored to its former condition within six months of the completion of the associated development.

Reason(s):

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. The buildings and works are of a temporary nature and construction and are only acceptable as a temporary expedient.

172 **Application No:** 22/03142/FULL

Date Decision Issued: 23/11/2022

Ward: West Fife And Coastal Villages

Proposal: Erection of outbuilding.

Location: 28 Hawkhill Road Kincardine Alloa Fife FK10 4QT

Applicant: Mr & Mrs S Farrell 28 Hawkhill Rd Kincardine UK FK10 4QT

Agent: Mark Tomkinson Office 29, Alloa Business Ctr Whins Rd Alloa Clackmannanshire FK10 3SA

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

Reason(s):

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