



**APPLICATIONS DEALT WITH BY THE HEAD OF SERVICE**  
**UNDER SCHEME OF DELEGATION**  
**FROM 1/23/2023 - 2/19/2023**

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

1 **Application No:** 22/02326/FULL **Date Decision Issued:** 24/01/2023

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

**Proposal:** Erection of unit associated with dog grooming business (Class 2)

**Location:** Accident Repair Services Muiredge Buckhaven Leven Fife KY8 1EQ

**Applicant:** Mr Robert Crockatt Buckhaven Building Supplies Muiredge Methilhaven Road  
Fife Scotland KY8 1EQ

**Agent:** MA DESIGNS 3 Haig Place Windygates KY8 5EE

### **Application Permitted with Conditions**

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

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

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

3. 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.
5. BEFORE ANY WORK STARTS ON SITE, details of external finishes shall be submitted for the written approval of this Planning Authority and thereafter the materials agreed shall be used.

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

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. To ensure potential risk arising from previous land uses has been investigated and any requirement for remedial actions is suitably addressed.
3. To provide satisfactory verification that remedial action has been completed to the planning authority's satisfaction.

4. To ensure all contamination within the site is dealt with.
5. In the interests of visual amenity; to ensure that the external finishing materials are appropriate to the character of the area.

2 **Application No:** 22/03777/FULL **Date Decision Issued:** 25/01/2023

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

**Proposal:** Alterations to shopfront and installation of air conditioning units

**Location:** 353 Methilhaven Road Methil Leven Fife KY8 3HR

**Applicant:** S M Bayne And Co Ltd. Orwell Bakery Loanhead Avenue Lochore KY5 8DD

**Agent:** Tom Muirhead 38 Walker Terrace Tillicoultry 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.

**Reason(s):**

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

3 **Application No:** 22/03615/LBC **Date Decision Issued:** 15/02/2023

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

**Proposal:** Listed Building Consent 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 with Conditions**

**Approve** subject to the following 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.

4 **Application No:** 22/04214/FULL **Date Decision Issued:** 15/02/2023

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

**Proposal:** Internal alterations and installation of rooflights

**Location:** 34 Main Street West Wemyss Kirkcaldy Fife KY1 4SW

**Applicant:** Mr Dennis Murphy 34 Main Street West Wemyss Kirkcaldy Fife KY1 4SW

**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.

5 **Application No:** 22/04269/LBC **Date Decision Issued:** 15/02/2023

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

**Proposal:** Internal alterations and installation of rooflights

**Location:** 34 Main Street West Wemyss Kirkcaldy Fife KY1 4SW

**Applicant:** Mr Dennis Murphy 34 Main Street West Wemyss Kirkcaldy Fife KY1 4SW

**Agent:**

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

6 **Application No:** 22/02977/FULL **Date Decision Issued:** 26/01/2023

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

**Proposal:** Single storey extension to rear of dwellinghouse, raised platform including installation of basement level (amendment to 20/02308/FULL)

**Location:** 43 Craigfoot Walk Kirkcaldy Fife KY1 1GA

**Applicant:** Mr & Mrs P. Duxbury 43 Craigfoot Walk Kirkcaldy Fife KY1 1GA

**Agent:** Staran Architects 49 Cumberland Street Edinburgh United Kingdom EH3 6RA

### **Application Permitted with Conditions**

**Approve** subject to the following 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.



7 **Application No:** 22/04028/FULL **Date Decision Issued:** 26/01/2023

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

**Proposal:** Alterations and extension to dwellinghouse (amendment to 18/03086/FULL)  
(retrospective)

**Location:** 93 Pettycur Road Kinghorn Burntisland Fife KY3 9RP

**Applicant:** Mr Andrei Gardner 93 Pettycur Road Kinghorn Burntisland Fife KY3 9RP

**Agent:** Neil Millsop 2 Shore Road Aberdour Fife KY3 9HY

**Application Permitted - no conditions**

8 **Application No:** 22/04140/CLP **Date Decision Issued:** 26/01/2023

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

**Proposal:** Installation of external alarm sounder

**Location:** Burntisland Library 102 High Street Burntisland Fife KY3 9AS

**Applicant:** Mr Stuart Ireland Fife House North Street Glenrothes United Kingdom KY7  
5LW

**Agent:** Stuart Ireland Bankhead Central Bankhead Park Glenrothes Scotland KY7  
6GH

**Application Permitted - no conditions**

9 **Application No:** 22/03669/FULL **Date Decision Issued:** 30/01/2023

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

**Proposal:** Installation of solar panels to roof and installation of wall mounted battery/inverter

**Location:** 29 Cromwell Road Burntisland Fife KY3 9EH

**Applicant:** Mr Alan Sharp 29 Cromwell Road Burntisland Fife KY3 9EH

**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.

10 **Application No:** 22/03674/FULL **Date Decision Issued:** 30/01/2023

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

**Proposal:** Installation of raised decking to rear of dwellinghouse

**Location:** 17 Orrock Drive Burntisland Fife KY3 9HR

**Applicant:** Mr Mike Lewis 17 Orrock Drive Burntisland Fife KY3 9HR

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

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

11 **Application No:** 22/01326/FULL **Date Decision Issued:** 02/02/2023

**Ward:** Burntisland, Kinghorn And West Kirkcaldy  
**Proposal:** Alterations and extension to convert garage to form ancillary accommodation  
**Location:** 6 Blair Place Kirkcaldy Fife KY2 5SQ  
**Applicant:** Mr Waheed Aslam 6 Blair Place Kirkcaldy Fife KY2 5SQ  
**Agent:** Derek Balfour 3 Violet Place Lochgelly Fife KY5 9HU

**Application Permitted with Conditions**

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

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. The development hereby approved shall only be used as domestic accommodation ancillary to the main dwellinghouse and not as a permanent separate dwellinghouse.
3. Three off-street parking spaces shall be provided within the curtilage of the site in accordance with the current Fife Council Making Fife's Places Appendix G and as per the layout included on Plan '05A - Proposed elevations and site plan'. The parking spaces shall be retained for the lifetime of the development.
4. Prior to the occupation of the ancillary accommodation, all access driveways shall have appropriate vertical curves to ensure adequate ground clearance for vehicles. The first two metre length of the driveway to the rear of the public footway shall be constructed in a paved material (not concrete slabs).

**Reason(s):**

1. In order to comply with the 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 interest of road safety; to ensure the provision of adequate off-street parking facilities.
4. In the interest of road safety; to ensure the provision of an adequate design layout and construction.

12 **Application No:** 22/04141/LBC

**Date Decision Issued:** 08/02/2023

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

**Proposal:** Listed building consent for display of external alarm sounder and internal alterations

**Location:** Burntisland Library 102 High Street Burntisland Fife KY3 9AS

**Applicant:** Fife Council Fife House North Street Glenrothes United Kingdom KY7 5LW

**Agent:** Stuart Ireland Bankhead Central Bankhead Park Glenrothes Scotland KY7 6GH

**Application Permitted - no conditions**

13 **Application No:** 22/03283/PPP

**Date Decision Issued:** 09/02/2023

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

**Proposal:** Planning permission in principle for erection of two dwellinghouses (Class 9) and associated development

**Location:** 2 Kilrie Cottages Kilrie Auchtertool Kirkcaldy Fife KY2 5UX

**Applicant:** Ms Maureen Wilkie 2 Kirklie Cottages Kircaldy Scotland KY2 5UX

**Agent:** Philip Landa Suite 112 Stadium house Alderstone Road Livingston United Kingdom EH54 7DN

### **Application Refused**

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

1. In the interests of residential amenity; the applicant having failed to demonstrate that the private amenity spaces serving the proposed dwellinghouses would not be significantly overlooked by the front gardens of the existing dwellinghouses to the north of the site, contrary to Fife Council's non-statutory Garden Ground planning customer guidelines and policies 1: Development Principles and 10: Amenity of the adopted FIFEplan Fife Local Development Plan (2017).
2. In the interests of residential amenity; the development would give rise to the loss of the only significant area of non-sloping/useable private amenity space serving the applicant's dwellinghouse, contrary to Fife Council's non-statutory Garden Ground planning customer guidelines and policies 1: Development Principles and 10: Amenity of the adopted FIFEplan Fife Local Development Plan (2017).
3. In the interests of visual amenity; the applicant having failed to demonstrate that development of the site for two dwellinghouses would accord with the provisions of policy and guidance in relation to design/visual impact, the indicative scheme for two detached one-and-a-half storey dwellinghouses predicted to appear at odds in relation to and visually disconnected from the existing terrace of traditional single-storey cottages to the north of the application site, including in terms of architectural form and pattern of development, to the detriment of landscape character and qualities; all contrary to policies 1: Development Principles, 7: Development in the Countryside, 8: Houses in the Countryside, 10: Amenity and 13: Natural Environment and Access of the adopted FIFEplan Fife Local Development Plan (2017) and Making Fife's Places Supplementary Guidance (2018).

14 **Application No:** 23/00287/CLP **Date Decision Issued:** 14/02/2023

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

**Proposal:** External alterations and single storey extension to rear of dwellinghouse

**Location:** 8 Queen Margaret Street Kinghorn Burntisland Fife KY3 9SP

**Applicant:** Mr John Houseman 8 Queen Margaret Street Kinghorn Burntisland Fife KY3 9SP

**Agent:** Michael McGovern Montclair Bruce Terrace Kinghorn Scotland KY3 9TH

**Application Permitted - no conditions**



**Ward:** Burntisland, Kinghorn And West Kirkcaldy  
**Proposal:** Installation of cable infrastructure (for associated battery storage facility 22/02323/FULL)  
**Location:** Land For Battery Storage Facility Gleniston Auchtertool Fife  
**Applicant:** Harmony Energy Ltd. Conyngham Hall Business Centre Bond End Knaresborough United Kingdom HG5 9AY  
**Agent:** Graeme Thorpe Lockside Office Park 3 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. 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 recommendations and mitigation measures specified in the 'Preliminary Ecological Appraisal' hereby approved shall be carried out in full, unless otherwise agreed by this planning authority.
4. The recommendations and mitigation measures specified in the 'Species Protection Plan' hereby approved shall be carried out in full, unless otherwise agreed by this planning authority.
5. The recommendations and mitigation measures specified in the 'Ecologist Site Note' hereby approved shall be carried out 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 all contamination within the site is dealt with.
3. In the interests of safeguarding ecology.
4. In the interests of safeguarding the species on the site.
5. In the interests of safeguarding ecology.

16 **Application No:** 22/04052/FULL

**Date Decision Issued:** 26/01/2023

**Ward:** Cowdenbeath

**Proposal:** Alterations to atrium extension of dwellinghouse

**Location:** Woodend Farm Donibristle Cowdenbeath Fife KY4 8EX

**Applicant:** Mr Tom Davies Woodend Farm Donibristle Cowdenbeath KY4 8EX

**Agent:** SarahJane Kelso 7 Sunnypark Kinross KY13 8BX

**Application Permitted with Conditions**

**Approve** subject to the following 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.

17 **Application No:** 23/00039/CLP

**Date Decision Issued:** 01/02/2023

**Ward:** Cowdenbeath

**Proposal:** Certificate of lawfulness for siting of mobile residential accommodation

**Location:** Millbank Cantsdam Road Kelty Fife KY4 0HB

**Applicant:** Mr Derek Allan Millbank Cantsdam Road Kelty Scotland KY4 0HB

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

### **Application Refused**

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

1. Taking into account the history of physical separation between the "Rear Garden" area and the rest of the application site, that the area will have been rendered unusable due to invasive species over many years, and noting that a plan accompanying a 2005 pre-application enquiry includes the existing dwellinghouse and its curtilage but excludes this area, it is not considered that the area is part of the same curtilage, rather a separate planning unit. The use of the accommodation would also not be dependent on the existing dwellinghouse.

The accommodation would be assembled from more than two sections, incorporating larch cladding and roof tiles in addition to the two sections. As such, it is considered that the accommodation cannot be considered a caravan in terms of the Caravan Sites and Control of Development Act 1960 (as amended), rather it is a building or structure.

As such, it is considered that the proposal for mobile residential accommodation involves building operations and a material change of use in land rather than being ancillary, such that development is involved. As the proposed use of the accommodation includes for purposes that would not be incidental to the enjoyment of the dwellinghouse, there is no scope for the development to be considered permitted development. As such, planning permission is required.

18 **Application No:** 22/04304/FULL **Date Decision Issued:** 09/02/2023

**Ward:** Cowdenbeath

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

**Location:** 3 Fleming Court Crossgates Fife KY4 8EH

**Applicant:** Mr David Colliar 3 Fleming Court Crossgates KY4 8EH

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

**Application Permitted with Conditions**

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

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. For the avoidance of doubt, no clear glazed windows shall be installed in the first floor of the east-facing or north-facing elevations of the house, unless otherwise agreed in writing with the Planning Authority.

**Reason(s):**

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

19 **Application No:** 23/00205/CLP

**Date Decision Issued:** 09/02/2023

**Ward:** Cowdenbeath

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

**Location:** 32 Ramsey Crescent Crossgates Cowdenbeath Fife KY4 8FF

**Applicant:** Mr W Smith 32 Ramsey Crescent Crossgates Cowdenbeath Fife KY4 8FF

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

**Application Permitted - no conditions**

20 **Application No:** 22/02086/FULL

**Date Decision Issued:** 10/02/2023

**Ward:** Cowdenbeath

**Proposal:** Change of use from open space to form container and caravan storage site (Class 6) (Retrospective)

**Location:** Land Adjacent To Dunroming Factory Road Cowdenbeath Fife

**Applicant:** Mr James McPhee 120 Auchterderran Road Lochgelly uk ky5 9dj

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

### **Application Refused**

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

1. In the interest of safeguarding the Cowdenbeath town centre. The proposed use would not attract people into the surrounding area nor contribute towards the vitality and viability of the town centre and the local economy. Furthermore, the proposed development could have a prejudicial impact on the designated development site to the west. As such, the proposal would be contrary to Policies 1 and 6 of the Adopted FIFEplan Local Development Plan (2017).
2. In the interests of road safety; the proposed development would result in the intensification of vehicular traffic movements over a sub-standard access, therefore having 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.
3. In the interest of flood prevention and the water environment; no evidence has been submitted to demonstrate that the proposed development would not increase the risk of flooding from all sources (including surface water drainage measures) on the site or elsewhere, thereby failing to demonstrate that there would be no significant detrimental impact with regard to flooding/drainage, contrary to Policy 1: Development Principles and Policy 12: Flooding and the Water Environment of the Adopted FIFEplan 2017.
4. In the interest of residential amenity; it is considered that the proposed development would result in a significant detrimental impact on the residential amenity of neighbouring properties, contrary to Policy 1: Development Principles and Policy 10: Amenity of the adopted FIFEplan Fife Local Development Plan (2017).

21 **Application No:** 23/00012/FULL **Date Decision Issued:** 10/02/2023

**Ward:** Cowdenbeath

**Proposal:** Single storey extension to front, single storey extension to rear and infill extension to side of dwellinghouse

**Location:** 53 Springhill Brae Crossgates Cowdenbeath Fife KY4 8BQ

**Applicant:** Mr P Tang 53 Springhill Brae Crossgates KY4 8BQ

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

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

22 **Application No:** 23/00177/CLP

**Date Decision Issued:** 14/02/2023

**Ward:** Cowdenbeath

**Proposal:** Certificate of lawfulness (proposed) for erection of domestic outbuilding

**Location:** 114 Oakfield Street Kelty Fife KY4 0BX

**Applicant:** Mr Mark Thomson 114 Oakfield Street Kelty Fife KY4 0BX

**Agent:** Callum Watson 5 5 Brickhall Place Bridge of Earn United Kingdom PH2 9AN

**Application Permitted - no conditions**



23 **Application No:** 22/03944/FULL

**Date Decision Issued:** 23/01/2023

**Ward:** Cupar

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

**Location:** Gilliesfaulds Drum Road Cupar Muir Cupar Fife KY15 4HX

**Applicant:** Mr Mark Reynolds Gilliesfaulds Drum Road Cupar Muir Cupar Fife KY15 4HX

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

**Application Permitted with Conditions**

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

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. PRIOR TO COMMENCING WORKS ON THE SINGLE STOREY SIDE EXTENSION HEREBY APPROVED, the new parking layout and extended vehicular access as shown on approved drawing 02 shall be provided in accordance with the current Fife Council Transportation Development Guidelines and thereafter maintained and kept available as such.
3. FOR THE AVOIDANCE OF DOUBT, and unless otherwise approved in writing with this Planning Authority, the current footpath crossing serving the existing driveway shall be extended as shown on approved drawing 02 using matching materials and have a width, as measured from the road carriageway edge, of no less than 2.0 metres.

**Reason(s):**

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interest of road and pedestrian safety; to ensure that adequate off street parking exists to accommodate the proposal.
3. In the interest of road safety; to avoid the spread of loose deleterious onto the public road.

24 **Application No:** 22/04189/FULL

**Date Decision Issued:** 24/01/2023

**Ward:** Cupar

**Proposal:** Erection of domestic outbuilding

**Location:** Park House Westfield Road Cupar Fife KY15 5DR

**Applicant:** Mr Derek Tyson Park House Westfield Road Cupar Fife KY15 5DR

**Agent:** Matt Milner 16 WESTFIELD AVENUE CUPAR United Kingdom KY15 5AA

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

25 **Application No:** 22/03589/FULL

**Date Decision Issued:** 25/01/2023

**Ward:** Cupar

**Proposal:** Installation of flue

**Location:** Kintore Westfield Road Cupar Fife KY15 5DR

**Applicant:** Mr Michael & Christine Armstrong & South Kintore Westfield Road Cupar  
Scotland KY15 5DR

**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.

26 **Application No:** 22/04087/FULL

**Date Decision Issued:** 26/01/2023

**Ward:** Cupar

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

**Location:** 3 Woodburn Road Ceres Cupar Fife KY15 5NP

**Applicant:** Miss Kayleigh Loftus 3 Woodburn Road Ceres Cupar Fife KY15 5NP

**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.

27 **Application No:** 22/03830/CLE

**Date Decision Issued:** 02/02/2023

**Ward:** Cupar

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

**Location:** 48 Edenbank Road Cupar Fife KY15 4UA

**Applicant:** Ms Maureen Leonard 12 Sevenacres Lane Thingwall Wirral UK CH61 7XY

**Agent:**

**Application Permitted - no conditions**

28 **Application No:** 22/03709/FULL **Date Decision Issued:** 03/02/2023

**Ward:** Cupar

**Proposal:** Installation of replacement windows and external repainting

**Location:** 15 Ladywynd Cupar Fife KY15 4DE

**Applicant:** Mr Mark Edwards 15 Ladywynd Cupar Scotland KY15 4DE

**Agent:** Ian White 230 Methilhaven Road Methil Scotland KY8 3LD

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

29 **Application No:** 23/00224/CLP

**Date Decision Issued:** 06/02/2023

**Ward:** Cupar

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

**Location:** 10 Beech Bank Cupar Fife KY15 5BZ

**Applicant:** Mr A MacLeod 10 Beech Bank Cupar United Kingdom KY15 5BZ

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

**Application Permitted - no conditions**

30 **Application No:** 22/04182/LBC

**Date Decision Issued:** 07/02/2023

**Ward:** Cupar

**Proposal:** Listed building consent for internal alterations to flatted dwelling

**Location:** 32 Crossgate Cupar Fife KY15 5HH

**Applicant:** Mr Andrew Peden 32 Crossgate Cupar Fife KY15 5HH

**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.



31 **Application No:** 22/03199/PPP

**Date Decision Issued:** 10/02/2023

**Ward:** Cupar

**Proposal:** Planning Permission in Principle for the erection of dwellinghouse including formation of access.

**Location:** Land 350M North East Of Edenbank Farmhouse Dron Dairsie Fife

**Applicant:** R. Todd And Co. Blacketyside Farm Leven Scotland KY8 5PX

**Agent:** Jane Wardrop Cupar Business Centre East Road Cupar Scotland KY15 4SX

### **Application Refused**

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

1. In the interests of protecting road safety; visibility splays of at least 3m x 210m are required in directions, East and West at the access from the site onto the adjacent public road. The visibility splay to the East is restricted to 3m x 170m, the full visibility being unacceptably obstructed for vehicles leaving the site by permanent features, the alignment of the road, which are outwith the control of the applicant. Any intensification of vehicular traffic movements over this sub-standard access would be detrimental to the safety and convenience of all road users, contrary to the Scottish Planning Policy (2014), Policies 1 and 3 of the Adopted FIFEplan - Fife Local Development Plan (2017) and Fife Council's Making Fife's Places (2018) - Appendix G Transportation Development Guidelines.
2. In the interests of protecting road safety; the proposal is to erect a dwellinghouse where more sustainable modes of transport are not readily and safely available to allow people to access local facilities, amenities, shops, schools etc. by trips on public transport or by short walking trips and/or cycling trips. Consequently, the development does not provide for non-car modes of transport and in reality, the development would be car dominant which is against the principles of Scottish Planning Policy (2014), Policies 1 and 3 of the Adopted FIFEplan - Fife Local Development Plan (2017) and Fife Council's Making Fife's Places (2018) - Appendix G Transportation Development Guidelines.
3. In the interests of protecting road safety; Fife Council has a policy against the formation of new vehicular accesses or the increase in use of existing vehicular accesses and junctions on unrestricted distributor roads that are outwith established built up areas. From a transportation point of view, a built-up area is defined as the area within a 30 or 40mph speed limit. The reason for this policy is that such accesses introduce, or increase, traffic turning manoeuvres that conflict with through traffic movements and so increase the probability of crashes occurring, to the detriment of road safety. Taking these issues into account, the proposal is therefore contrary to the Scottish Planning Policy (2014), Policies 1 and 3 of the Adopted FIFEplan - Fife Local Development Plan (2017) and Fife Council's Making Fife's Places (2018) - Appendix G Transportation Development Guidelines.

32 **Application No:** 22/03964/FULL

**Date Decision Issued:** 26/01/2023

**Ward:** Dunfermline Central

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

**Location:** 3 Woodmill Crescent Dunfermline Fife KY11 4AN

**Applicant:** Ms Ann Young 3 Woodmill Crescent Dunfermline Fife KY11 4AN

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

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

33 **Application No:** 22/04046/FULL

**Date Decision Issued:** 26/01/2023

**Ward:** Dunfermline Central

**Proposal:** External alterations to garage to form garden room/store to rear of dwellinghouse

**Location:** 9 Transy Grove Dunfermline Fife KY12 7QP

**Applicant:** Mr I Gourlay 9 Transy Grove Dunfermline KY12 7QP

**Agent:** Colin Watson Exactive House 6 Pitreavie Court Pitreavie Business Park Dunfermline 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.

34 **Application No:** 23/00143/ADV

**Date Decision Issued:** 02/02/2023

**Ward:** Dunfermline Central

**Proposal:** Display of internally illuminated and non-illuminated signage

**Location:** Royal Bank Of Scotland 52 - 54 East Port Dunfermline Fife KY12 7JB

**Applicant:** Company Natwest Group 1 Gogarburn 1st Business House, PO Box 1000  
Edinburgh United Kingdom EH12 1HQ

**Agent:** Kieran Leadbetter 1 1 St Bernard's Row Stockbridge Edinburgh United  
Kingdom EH4 1HW

**Application Permitted - no conditions**

35 **Application No:** 22/04100/FULL

**Date Decision Issued:** 08/02/2023

**Ward:** Dunfermline Central

**Proposal:** Installation of new french doors and replacement windows to rear of flat

**Location:** 80 Chalmers Street Dunfermline Fife KY12 8DG

**Applicant:** Mr Lawrence Jamieson 80 Chalmers Street Dunfermline Fife KY12 8DG

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

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

36 **Application No:** 21/01697/NMV1

**Date Decision Issued:** 09/02/2023

**Ward:** Dunfermline Central

**Proposal:** Erection of one and half storey domestic garage to side of dwellinghouse  
(Non-Material Variation to 21/01697/FULL for amendments to windows)

**Location:** 20 Keavil Place Crossford Dunfermline Fife KY12 8NY

**Applicant:** Mr Andy Terras 20 Keavil Place Crossford Dunfermline Fife KY12 8NY

**Agent:** Peter McLavin 27 Canmore Street Dunfermline Fife KY12 7NU

**Application Permitted - no conditions**

37 **Application No:** 22/04091/FULL

**Date Decision Issued:** 09/02/2023

**Ward:** Dunfermline Central

**Proposal:** Porch extension and erection of outbuilding to front of dwellinghouse

**Location:** 4 Rosebush Crescent Dunfermline Fife KY11 4BG

**Applicant:** Mr & Mrs D & W Fortune 4 Rosebush Crescent Dunfermline KY11 4BG

**Agent:** Gary Pinkerton 30 Bell Street Glasgow G1 1LG

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

38 **Application No:** 22/04102/FULL **Date Decision Issued:** 09/02/2023

**Ward:** Dunfermline Central

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

**Location:** 13 Old Kirk Place Dunfermline Fife KY12 7ST

**Applicant:** Mr and Mrs Grahame & Frances Fraser 13 Old Kirk Place Dunfermline KY12 7ST

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

**Application Permitted with Conditions**

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

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

**Reason(s):**

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



39 **Application No:** 22/04211/ADV

**Date Decision Issued:** 09/02/2023

**Ward:** Dunfermline Central

**Proposal:** Display of one externally illuminated fascia sign

**Location:** First Floor Unit 6 Castle Industrial Centre Queensferry Road Dunfermline Fife

**Applicant:** Fife Kickboxing & Self Defence Academy 6 Castle Business Centre Pitreavie Road Dunfermline Scotland KY11 8NT

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

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

40 **Application No:** 23/00200/CLP

**Date Decision Issued:** 09/02/2023

**Ward:** Dunfermline Central

**Proposal:** Certificate of lawfulness (proposed) for erection of single storey garage extension to side of dwellinghouse

**Location:** 8 Knowehead Road Crossford Dunfermline Fife KY12 8PQ

**Applicant:** Mr & Mrs K Hamill 8 Knowehead Road Crossford Dunfermline Fife KY12 8PQ

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

**Application Permitted - no conditions**

**Ward:** Dunfermline Central

**Proposal:** Planning permission in principle for erection of dwellinghouse (demolition of existing garages)

**Location:** 1 Comely Park Dunfermline Fife KY12 7HU

**Applicant:** Ms Jayne Crossan 1 Comely Park Dunfermline Fife KY12 7HU

**Agent:** Peter Cummins 1 West Road Charlestown Dunfermline Fife KY11 3EW

**Application 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);
  - (i) Details of tree protection measures.
  - (j) A design and access statement detailing the proposed development and its compliance with the relevant policies with regard to the historic environment and how the proposed development will protect and enhance the historic character of the conservation area.
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 Transportation Development Guidelines. 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.

42 **Application No:** 22/04118/CAC

**Date Decision Issued:** 10/02/2023

**Ward:** Dunfermline Central

**Proposal:** Complete Demolition in a Conservation Area

**Location:** 1 Comely Park Dunfermline Fife KY12 7HU

**Applicant:** Ms Jayne Crossan 1 Comely Park Dunfermline KY12 7HU

**Agent:** Peter Cummins 1 West Road Charlestown KY11 3EW

**Application Permitted with Conditions**

**Approve** subject to the following 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 WORKS OF DEMOLITION SHALL TAKE PLACE until construction contracts have been entered into for the replacement development of the site and written evidence of this has been submitted and approved in writing by this Planning Authority. The replacement development shall be for a scheme with valid planning 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 visual amenity; to ensure that this Planning Authority retains effective control over the timing of the development to avoid an unsightly gap in the Conservation Area.

43 **Application No:** 22/01557/NMV1 **Date Decision Issued:** 23/01/2023

**Ward:** Dunfermline North

**Proposal:** Ground remediation works to stabilise shallow mine works associated with Halbeath SDA (Phase 1) (Non Material Variation to relocate the site compound 140m eastwards and extend length of access track)

**Location:** Land To East Of Whitefield Road Dunfermline Fife

**Applicant:** Taylor Wimpey East Scotland Karen Malt 1 Masterton Park South Castle Drive Dunfermline UK KY11 8NX

**Agent:** Geddes Consulting Quadrant 17 Bernard Street Edinburgh UK EH6 6PW

**Application Permitted - no conditions**

44 **Application No:** 22/03733/FULL

**Date Decision Issued:** 27/01/2023

**Ward:** Dunfermline North

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

**Location:** 34 Paton Street Dunfermline Fife KY12 0BU

**Applicant:** Kingdom Housing Association Saltire Centre Pentlandd Court Glenrothes  
Scotland KY6 2DA

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

### **Application Permitted with Conditions**

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

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

45 **Application No:** 22/04136/FULL

**Date Decision Issued:** 01/02/2023

**Ward:** Dunfermline North

**Proposal:** Single storey extension and raised deck to rear, and installation of a door and 2 windows to sides of dwellinghouse

**Location:** 9 Whitefield Rise Dunfermline Fife KY12 0UU

**Applicant:** Mr Calum Cornforth 9 Whitefield Rise Dunfermline KY12 0UU

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

**Application Permitted with Conditions**

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

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

**Reason(s):**

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interest of residential amenity, to mitigate direct overlooking to the immediate neighbouring rear garden area to the south of the site.



46 **Application No:** 22/03855/FULL

**Date Decision Issued:** 02/02/2023

**Ward:** Dunfermline North

**Proposal:** Single storey extension and decking to side, and erection of wall/fence and raised platform to front of dwellinghouse

**Location:** 14 Whitefield Rise Dunfermline Fife KY12 0UU

**Applicant:** Mr Iain Meikle 14 Whitefield Rise Dunfermline KY12 0UU

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

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

47 **Application No:** 22/04226/FULL

**Date Decision Issued:** 02/02/2023

**Ward:** Dunfermline North

**Proposal:** Alterations and installation of dormer extensions to front and rear of dwellinghouse

**Location:** 2 Christie Street Dunfermline Fife KY12 0AQ

**Applicant:** Mr Ryan Poole 2 Christie Street Dunfermline Fife KY12 0AQ

**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.

48 **Application No:** 22/04069/FULL

**Date Decision Issued:** 07/02/2023

**Ward:** Dunfermline North

**Proposal:** Roof alterations to extension to rear of dwellinghouse

**Location:** 121 Rose Street Dunfermline Fife KY12 0QT

**Applicant:** Mrs Emma Greensmith 121 Rose Street Dunfermline KY12 0QT

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

**Application Permitted with Conditions**

**Approve** subject to the following 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:** 22/03722/FULL

**Date Decision Issued:** 10/02/2023

**Ward:** Dunfermline North

**Proposal:** Erection of detached double domestic garage/ancillary residential accommodation, with associated engineering operations and retaining walls/fences/pillars to front, and erection of garden walls and balustrades to side of dwellinghouse

**Location:** 29 Garden Place Townhill Dunfermline Fife KY12 0EW

**Applicant:** Mr & Ms. L Brewer & Bennell 29 Garden Place Townhill KY12 0EW

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

**Application Permitted with Conditions**

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

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. For the avoidance of doubt, the ancillary self-contained accommodation hereby approved shall only be used as domestic accommodation ancillary to the main dwellinghouse, and shall not be sold or let as a permanent separate dwellinghouse.
3. For the avoidance of doubt, no clear glazed windows shall be installed in the north, south or east-facing elevations of the approved garage/ancillary residential accommodation building, unless otherwise agreed in writing with the Planning Authority.

**Reason(s):**

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

50 **Application No:** 22/03891/CLP

**Date Decision Issued:** 16/02/2023

**Ward:** Dunfermline North

**Proposal:** Certificate of Lawfulness - Proposed for installation of rooflights to front and rear of flatted dwelling

**Location:** 28 Shamrock Street Dunfermline Fife KY12 0JQ

**Applicant:** Mr Paul Sanderson 28 Shamrock Street Dunfermline KY12 0JQ

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

**Application Permitted - no conditions**

51 **Application No:** 22/03877/TPN

**Date Decision Issued:** 27/01/2023

**Ward:** Dunfermline South

**Proposal:** Prior Notification for proposed base station telecommunications installation, 20m high Hutchison Engineering Orion SW pole on new T9 root foundation, 3 antennas mounted on upper and 3 antennas mounted to lower spine, installation of 1 x GPS module, 2 x 300mm diameter dishes, 3 RRUs, Yorkshire equipment cabinets and associated ancillary works

**Location:** Street Record Allan Crescent Dunfermline Fife

**Applicant:** Cornerstone 1530 Arlington Business Park Theale Bershire RG7 4SA

**Agent:** WHP Telecoms Julia Marshall Station Court 1A Station Road Guiseley Leeds LS20 8EY

**Application Permitted - no conditions**

**Ward:** Dunfermline South

**Proposal:** Installation of synthetic sports pitch and associated works including installation of boundary fence and floodlights

**Location:** Pitreavie Playing Fields Queensferry Road Dunfermline Fife KY11 8PP

**Applicant:** Ms Karen Masterton The Pavillion Queensferry Road Pitreavie Sports Fields Dunfermline Scotland KY11 8PP

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

### **Application Permitted with Conditions**

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

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. BEFORE ANY WORKS COMMENCE ON SITE; details of the specification of the approved playing pitch shall be submitted to and approved in writing by Fife Council as Planning Authority in consultation with Sportscotland. Thereafter, the development shall be carried out in accordance with any approved details. The synthetic pitch shall be designed and constructed by a recognised (e.g. SAPCA\* registered) specialist pitch contractor.
3. BEFORE ANY WORKS COMMENCE ON SITE; details of a safeguarding scheme which protects the neighbouring pitch areas, and access to these, during the construction period shall be submitted to and approved in writing by Fife Council as Planning Authority. Any approved safeguarding measures shall be retained throughout the construction period.
4. BEFORE THE DEVELOPMENT IS BROUGHT INTO USE; the floodlighting, hereby approved, shall be installed in a manner which prevents spillage of light or glare into any neighbouring public roads or sensitive properties in accordance with the manufacturer's specification and approved details. The floodlighting shall, thereafter, be retained and maintained as such for the lifetime of the development.

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

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. To ensure appropriate design and construction of replacement pitch provision.
3. To protect existing facilities and access to these for users.
4. In the interests of safeguarding the amenity of the surrounding area.

53 **Application No:** 22/04238/TPA

**Date Decision Issued:** 06/02/2023

**Ward:** Dunfermline South

**Proposal:** Prior Notification for Electronic Communication Code Operators - Installation of 15m pole and additional equipment cabinets  
Land adjacent to 72 Aberdour Road, Dunfermline, Fife

**Location:** Land Opposite 72 Aberdour Road Aberdour Road Dunfermline Fife

**Applicant:** CK Hutchison Networks (UK) Limited) 450 Longwater Avenue Reading United Kingdom RG2 6GF

**Agent:** Tom Gallivan 14 Inverleith Place Edinburgh United Kingdom EH3 5PZ

**Application Permitted - no conditions**



54 **Application No:** 23/00193/CLP

**Date Decision Issued:** 06/02/2023

**Ward:** Dunfermline South

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

**Location:** 23 Mackintosh Road Dunfermline Fife KY11 8PX

**Applicant:** Mr Craig McConnell 23 Mackintosh Road Dunfermline Fife KY11 8PX

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

**Application Permitted - no conditions**

**Ward:** East Neuk And Landward

**Proposal:** Formation of temporary car park

**Location:** Street Record St Andrews Road Anstruther Fife

**Applicant:** Mr Stuart Hannell RNLI Scottish Headquarters Ruthvenfield Grove Inveralmond Industrial Estate Perth Scotland PH1 3GL

**Agent:**

**Application Permitted with Conditions**

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

1. BEFORE THE FORMATION OF ANY CAR PARK OR ASSOCIATED ACCESS AREAS START ON SITE, details and samples of the specification and colour of the proposed external finishes shall be submitted for approval in writing by this Planning Authority.
2. PRIOR TO THE FIRST USE OF THE PROPOSED TEMPORARY CAR PARK, the off street car parking and turning layout as shown on Drawing No. PB9049-RHD-ZZ-XX-DR-D-0110 Revision - P04 shall be provided and completed and suitable for use during the temporary operating period.
3. PRIOR TO THE FIRST USE OF THE PROPOSED TEMPORARY CAR PARK, the bus stop facility as shown on Drawing No. PB9049-RHD-ZZ-XX-DR-D-0110 Revision - P04 at the Southeast corner of the car park shall be provided as shown. For the avoidance of doubt, an additional bus stop pole/stance shall be provided at the area to the northwest of the car park, currently annotated as a space for motorcycles/cycle stand.
4. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
5. PRIOR TO THE FIRST USE OF THE PROPOSED TEMPORARY CAR PARK, a passing place shall be provided as shown on Drawing No. PB9049-RHD-ZZ-XX-DR-D-0110 Revision - P04 and shall remain in place for the duration of the operation of the temporary car park.
6. PRIOR TO THE FIRST USE OF THE PROPOSED TEMPORARY CAR PARK, the access junction where the private access track meets with the B9131 public classified road, as shown on Drawing No. PB9049-RHD-ZZ-XX-DR-D-0110 Revision - P04, shall be upgraded to a standard as agreed with the Fife Council Planning Authority on consultation with Fife Council's Network Management Team.
7. PRIOR TO THE FIRST USE OF THE PROPOSED TEMPORARY CAR PARK, visibility splays of 2.4m x 43m shall be provided to the north and to the south at the junction of the vehicular crossing and the B9131 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.
8. PRIOR TO ANY WORKS STARTING ON SITE, full details of adequate wheel cleaning facilities shall be submitted to and approved in writing by Fife Council as Planning Authority. Any subsequent approved details shall, thereafter, be provided and maintained in an operational manner throughout the construction works so that no mud, debris or other deleterious material is carried by vehicles on to the public roads.
9. The permission hereby granted shall be for a period of two years starting from the date of the works starting on site for the related replacement Royal National Lifeboat Institution lifeboat station (application reference number 19/01692/FULL), unless otherwise agreed in writing with this Planning Authority.
10. WITHIN 3 MONTHS OF THE TEMPORARY CAR PARK NO LONGER BEING REQUIRED / OR the replacement RNLI lifeboat station and adjacent associated public car park area (at the Est Shore Harbour Basin) becoming operational, all of the above ground level ancillary features associated with this temporary car park site shall be dismantled and removed from site unless otherwise agreed in writing in advance with this planning authority. For the avoidance of doubt, the removal of all ancillary features can exclude the approved Type 1 rolled aggregate temporary car park ground finish should the landowner wish to retain and reuse it.
11. For the avoidance of doubt, during the lifetime of the temporary park hereby approved, the free shuttle bus service linking the temporary car park facility to the harbour/Anstruther town centre shall be provided as outlined in the submitted supporting Written Statement (Dated 30th November 2022 - as per Fife Council Document Ref 06), unless otherwise agreed in writing with this Planning Authority prior to any requested

changes being made.

**Reason(s):**

1. In order to comply with the 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 protect the rural open countryside setting.
3. In the interest of road safety; to ensure that adequate off-street parking and turning is provided during the period of construction of the new lifeboat station.
4. In the interest of pedestrian safety; to provide a bus pick up point and to avoid unnecessary walking through the parking and car manoeuvring area.
5. In the interest of road safety; to ensure that an adequate passing place is provided during the use of the temporary car parking area to avoid undesirable manoeuvres on and in the vicinity of the public road, and to avoid the possibility of conflict of vehicle movement on the narrow private access track.
6. In the interest of road safety; to ensure the provision of an adequate design layout and construction.
7. In the interest of road safety; to ensure the provision of adequate visibility splays at the junctions of the vehicular access and the public road.
8. In the interest of road safety; to eliminate the deposit of deleterious material on public roads.
9. In the interests of visual amenity; in order that the Planning Authority has the opportunity to review the circumstances pertaining to the consent, which is of a temporary nature.
10. In the interests of visual amenity and sustainable development; in order that the Planning Authority has the opportunity to review the circumstances pertaining to the consent, which is of a temporary nature.
11. In the interests of providing necessary temporary replacement public off-street parking provision during a significant town centre redevelopment and an associated safe and regular free link for displaced car park users within the settlement.

56 **Application No:** 22/03805/FULL

**Date Decision Issued:** 25/01/2023

**Ward:** East Neuk And Landward

**Proposal:** Installation of roof mounted solar panels

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

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

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

**Application Permitted with Conditions**

57 **Application No:** 22/03820/FULL

**Date Decision Issued:** 25/01/2023

**Ward:** East Neuk And Landward

**Proposal:** Single storey extension to rear of dwellinghouse with associated roof terrace, installation of replacement windows and installation of new air source heat pump

**Location:** 4 Main Street Kilconquhar Leven Fife KY9 1LQ

**Applicant:** Mr & Mrs Chris & Sarah Turner 4 Main Street Kilconquhar Leven Fife KY9 1LQ

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

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

58 **Application No:** 22/03846/FULL

**Date Decision Issued:** 25/01/2023

**Ward:** East Neuk And Landward

**Proposal:** Garage conversion to dwellinghouse extension and installation of windows

**Location:** 2 Seaview Row Pittenweem Anstruther Fife KY10 2PQ

**Applicant:** Professor P & Mrs H Mills 2 Seaview Row Pittenweem Anstruther Fife KY10 2PQ

**Agent:** Charlie Bowman 23 Emsdorf Street Lundin Links Leven United Kingdom KY8 6HL

### **Application Permitted with Conditions**

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

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. Prior to the first use of the proposed extension, there shall be 3 No. off street parking spaces provided as shown on Drawing No. 2022/12/PL02 (05 - Proposed Floor Plans, Elevations and Sections) 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.

59 **Application No:** 22/03850/FULL

**Date Decision Issued:** 25/01/2023

**Ward:** East Neuk And Landward

**Proposal:** Alterations and extension to dwellinghouse

**Location:** 9 Rankeillor Street Elie Leven Fife KY9 1DJ

**Applicant:** Mr Chris Grier 9 Rankeillor Street Elie Leven Fife KY9 1DJ

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

**Application Permitted with Conditions**

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

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. BEFORE THE ROOF TERRACE IS BROUGHT INTO USE, a solid privacy screen to an overall height of 1.8 metres to each side of the roof terrace shall be erected and thereafter permanently retained as such for the lifetime of the roof terrace.
3. FOR THE AVOIDANCE OF DOUBT, a traditional mortar mix shall be used consisting of lime and aggregate (no cement) to any works to the mutual stone walls. Any stone repair works shall be constructed in a natural stone of a colour and coursing to match the existing stonework.
4. FOR THE AVOIDANCE OF DOUBT, the proposed windows and doors hereby approved shall be finished in white painted timber frames with no visible external trickle vents.

**Reason(s):**

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

60 **Application No:** 22/03851/LBC

**Date Decision Issued:** 25/01/2023

**Ward:** East Neuk And Landward

**Proposal:** Listed Building Consent for alterations and extension to dwellinghouse

**Location:** 9 Rankeillor Street Elie Leven Fife KY9 1DJ

**Applicant:** Mr Chris Grier 9 Rankeillor Street Elie Leven Fife KY9 1DJ

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

**Application Permitted with Conditions**

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

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. FOR THE AVOIDANCE OF DOUBT, a traditional mortar mix shall be used consisting of lime and aggregate (no cement) to any works to the mutual stone walls. Any stone repair works shall be constructed in a natural stone of a colour and coursing to match the existing stonework.
3. FOR THE AVOIDANCE OF DOUBT, the proposed windows and doors hereby approved shall be finished in white painted timber frames with no visible external trickle vents.

**Reason(s):**

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



61 **Application No:** 22/03585/FULL **Date Decision Issued:** 26/01/2023

**Ward:** East Neuk And Landward

**Proposal:** Installation of a new and replacement windows to dwellinghouse

**Location:** 25 George Terrace St Monans Anstruther Fife KY10 2AY

**Applicant:** Mr & Mrs E & J Feamster 25 George Terrace St Monans Anstruther Fife KY10 2AY

**Agent:** Fermin Beltran Dos Santos Unit 3 15 Station Road St Monans Fife KY102BL

**Application Permitted with Conditions**

**Approve** subject to the following 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.

62 **Application No:** 22/03714/FULL **Date Decision Issued:** 26/01/2023

**Ward:** East Neuk And Landward

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

**Location:** 19 Waid Terrace Anstruther Fife KY10 3EZ

**Applicant:** Mr S Small 19 Waid Terrace Anstruther Fife KY10 3EZ

**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:** East Neuk And Landward

**Proposal:** Planning permission in principle for the erection of a dwellinghouse and formation of vehicular access (Renewal of 19/02228/PPP)

**Location:** The Ridge Peat Inn Cupar Fife KY15 5LH

**Applicant:** Mr & Mrs Burns The Ridge Peat Inn Cupar Scotland KY15 5LH

**Agent:**

**Application Permitted with Conditions**

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

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. BEFORE THE COMMENCEMENT OF THE DEVELOPMENT HEREBY APPROVED, an application for the approval of matters specified in conditions shall be submitted to and approved in writing by the planning authority, together with the requisite details, including:
  - a) A detailed layout plan of the site showing the siting of the proposed house, details of vehicular access and parking provision within the site and details of all walls, gates, fences or other boundary treatments to be erected, as well as bin stores or other ancillary structures;
  - b) Detailed plans, sections and elevations of the proposed house, indicating the colour and type of materials to be used on the external walls, roof and windows;
  - c) Details of the design, materials and finishes of any walls, gates, fences or other means of enclosure and other ancillary structures;
  - d) Details of all hard surfacing and kerbing;

Development shall thereafter be carried out in accordance with the approved details or such alternatives as may be agreed in writing with the Planning Authority.

3. The scheme of landscaping approved in accordance with Condition 1 above shall be carried out and completed within six months of the building either being completed or brought into use, whichever is the earlier date.
4. BEFORE THE COMMENCEMENT OF THE DEVELOPMENT HEREBY APPROVED, details of the means for protecting trees outwith the site but along the boundaries, and any other trees on site to be retained, shall have been submitted to and approved by the Planning Authority as part of an application for the approval of matters specified in conditions.
5. The tree protection measures approved in terms of Condition 4 above shall have been put in place BEFORE ANY WORK ON THE DEVELOPMENT HEREBY APPROVED IS BEGUN, including site clearance, and shall be retained until the development is completed. Within the area enclosed by fencing there shall be no excavation, no removal of soil, no placing of additional soil, no storage of any kind, disposal of any waste or fires lit. These works shall be carried out in accordance with BS5837:2012 Trees in Relation to Design, Demolition and Construction - Recommendations.
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](http://www.fifedirect.org.uk/contaminatedland).

7. 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 6. 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.

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

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

9. BEFORE THE FIRST OCCUPATION OF THE DWELLINGHOUSE HEREBY APPROVED, all access driveways shall have been constructed at a gradient not exceeding 1 in 10 (10%) and shall have appropriate vertical curves to ensure adequate ground clearance for vehicles. For the avoidance of doubt, the first two metre length of the driveway to the rear of the public footway/road/verge shall be constructed in a paved material (not concrete slabs).
10. BEFORE THE FIRST OCCUPATION OF THE DWELLINGHOUSE HEREBY APPROVED, all works carried out on or adjacent to the public roads shall have been constructed and completed in accordance with the current Fife Council Transportation Development Guidelines.
11. BEFORE THE FIRST OCCUPATION OF THE DWELLINGHOUSE HEREBY APPROVED, visibility splays of 2m x 43m shall be provided to the North and to the South at the junction of the vehicular crossing and the B940 classified public road and thereafter maintained in perpetuity, clear of all obstructions exceeding 0.6 metres above the adjoining carriageway level, in accordance with the current Fife Council Transportation Development Guidelines.
12. BEFORE THE FIRST OCCUPATION OF THE DWELLINGHOUSE HEREBY APPROVED, 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 have been provided within the curtilage of the site in accordance with the current Fife Council Parking Standards. The parking spaces shall be retained throughout the lifetime of the development for the purposes of off street parking.
13. BEFORE THE FIRST OCCUPATION OF THE DWELLINGHOUSE HEREBY APPROVED, there shall have been 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.
14. The landscape scheme approved in terms of Condition 1 above shall include details of replacement and additional indigenous planting.

**Reason(s):**

1. In order to comply with the 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. Permission is granted in principle only; no details were submitted with the application and detailed consideration is required in relation to the matters referred to.
3. To ensure the landscaping is carried out and becomes successfully established.
4. To ensure that the trees and landscaping to be retained are protected from damage during development; to protect the appearance of the surrounding rural area.
5. To ensure that the trees and landscaping to be retained are protected from damage during development; to protect the appearance of the surrounding rural area.
6. To ensure potential risk arising from previous land uses has been investigated and any requirement for remedial actions is suitably addressed.
7. To provide satisfactory verification that remedial action has been completed to the planning authority's satisfaction.
8. To ensure all contamination within the site is dealt with.
9. In the interests 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.
10. In the interests of road and pedestrian safety; to ensure the provision of an adequate design layout and construction.
11. In the interests of road safety; to ensure the provision of adequate visibility at the junctions of the vehicular access and the public road.
12. In the interests of road safety. To ensure the provision of an adequate off street parking facilities.
13. 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.
14. To ensure the development is integrated into and in keeping with the surrounding rural area.

64 **Application No:** 22/02359/FULL **Date Decision Issued:** 01/02/2023

**Ward:** East Neuk And Landward

**Proposal:** Installation of glass panels on existing roof (retrospective)

**Location:** 1 The Vennel Elie Leven Fife KY9 1DR

**Applicant:** Mr Allan Lindsay East Cottage Shore Earlsferry Leven UK KY9 1AP

**Agent:**

**Application Permitted - no conditions**

65 **Application No:** 22/03870/FULL

**Date Decision Issued:** 02/02/2023

**Ward:** East Neuk And Landward

**Proposal:** Alterations and single storey extension to rear and side of dwellinghouse

**Location:** 67 Pittenweem Road Anstruther Fife KY10 3DT

**Applicant:** Mr and Mrs Craig and Debbie Harley 67 Pittenweem Road Anstruther Fife KY10 3DT

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

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

66 **Application No:** 22/03986/FULL **Date Decision Issued:** 02/02/2023

**Ward:** East Neuk And Landward

**Proposal:** Erection of domestic shed

**Location:** The Roundel 34 Main Street Kilconquhar Leven KY9 1LQ

**Applicant:** Mr John Fingland The Roundel 34 Main Street Kilconquhar Leven KY9 1LQ

**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.



67 **Application No:** 22/01211/FULL

**Date Decision Issued:** 03/02/2023

**Ward:** East Neuk And Landward

**Proposal:** Change of use in part from agricultural shed and agricultural land to alpaca tourist/visitor facility (mixed use) (sui generis) (retrospective)

**Location:** Bowbridge Farm Peat Inn Falfield Largoward Cupar Fife KY15 5LL

**Applicant:** Mr Paul Johnson Bowbridge Farm Peat Inn Falfield Largoward Cupar Fife KY15 5LL

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

### **Application Permitted with Conditions**

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

1. That the use hereby authorised shall cease on the 31st May 2023, unless by this date the two accesses as annotated on Drawing No. GW-101 Revision 3 dated Sept 22 (01 - LOCATION AND SITE PLAN) have been closed off by permanent means to all vehicular traffic. For the avoidance of doubt, each access shall be stopped up by continuing the grass verge which exists at either side of each access across the junction of the access with the public road and thereafter both accesses shall remain closed off in perpetuity.
2. That the use hereby authorised shall cease on the 31st May 2023, unless by this date the off-street parking spaces as shown on Drawing No. GW-101 Revision 3 dated Sept 22 (01 - LOCATION AND SITE PLAN), in accordance with the current Appendix G (Transportation Development Guidelines) of Making Fife's Places. The parking spaces shall be retained throughout the lifetime of the development for the purposes of off street parking.

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

1. In the interest of road safety; to ensure that the continued use of substandard accesses cease and that there is only one access to and from the site.
2. In the interest of road safety; to ensure that adequate off street parking exists to accommodate the vehicular trips generated by the proposal.

68 **Application No:** 22/03839/FULL

**Date Decision Issued:** 03/02/2023

**Ward:** East Neuk And Landward

**Proposal:** External alterations to allow change of use from cafe (Class 3) to cheese production unit (Class 4) and erection of warehouse extension (Class 6)

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

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

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

**Application Permitted with Conditions**

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

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. The total noise from all plant, machinery or equipment shall be such that any associated noise complies with NR 25 in bedrooms, during the night; and NR 35 during the day in all habitable rooms, when measured within any relevant noise sensitive property, with windows open for ventilation.

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

**Reason(s):**

1. In order to comply with the 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.

69 **Application No:** 22/03927/LBC

**Date Decision Issued:** 03/02/2023

**Ward:** East Neuk And Landward

**Proposal:** Listed Building Consent for the installation of solar panels to the rear elevations of the dwellinghouse

**Location:** 14 Main Street Kilconquhar Leven Fife KY9 1LQ

**Applicant:** Mrs Adrienne Borrows 14 Main Street Kilconquhar Leven Fife KY9 1LQ

**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.

70 **Application No:** 22/03928/FULL

**Date Decision Issued:** 03/02/2023

**Ward:** East Neuk And Landward

**Proposal:** Installation of solar panels to the rear elevations of the dwellinghouse

**Location:** 14 Main Street Kilconquhar Leven Fife KY9 1LQ

**Applicant:** Mrs Adrienne Borrows 14 Main Street Kilconquhar Leven Fife KY9 1LQ

**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.

71 **Application No:** 22/03984/FULL **Date Decision Issued:** 03/02/2023

**Ward:** East Neuk And Landward

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

**Location:** 8 Milne Gardens Crail Anstruther Fife KY10 3SG

**Applicant:** Mr Paul Shiells 8 Milne Gardens Crail Anstruther Fife KY10 3SG

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

**Application Permitted with Conditions**

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

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. All proposed external finishing materials including roofing materials, shall match those of the existing building in size, type, colour, specification and texture unless otherwise agreed in writing with Fife Council as Planning Authority.

**Reason(s):**

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

72 **Application No:** 22/03265/LBC

**Date Decision Issued:** 08/02/2023

**Ward:** East Neuk And Landward

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

**Location:** St Margarets 54 James Street Pittenweem Fife KY10 2QN

**Applicant:** Dr Siobhan Allan St Margarets 54 James Street Pittenweem Fife KY10 2QN

**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 hereby approved shall be finished externally in white painted timber framed windows, 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 and the Pittenweem Conservation Area are maintained.

73 **Application No:** 22/03266/FULL

**Date Decision Issued:** 08/02/2023

**Ward:** East Neuk And Landward

**Proposal:** Installation of replacement windows to dwellinghouse

**Location:** St Margarets 54 James Street Pittenweem Anstruther Fife KY10 2QN

**Applicant:** Dr Siobhan Allan St Margarets 54 James Street Pittenweem Anstruther Fife  
KY10 2QN

**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 hereby approved shall be finished externally in white painted timber framed windows, 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 and the Pittenweem Conservation Area are maintained.

74 **Application No:** 22/03946/FULL

**Date Decision Issued:** 08/02/2023

**Ward:** East Neuk And Landward

**Proposal:** Replacement windows and external finishes and enlargement of opening to garden wall to create parking

**Location:** 2 Ellice Street Cellardyke Anstruther Fife KY10 3HJ

**Applicant:** Ms Karen Kartrieber 2 Ellice Street Cellardyke Anstruther Fife KY10 3HJ

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

**Application Permitted with Conditions**

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

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. Prior to the first use of the proposed off street parking space, the off street parking space shall have minimum dimensions of 2.9m wide x 8.0m in length.
3. Prior to the first use of the proposed off street parking space, the first two metre length of the driveway to the rear of the public road shall be constructed in a paved material (not concrete slabs).
4. Prior to the first use of the proposed off street parking space, visibility splays of 2.0m x 2.5m shall be provided to the left and to the right at the junction of the vehicular crossing and the adjacent public road and thereafter be maintained in perpetuity, clear of all obstructions exceeding 1.05 metres above the adjoining carriageway level, insofar as lies within the applicant's control, 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 that the off street parking space is of sufficient dimensions to allow for ease of manoeuvrability into and out of the parking space.
3. In the interest of road safety; to ensure that no deleterious material is dragged on to the public road.
4. In the interest of road safety; to ensure the provision of adequate visibility splays at the junctions of the vehicular access and the public road.



75 **Application No:** 22/04070/LBC

**Date Decision Issued:** 08/02/2023

**Ward:** East Neuk And Landward

**Proposal:** Listed Building Consent to demolish existing conservatory and upgrade to existing doors to dwellinghouse

**Location:** Gibliston Mill Gibliston Colinsburgh Leven Fife KY9 1JS

**Applicant:** Ms Charlotte Lorimer Gibliston Mill Gibliston Colinsburgh Leven Fife KY9 1JS

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

**Application Permitted with Conditions**

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

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. FOR THE AVOIDANCE OF DOUBT, the proposed external doors hereby approved shall be finished in small pane white painted timber to match the design and style of the existing doors. The astragal detail should cut through the glass with no visible trickle vents.

**Reason(s):**

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

**Ward:** East Neuk And Landward**Proposal:** Extension to golf course including engineering operations and other ancillary works**Location:** St Andrews Bay Kingask St Andrews Fife**Applicant:** Mr Bank of America Tower 12 Suite 2601A Harcourt Road Central Hong Kong SAR**Agent:** Phil Pritchett PO Box 8052 Edinburgh United Kingdom EH16 5ZF**Application Permitted with Conditions****Approve** subject to the following 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 first use of the proposed vehicular access, visibility splays of 3m x 210m shall be provided to the East and to the West at the junction of the vehicular crossing and the A917 public classified road and thereafter maintained for the lifetime of the development, clear of all obstructions exceeding 1.05 metres above the adjoining carriageway level, insofar as lies within the applicant's control, in accordance with the current Fife Council Transportation Development Guidelines.
3. Prior to any work starting on site, details of wheel cleaning facilities shall be submitted and approved by this Planning Authority. The wheel cleaning facility shall thereafter be installed and maintained prior to commencement of site works and for the complete duration of the works.
4. Prior to any work starting on site, the development shall proceed in accordance with the terms of the Traffic Management Plan.
5. Prior to any work starting on site, 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.
6. On the completion of the construction process of the upgrade to the golf course, the temporary construction access shall be closed off to all vehicular traffic by permanent means and re-instated to the former state it was, prior to the opening being formed.
7. Prior to any work starting on site, the construction of the vehicular crossing over the roadside verge shall be carried out in accordance with the current Fife Council Specification for Roadworks and to the satisfaction Fife Council as Planning Authority.
8. The recommendations and mitigation measures set out within the Preliminary Ecological Appraisal (ITPENEGISED, St Andrews Bay Preliminary Ecological Appraisal, 24.03.2021) shall be implemented in full, prior to, during and on completion of the development.
9. No development shall commence until a Habitat Management Plan (HMP) has been submitted to and approved in writing by Fife Council, in consultation with NatureScot. The overall objective of the HMP should be to maintain / restore the features of the SSSI to favourable condition. The recommendations of the HMP shall be adhered to thereafter.
10. Vegetation removal shall not take place at any time between March and August (inclusive) in any calendar year, unless checks are undertaken by a suitably qualified and experienced ecologist immediately prior to works commencing, or otherwise agreed in writing with the Planning Authority.
11. 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.
12. Prior to commencement of development, a Construction Environment Management Plan (CEMP) shall be submitted to and approved in writing by Fife Council as Planning Authority.

**Reason(s):**

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interest of road safety; to ensure the provision of adequate visibility at the junctions of the vehicular access and the public road.
3. In the interest of road safety to ensure that no mud, debris or other deleterious material is carried on to the public road.
4. In the interest of road safety; to ensure that the transportation effect of the construction of the development is planned.
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 that access to the golf course reverts to the one access.
7. In the interest of road safety; to ensure the provision of an adequate design layout and construction.
8. In the interest of protected species.
9. In the interest of safeguarding the SSSI.
10. In the interests of ecology, to minimise disruption within the bird breeding season.
11. In order to safeguard the archaeological heritage of the site and to ensure that the developer provides for the adequate investigation, recording and rescue of archaeological remains on the site.
12. To ensure the environment is protected during the construction period.

77 **Application No:** 22/03921/FULL

**Date Decision Issued:** 10/02/2023

**Ward:** East Neuk And Landward

**Proposal:** Alterations and rear extension and side entrance porch to dwellinghouse

**Location:** 15 Pickford Crescent Cellardyke Anstruther Fife KY10 3AT

**Applicant:** Mr Tom Gordon 15 Pickford Crescent Cellardyke Anstruther Fife KY10 3AT

**Agent:**

**Application Permitted with Conditions**

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

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. BEFORE THE EXTENSION HEREBY APPROVED BECOMES OCCUPIED, the existing boundary screen fence between No's 15 and 17 Pickford Crescent shall be raised to a minimum height of 2 metres above the adjacent garden ground level. For the avoidance of doubt the fence shall be raised for a distance from the rear (south west elevation) of the main dwelling for the full width of the approved extension. Thereafter the screen fence shall be completed in full and shall remain as such in perpetuity unless otherwise agreed in writing with this planning authority.

**Reason(s):**

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

78 **Application No:** 22/04215/APN

**Date Decision Issued:** 16/02/2023

**Ward:** East Neuk And Landward

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

**Location:** Land 400M South Of Farmhouse Teuchats Farm Greenside Fife

**Applicant:** Mr John Lyle Cottage 2 Nether Pratis Farm Leven Fife KY8 5NN

**Agent:**

**Application Permitted - no conditions**

79 **Application No:** 23/00151/CLP

**Date Decision Issued:** 30/01/2023

**Ward:** Glenrothes Central And Thornton

**Proposal:** Certificate of Lawfulness (Proposed) for the Installation of window to side of dwellinghouse

**Location:** Woodend Station Road Thornton Kirkcaldy Fife KY1 4DP

**Applicant:** Mrs Gillain Ross Woodend Station Road Thornton Kirkcaldy Fife KY1 4DP

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

**Application Permitted - no conditions**

80 **Application No:** 22/03575/FULL

**Date Decision Issued:** 07/02/2023

**Ward:** Glenrothes Central And Thornton

**Proposal:** Installation of electricity substation

**Location:** Unit G4 Eastfield Industrial Estate Blackwood Road Glenrothes Fife KY7 4AL

**Applicant:** AM Phillip Muiryfaulds Forfar Angus Scotland DD8 1XP

**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. 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.

81 **Application No:** 22/03987/FULL **Date Decision Issued:** 08/02/2023

**Ward:** Glenrothes Central And Thornton

**Proposal:** Revised application for change of use from public open space to private garden ground, and erection of relocated shed and fencing to side of dwellinghouse

**Location:** 8 Kinkell Avenue Glenrothes Fife KY7 4QG

**Applicant:** Mr Ross Duncan 8 Kinkell Avenue Glenrothes KY7 4QG

**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.



82 **Application No:** 22/04241/CLP

**Date Decision Issued:** 30/01/2023

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

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

**Location:** 15 Beechwood Drive Glenrothes Fife KY7 6GE

**Applicant:** Mr Craig Torrens 15 Beechwood Drive Glenrothes Fife KY7 6GE

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

**Application Permitted - no conditions**

83 **Application No:** 22/03206/FULL **Date Decision Issued:** 01/02/2023

**Ward:** Glenrothes North, Leslie And Markinch  
**Proposal:** Erection of detached domestic garage to front/side of dwellinghouse  
**Location:** 15 Cuinin Road Star Glenrothes Fife KY7 6ZB  
**Applicant:** Mr & Mrs Campbell 15 Cuinin Road Star KY7 6ZB  
**Agent:** Mark Mclelland 3 Haig Place Windygates KY8 5EE

**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.
2. The colour and materials for the proposed garage shall match those of the existing dwellinghouse.

**Reason(s):**

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

84 **Application No:** 22/03248/FULL

**Date Decision Issued:** 02/02/2023

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

**Proposal:** Erection of dwellinghouse and formation of access

**Location:** 56 Main Street Milton Of Balgonie Glenrothes Fife KY7 6PX

**Applicant:** Mr J Stevenson 56 Main Street Milton Of Balgonie UK KY7 6XP

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

**Application Permitted with Conditions**

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

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. Prior to the first occupation of the dwelling, the construction of the vehicular crossing of the footway shall be carried out in accordance with the current Fife Council Making Fife's Places Appendix G.
3. Prior to the first occupation of the dwelling, all access driveways shall be constructed at a gradient not exceeding 1 in 10 (10%) and shall have appropriate vertical curves to ensure adequate ground clearance for vehicles.
4. Prior to the first occupation of the dwelling, visibility splays 2m x 25m shall be provided and maintained clear of all obstructions exceeding 600mm in height above the adjoining road channel level, at the junction of the vehicular access and the public road, in accordance with the current Fife Council Making Fife's Places Appendix G. The visibility splays shall be retained for the lifetime of the development.
5. Prior to the first occupation of the dwelling, there shall be provided within the curtilage of the site 2 parking spaces for vehicles in accordance with the current Fife Council Making Fife's Places Appendix G and as per the layout shown on Drawing No HR-102. 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 an adequate design layout and construction.
3. In the interest of road safety; to ensure the provision of an adequate design layout and construction.
4. In the interest of road safety; to ensure the provision of adequate visibility at road junctions etc.
5. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.

85 **Application No:** 22/01307/LBC

**Date Decision Issued:** 03/02/2023

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

**Proposal:** Listing building consent for external and internal alterations, and installation of replacement windows and rooflights to front, sides and rear of dwellinghouse

**Location:** Compton House Coaltown Road Markinch Glenrothes Fife KY7 6HD

**Applicant:** Mr & Mrs Peggie Compton House Coaltown Road Markinch KY7 6HD

**Agent:** Joe Narsapur Eden Park House Eden Park Cupar 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.

86 **Application No:** 22/04284/FULL **Date Decision Issued:** 03/02/2023

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

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

**Location:** 23 Beechwood Avenue Glenrothes Fife KY7 6GD

**Applicant:** Kevin Carr & Jill Lowe 23 Beechwood Avenue Glenrothes KY7 6GD

**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.

87 **Application No:** 22/03735/FULL

**Date Decision Issued:** 08/02/2023

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

**Proposal:** Installation and upgrade of telecommunications equipment at roof level of building

**Location:** West Mill Balgonie Road Markinch Fife

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

**Agent:** Sam Wismayer Station Court 1A Station Road Guiseley Leeds 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. In the event that equipment becomes obsolete or redundant it must be removed and the site reinstated. Details of the proposed reinstatement shall be submitted for approval in writing by this Planning Authority WITHIN 2 MONTHS of the equipment ceasing to operate, and the reinstatement works shall be completed WITHIN 3 MONTHS of this Planning Authority's approval of the reinstatement scheme, or for another period as agreed in writing with Fife Council as Planning Authority.

**Reason(s):**

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. To minimise the level of visual intrusion, and ensure the reinstatement of the site to a satisfactory standard.

88 **Application No:** 22/03736/LBC

**Date Decision Issued:** 08/02/2023

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

**Proposal:** Listed building consent for installation and upgrade of telecommunications equipment at roof level of building

**Location:** West Mill Balgonie Road Markinch Fife

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

**Agent:** Sam Wismayer Station Court 1A Station Road Guiseley Leeds 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. In the event that equipment becomes obsolete or redundant it must be removed and the site reinstated. Details of the proposed reinstatement shall be submitted for approval in writing by this Planning Authority WITHIN 2 MONTHS of the equipment ceasing to operate, and the reinstatement works shall be completed WITHIN 3 MONTHS of this Planning Authority's approval of the reinstatement scheme, or for another period as agreed in writing with Fife Council as Planning Authority.

**Reason(s):**

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. To minimise the level of visual intrusion, and ensure the reinstatement of the site to a satisfactory standard.

89 **Application No:** 22/04299/FULL **Date Decision Issued:** 08/02/2023

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

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

**Location:** 30 Leslie Mains Glenrothes Fife KY6 3FB

**Applicant:** Mr Stuart Bell 30 Leslie Mains Glenrothes KY6 3FB

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

**Application Permitted with Conditions**

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

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

**Reason(s):**

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



**Ward:** Glenrothes West And Kinglassie

**Proposal:** Mixed-use development comprising the erection of 20 dwellinghouses (4 affordable houses); erection of mixed-use commercial building comprising of a nursery, 4 offices and a cafe (Classes 10, 4 and 3 respectively); and associated infrastructure including formation of car parking and landscaping

**Location:** Former Police Station Napier Road Glenrothes Fife KY6 1HN

**Applicant:** Lomond Group (Scotland) Ltd Unit 5 Baltimore Road Glenrothes KY6 2PJ

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

### **Conditional Approval/Legal Agreement**

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

1. The total noise from any proposed extraction/ventilation/air handling systems servicing the proposed commercial development units shall be such that any associated noise does not exceed 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. WITHIN THREE MONTHS OF THE DEVELOPMENT BEING BROUGHT INTO USE; written evidence demonstrating that the aforementioned noise rating levels have been achieved shall be submitted to and approved in writing by 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. NO DEVELOPMENT SHALL COMMENCE ON SITE until the risk of actual or potential land contamination at the site has been investigated and a Preliminary Risk Assessment (Phase I Desk Study) has been submitted by the developer to and approved in writing by the planning authority. Where further investigation is recommended in the Preliminary Risk Assessment, no development shall commence until a suitable Intrusive Investigation (Phase II Investigation Report) has been submitted by the developer to and approved in writing by the planning authority. Where remedial action is recommended in the Phase II Intrusive Investigation Report, no development shall commence until a suitable Remedial Action Statement has been submitted by the developer to and approved in writing by the planning authority. The Remedial Action Statement shall include a timetable for the implementation and completion of the approved remedial measures.

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

4. 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 1. 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. All works done on or adjacent to existing public roads shall be constructed in accordance with the current Fife Council Transportation Development Guidelines
7. All roads and associated works serving the proposed development shall be constructed in accordance with the current Fife Council Transportation Development Guidelines to a standard suitable for adoption
8. Prior to the occupation of each house, its access driveway shall be constructed to the satisfaction of Fife Council as Planning Authority at a gradient not exceeding 1 in 10 (10%).
9. Prior to occupation of the first house or mixed-use unit, visibility splays 2.5 metres x 25 metres shall be provided and maintained clear of all obstructions exceeding 600mm in height above the adjoining road channel level, at the junction of the access road with Napier Road and the internal junction, in accordance with the current Fife Council Transportation Development Guidelines. The visibility splays shall be retained through the lifetime of the development.
10. All roadside boundary markers being maintained at a height not exceeding 600mm above the adjacent road channel level through the lifetime of the development.
11. Prior to occupation of each house, the off-street parking for that house as shown on the proposed site plan (Document 03A) shall be provided in accordance with the current Fife Council Parking Standards. The parking spaces shall be retained through the lifetime of the development.
12. Prior to occupation of the first mixed-use unit, the off-street parking as shown on the proposed site plan (Document 03)A to be provided for that part of the development, shall be provided in accordance with the current Fife Council Parking Standards. The parking spaces for the commercial units shall be retained through the lifetime of the development.
13. Adequate wheel cleaning facilities or other operations or measures as approved by Fife Council as Planning Authority being provided and maintained throughout the construction works so that no mud, debris or other deleterious material is carried by vehicles on to the public roads.
14. All landscaping works and open space provision shall be completed in accordance with the details as required by the terms of this planning permission PRIOR TO THE OCCUPATION of the last dwelling house hereby approved. Unless otherwise agreed in writing by this Planning Authority.
15. Prior to occupation of the first dwelling or commercial unit whichever is earlier, the approved SUDs Scheme as specified and hereby approved shall be fully installed, and commissioned. Evidence that the scheme has been signed off by a suitably qualified drainage engineer following installation shall be submitted for the prior written approval of Fife Council as Planning Authority.
16. The mitigation measures addressing the potential noise impacts on residents of the development as set out in the approved Noise Impact Assessment Report Section 8 shall be implemented in full prior to the occupation of each residential property, to include the following measures:
  - a) All dwellings shall be fitted with glazing having a minimal performance of 33 Rw
  - b) Tricklevents for houses not on the most exposed southern edge of the development shall have tricklevents to meet performance of at least 28 Dnew. Houses on the southern edge of the development shall have tricklevents to meet performance of 34 to 35 Dnew.
  - c) Windows on the commercial development shall have a minimum performance of 33 Rw
  - d) If multiple tricklevents are to be installed in any room then each vent will need a performance increase of

$10 \cdot \log(N)$  where N is the number of tricklevents within the room.

e) The wooden fencing on the east boundary of Plots 17,18, 19 and 20 shall be constructed to have a minimum area density of 10 kg/m<sup>2</sup> formed with interlocking or overlapped timber slats in order to form an effective noise barrier between the residential properties and the proposed external nursery area. The fencing shall be erected to the agreed specification prior to the occupation of any of the dwellings specified.

f) A noise management plan shall be prepared and submitted for the prior written approval of Fife Council as Planning Authority prior to the occupation of any of the commercial units. The noise management plan shall conform to the measures set out in Sections 9 and 10 of the Noise Impact Assessment.

17. The dwellings hereby approved on plots 7,8,9 and 10, of the approved plan (Ref 19100 pl(9-)01 ) 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.
18. BEFORE ANY WORKS START ON SITE, details of the future management and aftercare of the proposed landscaping and planting shall be submitted for approval in writing by this Planning Authority. Thereafter the management and aftercare of the landscaping and planting shall be carried out in accordance with these approved details.
19. All planting carried out on site shall be maintained by the developer in accordance with good horticultural practice for a period of 5 years from the date of planting. Within that period any plants which are dead, damaged, missing, diseased or fail to establish shall be replaced annually.
20. BEFORE ANY WORKS START ON SITE, a scheme of landscaping indicating the siting, numbers, species and heights (at time of planting) of all trees, shrubs and hedges to be planted, and the extent and profile of any areas of earthmounding, shall be submitted for approval in writing by this Planning Authority. The scheme as approved shall be implemented within the first planting season following the completion or occupation of the development, whichever is the sooner.
21. BEFORE ANY WORKS START ON SITE, the developer shall submit, details and specifications of the protective measures necessary to safeguard the trees on the site during (demolition) (development) operations. This Planning Authority shall be formally notified in writing of the completion of such measures and no work on site shall commence until the Planning Authority has confirmed in writing that the measures as implemented are acceptable. The protective measures shall be retained in a sound and upright condition throughout the demolition/development operations and no building materials, soil or machinery shall be stored in or adjacent to the protected area, including the operation of machinery.

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

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

13. In the interest of road safety; to eliminate the deposit of deleterious material on public roads.
14. In the interests of visual amenity and effective landscape management; to ensure that adequate measures are put in place to protect the landscaping and planting in the long term.
15. To ensure landscaping works are completed at an appropriate stage in the development of the site.
16. In the interests of visual amenity and to ensure a satisfactory standard of local environmental quality.
17. In order to ensure that no damage is caused to the existing trees during (demolition and) development operations.
18. In the interests of securing an appropriate standard of drainage infrastructure and to mitigate flood risk arising from the development.
19. In the interests of residential amenity.
20. In order to define the terms of the consent
21. In the interests of visual amenity; to ensure that adequate measures are put in place to protect the landscaping and planting in the long term.

91 **Application No:** 22/03919/CLP

**Date Decision Issued:** 14/02/2023

**Ward:** Glenrothes West And Kinglassie

**Proposal:** Certificate of Lawfulness (Proposed) for the delivery, storage and processing of controlled waste storage (up to 280,000 tonnes per annum of controlled waste).

**Location:** Westfield O C C S Fife

**Applicant:** Westfield Energy Recovery Limited Caledonian Exchange 19A Canning Street  
Edinburgh United Kingdom EH3 8EG

**Agent:** Jonathan Maginness Camellia House 76 Water Lane Wilmslow UK SK9 5BB

**Application Permitted - no conditions**

92 **Application No:** 23/00258/CLP

**Date Decision Issued:** 16/02/2023

**Ward:** Glenrothes West And Kinglassie

**Proposal:** Certificate of lawfulness (proposed) for use of commercial motor vehicle garage (Class 5) as commercial motor vehicle garage (Class 5) incorporating MOT testing station use

**Location:** Tyres 4 U Whitehill Industrial Estate 10 Whitehill Road Glenrothes Fife KY6 2RW

**Applicant:** Mr Mark Cunningham 10 Whitehill Industrial Estate Whitehill Glenrothes Fife KY62RW

**Agent:**

**Application Permitted - no conditions**

93 **Application No:** 22/03423/FULL **Date Decision Issued:** 25/01/2023

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

**Proposal:** Change of use of dwellinghouse to short-term holiday let (in retrospect)

**Location:** Lochieheads House Rossie Auchtermuchty Cupar Fife KY14 7EH

**Applicant:** Mr N Skene Lochieheads House Rossie Auchtermuchty Cupar Fife KY14 7EH

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

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

94 **Application No:** 21/01531/NMV1 **Date Decision Issued:** 27/01/2023

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

**Proposal:** Change of use from open space to garden ground and erection of domestic garage (Non Material Variation to substitute cedar wood with cedar wood type composite cladding (colour to match dwellinghouse) to 21/01531/FULL

**Location:** The Fifth Pine Collairnie Cupar Fife KY15 7RX

**Applicant:** Mr James Hutchison 88 Priory Park Road London England NW6 7UN

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

**Application Permitted - no conditions**



95 **Application No:** 21/02965/NMV1      **Date Decision Issued:** 27/01/2023

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

**Proposal:** Alteration and extensions to dwellinghouse (Non-Material Variation to 21/02965/FULL for reduction in size)

**Location:** Lower Lodge Hilton Farm Cairnie Cupar Fife KY15 4QD

**Applicant:** Mrs Patricia Linzee Gordon Lower Lodge Hilton Farm Cairnie Cupar Fife KY15 4QD

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

**Application Permitted - no conditions**

96 **Application No:** 22/02998/FULL **Date Decision Issued:** 02/02/2023

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

**Proposal:** Erection of agricultural building.

**Location:** Ramornie Farmhouse Ladybank Cupar Fife KY15 7SH

**Applicant:** Mr Francis Cuthbert Ramornie Mains Farm Ladybank Cupar Scotland KY15 7SH

**Agent:** James Henderson Brantwood Oliverburn Pitroddie Perth Perthshire PH2 7NU

**Application Permitted with Conditions**

**Approve** subject to the following 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:** 22/04275/DPN

**Date Decision Issued:** 02/02/2023

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

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

**Location:** Wester Glasslie Farm South West Of Falkland Glenrothes Fife KY6 3HQ

**Applicant:** Mr & Mrs Phil & Kim Styles Balgothrie Farm Leslie Glenrothes UK KY6 3HF

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

**Application Permitted - no conditions**

98 **Application No:** 22/03925/FULL **Date Decision Issued:** 15/02/2023

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

**Proposal:** Erection of wall and domestic outbuilding

**Location:** Steps House West Port Falkland Cupar KY15 7BW

**Applicant:** Mr Mrs Rankin Steps House West Port Falkland Cupar KY15 7BW

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

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

99 **Application No:** 22/03311/LBC

**Date Decision Issued:** 30/01/2023

**Ward:** Inverkeithing And Dalgety Bay

**Proposal:** Listed Building Consent for the refurbishment of the existing slate roof and ancillary works

**Location:** Admiralty House St Margarets Hope North Queensferry Fife KY11 1HP

**Applicant:** Chris Tracey BEAR Scotland 1 Administration Building South Queensferry West Lothian EH30 9SF

**Agent:** Keith Perryman BEAR Scotland 1 Administration Building South Queensferry West Lothian EH30 9SF

**Application Permitted with Conditions**

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

1. FOR THE AVOIDANCE OF DOUBT, the CUPA Heavy 3 slates to be used shall be 7-8mm in thickness, 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.

**Ward:** Inverkeithing And Dalgety Bay  
**Proposal:** Change of use from protected open space to allotment site (37 plots) including the erection of boundary fencing and 37 sheds, the siting of two shipping containers and the formation of a parking area. (Renewal of planning permission 19/03103/FULL)  
**Location:** Land To West Of Spittalfield Road Inverkeithing Fife  
**Applicant:** Fife Council Fife House North Street Glenrothes Fife KY7 5LT  
**Agent:** Mrs Clare Hill Community Projects County Buildings St Catherine Street Cupar Fife KY15 4TA

**Application Permitted with Conditions**

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

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. Before the development comes in to use, SIX off street parking spaces will be made available for use within the boundary of the site. These spaces shall be retained for the lifetime of the development.
3. Before the development comes into use, the two shipping containers will be clad in timber (as show in approved drawing No. 4A). The timber cladding shall be retained and maintained for the lifetime of the development
4. IN THE EVENT THAT CONTAMINATION NOT IDENTIFIED BY THE DEVELOPER prior to the grant of this planning permission is encountered during the development, all development works on site (save for site investigation works) shall cease immediately and the local planning authority shall be notified in writing within 2 working days.

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

**Reason(s):**

1. In order to comply with the 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 off street parking is provided before the development comes into use.
3. In the interest of visual amenity; to ensure the shipping containers blend in with the surrounding residential environment.
4. In the interest of ensuring the safe development of potentially contaminated land; to ensure all contamination within the site is dealt with.

**Ward:** Inverkeithing And Dalgety Bay  
**Proposal:** Erection of dwellinghouse (Class 9) with associated parking and development  
**Location:** Vantage Bank Fordell Estate Clockluine Road Hillend Fife KY11 7EY  
**Applicant:** Mr Mike MacNamara 19 Flat 1 19 Exeter Road London United Kingdom NW2 4SJ  
**Agent:** Alasdair Stephen Unit 4, Building 5 Templeton Business Centre 62 Templeton Street Glasgow Scotland G40 1DA

### **Application Refused**

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

1. In the interests of sustainable development; to avoid unplanned, sporadic and ad hoc development contrary to policies 1: Development Principles, 7: Development in the Countryside and 8: Houses in the Countryside of the adopted FIFEplan Fife Local Development Plan (2017).
2. In the interests of safeguarding the character and qualities of the Fordell Firs Garden and Designed Landscape; the applicant having failed to demonstrate recognition of the impacts of the design and layout of the development proposals on same, contrary to the provisions of policies 1: Development Principles, 7: Development in the Countryside, 8: Houses in the Countryside, 10: Amenity, 13: Natural Environment and Access and 14: Built and Historic Environment of the adopted FIFEplan Fife Local Development Plan (2017), Scottish Planning Policy (2014), Making Fife's Places Supplementary Guidance (2018) and Historic Environment Scotland's Managing Change in the Historic Environment series.
3. In the interests of safeguarding trees and natural heritage; the development being situated within the falling distance of trees at their final canopy height, which trees are on the periphery of the Fordell Castle Woods in the Ancient Woodlands Inventory, such as would be expected to lead to pressure for their damage or removal; contrary to Making Fife's Places Supplementary Guidance (2018) and policies 1: Development Principles, 10: Amenity and 13: Natural Environment and Access of the adopted FIFEplan Fife Local Development Plan (2017) in turn.
4. In the interests of surface water and flood risk management; the applicant having failed to demonstrate that the development proposals would not individually or cumulatively increase flooding or flood risk from all sources, including surface water drainage measures; contrary to the provisions of policies 1: Development Principles, 3: Infrastructure and Services and 12: Flooding and the Water Environment of the adopted FIFEplan Fife Local Development Plan (2017) and Fife Council's Design Criteria Guidance on Flooding and Surface Water Management Plan Requirements (2022).

102Application No: 22/02121/FULL

Date Decision Issued: 09/02/2023

**Ward:** Inverkeithing And Dalgety Bay

**Proposal:** Porch extension and formation of balcony and door to rear of dwellinghouse

**Location:** The Old Jail Battery Road North Queensferry Inverkeithing Fife KY11 1JZ

**Applicant:** Miss Julie Henderson The Old Jail Battery Road North Queensferry KY11 1JZ

**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.



103 **Application No:** 22/02122/LBC

**Date Decision Issued:** 09/02/2023

**Ward:** Inverkeithing And Dalgety Bay

**Proposal:** Listed Building Consent for porch extension and formation of balcony and door to rear of dwellinghouse

**Location:** The Old Jail Battery Road North Queensferry Inverkeithing Fife KY11 1JZ

**Applicant:** Miss Jules Henderson The Old Jail Battery Road North Queensferry KY11 1JZ

**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.

**Ward:** Inverkeithing And Dalgety Bay

**Proposal:** Two storey extension to rear of dwellinghouse.

**Location:** Cheriton 14 Inverkeithing Road Aberdour Burntisland Fife KY3 0RS

**Applicant:** Mr/Mrs Sam Deere Cheriton 14 Inverkeithing Road Aberdour Burntisland Fife KY3 0RS

**Agent:** Svein Mjeldheim 11 Crescent Road Lundin Links Fife KY8 6AE

**Application Permitted with Conditions**

**Approve** subject to the following 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 first floor windows sited on the east and west elevations of the hereby approved extension shall be obscurely glazed and maintained as such for the lifetime of this development, unless otherwise agreed in writing by Fife Council as Planning Authority.

FOR THE AVOIDANCE OF DOUBT, no additional window openings at first floor level on the east and west elevations shall be installed without the prior consent of Fife Council as Planning Authority.

**Reason(s):**

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

105 **Application No:** 18/00802/NMV1

**Date Decision Issued:** 15/02/2023

**Ward:** Inverkeithing And Dalgety Bay

**Proposal:** Erection of retail store (Class 1) with associated parking and formation of hardstanding (demolition of existing motor vehicle repair centre (Class 5) (Non-Material Variation to 18/00802/FULL for amendment to elevation)

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

**Applicant:** Carolina Properties (SCO) Ltd Hollyhill High Street Aberdour Scotland KY3 0SP

**Agent:** Jim Kerr Thistle House 146 West Regent Street Glasgow United Kingdom G2 2RQ

**Application Permitted - no conditions**

106 **Application No:** 21/00313/NMV1

**Date Decision Issued:** 15/02/2023

**Ward:** Inverkeithing And Dalgety Bay

**Proposal:** One and a half storey extension to side and rear of dwellinghouse  
(Non-Material Variation to 21/00313/FULL for amendments to roof tiles)

**Location:** 9 Dovecot Park Aberdour Burntisland Fife KY3 0TA

**Applicant:** Mrs Elizabeth Pearston 9 Dovecot Park Aberdour Burntisland Fife KY3 0TA

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

**Application Permitted - no conditions**

107 **Application No:** 22/03551/NMV1

**Date Decision Issued:** 16/02/2023

**Ward:** Inverkeithing And Dalgety Bay

**Proposal:** Application for a 19.9MW gas-fired peaking plant and associated infrastructure (non-material variation to approved 22/03551/FULL to reduce the number of engine containerised units from 10 to 6)

**Location:** Black Shed Site Belleknowes Industrial Estate Inverkeithing Fife

**Applicant:** Forsa Energy Ltd Riverside Business Park 22 Pottery Street Clyde View (Suite F3) Greenock United Kingdom PA15 2UZ

**Agent:** Stuart MacGarvie Littlehill Keir Dunblane FK15 9NU

**Application Permitted - no conditions**

108 **Application No:** 22/04298/CLP

**Date Decision Issued:** 16/02/2023

**Ward:** Inverkeithing And Dalgety Bay

**Proposal:** Certificate of lawfulness (proposed) for external alterations to dwellinghouse and formation of raised platform

**Location:** 23 Bellhouse Road Aberdour Burntisland Fife KY3 0TL

**Applicant:** Mr Matt Bluck 23 Bellhouse Road Aberdour Burntisland Fife KY3 0TL

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

**Application Permitted - no conditions**

109 **Application No:** 22/03621/FULL

**Date Decision Issued:** 26/01/2023

**Ward:** Kirkcaldy Central

**Proposal:** Installation of roof mounted solar panels

**Location:** 51 Kirk Wynd Kirkcaldy Fife KY1 1EH

**Applicant:** Mr Andrew Bowie 51 Kirk Wynd Kirkcaldy United Kingdom KY1 1EH

**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.

110 **Application No:** 22/03196/FULL

**Date Decision Issued:** 03/02/2023

**Ward:** Kirkcaldy Central

**Proposal:** Change of use from shop (Class 1) to dog groomers (Class 2)

**Location:** 9 High Street Kirkcaldy Fife KY1 1LQ

**Applicant:** Mr Andrew Brady 8 Craigie Place Kirkcaldy Scotland KY2 6JQ

**Agent:** Euan Simpson 2 Castle Court Carnegie Campus Dunfermline Scotland KY11 8PB

**Application Permitted with Conditions**

**Approve** subject to the following 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:** 22/04257/TPA

**Date Decision Issued:** 06/02/2023

**Ward:** Kirkcaldy Central

**Proposal:** Prior Notification for Electronic Communication Code Operators - Installation of 20m pole and additional equipment cabinets

**Location:** Street Record Nicol Street Kirkcaldy Fife

**Applicant:** CK Hutchison Networks (UK) Limited) 450 Longwater Avenue Reading United Kingdom RG2 6GF

**Agent:** Tom Gallivan 14 Inverleith Place Edinburgh United Kingdom EH3 5PZ

**Application Permitted - no conditions**

112 **Application No:** 22/00740/FULL

**Date Decision Issued:** 09/02/2023

**Ward:** Kirkcaldy Central

**Proposal:** Formation of hardstanding, alterations to boundary wall, repainting exterior of dwellinghouse and installation of boundary gate and railings (part retrospective)

**Location:** 4 Beveridge Road Kirkcaldy Fife KY1 1UX

**Applicant:** Miss Gemma Duckett 4 Beveridge Road Kirkcaldy Fife KY1 1UX

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

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

113 **Application No:** 22/03968/LBC

**Date Decision Issued:** 26/01/2023

**Ward:** Kirkcaldy East

**Proposal:** Listed Building Consent for interior alterations to flatted dwelling.

**Location:** 335E High Street Kirkcaldy Fife KY1 1JL

**Applicant:** Ms Eleonora Amari 335E High Street Kirkcaldy Fife KY1 1JL

**Agent:** Davide Rizzo Park Lane House 47 Broad street Glasgow UK G40 2QW

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

114 **Application No:** 23/00142/ADV

**Date Decision Issued:** 02/02/2023

**Ward:** Kirkcaldy East

**Proposal:** Display of internally illuminated and non-illuminated signage

**Location:** The Royal Bank Of Scotland 15 - 25 Rosslyn Street Kirkcaldy Fife KY1 3HW

**Applicant:** Company Natwest blank 1 Gogarburn 1st Business House, PO Box 1000  
Edinburgh United Kingdom EH12 1HQ

**Agent:** Kieran Leadbetter 1 1 St Bernard's Row Stockbridge Edinburgh United  
Kingdom EH4 1HW

**Application Permitted - no conditions**

115 **Application No:** 22/04239/TPA

**Date Decision Issued:** 06/02/2023

**Ward:** Kirkcaldy East

**Proposal:** Prior Notification for Electronic Communication Code Operators - 20m pole and additional equipment cabinets

**Location:** Street Record Tay Place Kirkcaldy Fife

**Applicant:** CK Hutchison Networks (UK) Limited) 450 Longwater Avenue Reading United Kingdom RG2 6GF

**Agent:** Tom Gallivan 14 Inverleith Place Edinburgh United Kingdom EH3 5PZ

**Application Permitted - no conditions**

116 **Application No:** 23/00005/FULL

**Date Decision Issued:** 09/02/2023

**Ward:** Kirkcaldy East

**Proposal:** Erection of a domestic garage to front of dwellinghouse

**Location:** 5 Dysart View Dysart Kirkcaldy Fife KY1 2WS

**Applicant:** Mr Mario Caira 5 Dysart View Dysart Kirkcaldy Fife KY1 2WS

**Agent:** Kenneth Hutchison 16 Raith Drive Kirkcaldy UK KY2 5NW

**Application Permitted with Conditions**

**Approve** subject to the following 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.

117 **Application No:** 23/00183/CLP

**Date Decision Issued:** 15/02/2023

**Ward:** Kirkcaldy East

**Proposal:** Certificate of lawfulness (proposed) for the installation of replacement windows, formation of doors and internal alterations

**Location:** Harbour Care Nursing Home 91C High Street Dysart Kirkcaldy Fife KY1 2UQ

**Applicant:** Mr Mino Singh Barncluith Business Centre Townhead Street Hamilton United Kingdom ML3 7DP

**Agent:** CD Architects 40 Rochsolloch Road Airdrie Scotland ML6 9BG

**Application Permitted - no conditions**

118 **Application No:** 22/04256/TPA

**Date Decision Issued:** 06/02/2023

**Ward:** Kirkcaldy North

**Proposal:** Prior Notification for Electronic Communication Code Operators.

**Location:** Street Record Templehall Avenue Kirkcaldy Fife

**Applicant:** CK Hutchison Networks (UK) Limited) 450 Longwater Avenue Reading United Kingdom RG2 6GF

**Agent:** Tom Gallivan 14 Inverleith Place Edinburgh United Kingdom EH3 5PZ

**Application Permitted - no conditions**



119 **Application No:** 22/03720/FULL

**Date Decision Issued:** 23/01/2023

**Ward:** Leven, Kennoway And Largo

**Proposal:** Single storey extension to side of dwellinghouse with associated roof terrace, dormer extension to side of dwellinghouse and installation of balcony

**Location:** Billowness Promenade Leven Fife KY8 4HY

**Applicant:** Mr David Chapman Billowness Promenade Leven Fife KY8 4HY

**Agent:** Michael Spence 20 Greenwell Park Glenrothes Fife KY6 3QH

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

**Ward:** Leven, Kennoway And Largo  
**Proposal:** Erection of fence and installation of flood lighting.  
**Location:** B And M Homestore Unit 3 Riverside Retail Park Riverside Road Leven Fife KY8 4LT  
**Applicant:** Mr Iain Pratt The Vault 1 Dakota Drive, Estuary Commerce Park 12 The Glenmore Centre Jessop Court Gloucester United Kingdom GL2 2AP  
**Agent:** Mark Wood The Glenmore Centre 12 12 The Glenmore Centre Jessop Court Gloucester United Kingdom GL2 2AP

**Application Permitted with Conditions**

**Approve** subject to the following 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 fenced off area, a turning area to accommodate the servicing of all of the businesses using this service yard shall be provided as shown on Drawing No. RB-RSL-001. For the avoidance of doubt, a 25m radius turning space shall form part of the manoeuvring space. The turning and servicing area shall thereafter 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 interest of road safety; to ensure the provision of an adequate turning and servicing area for all businesses using this service yard.

121 **Application No:** 22/03942/CLE

**Date Decision Issued:** 25/01/2023

**Ward:** Leven, Kennoway And Largo

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

**Location:** Cardy Net Works Main Street Lower Largo Leven Fife KY8 6BW

**Applicant:** Mrs Elizabeth Rolland Cardy House 125 125 Main Street Lower Largo Lower Largo, Leven United Kingdom KY8 6BJ

**Agent:**

**Application Permitted - no conditions**

122Application No: 22/04035/FULL

Date Decision Issued: 09/02/2023

**Ward:** Leven, Kennoway And Largo

**Proposal:** Alterations to existing dormer extension to front of dwellinghouse.

**Location:** 28 Links Road Lundin Links Leven Fife KY8 6AU

**Applicant:** Mr & Mrs A. Picken 28 Links Road Lundin Links Leven Fife KY8 6AU

**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.

123 **Application No:** 22/04103/FULL

**Date Decision Issued:** 09/02/2023

**Ward:** Leven, Kennoway And Largo

**Proposal:** Installation of flue to dwellinghouse

**Location:** 32 Main Street Lower Largo Leven Fife KY8 6BT

**Applicant:** Mr Philip Light 32 Main Street Lower Largo Leven Fife KY8 6BT

**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.

124 **Application No:** 22/04106/FULL

**Date Decision Issued:** 09/02/2023

**Ward:** Leven, Kennoway And Largo

**Proposal:** Installation of solar panels to dwellinghouse

**Location:** 28 North Feus Upper Largo Leven Fife KY8 6ER

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

**Agent:**

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

**Ward:** Leven, Kennoway And Largo  
**Proposal:** Alterations to design and location of campsite carpark and amenity building (Amendment to approved application 18/03146/FULL for erection of 2 camping pods, 3 motor home pitches, barbecue hut, seating shelter, cycle shelter and toilet/shower facilities)  
**Location:** Silverburn Park Campsite Silverburn Park Largo Road Leven Fife  
**Applicant:** Fife Employment Access Trust 3 Silverburn Cottages Largo Road Leven Fife KY8 5PU  
**Agent:** Iain Mitchell Quayside House Dock Road Methil Dock Business Park Methil, Fife Scotland KY8 3SR

**Application Permitted with Conditions**

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

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. PRIOR TO THE USE OF ANY PART OF THE DEVELOPMENT HEREBY APPROVED, visibility splays of 4.5m by 140m shall be provided in both directions at the junction of the existing access and the A915 public road. Thereafter these shall be maintained free of any obstructions exceeding a height of one metre above the adjacent road channel levels.
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. FOR THE AVOIDANCE OF DOUBT, the proposed development shall be carried out in accordance with the agreed Tree Survey and Ongoing Management Plan as submitted under reference 15/01094/FULL and to the satisfaction of the Local Planning Authority.

**Reason(s):**

1. In the interests of visual amenity; to ensure that all trees worthy of retention to the site are satisfactorily protected before and during construction works.
2. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
3. In the interests of road safety; to ensure the provision of adequate visibility at the junction of the vehicular access to the site and the public road.
4. To ensure all contamination within the site is dealt with.

**Ward:** Lochgelly, Cardenden And Benarty  
**Proposal:** Single storey extension and formation of raised deck, stairs and balustrades to rear of dwellinghouse  
**Location:** 6 Reid Street Lochgelly Fife KY5 9DL  
**Applicant:** Mr Michael Bryson 6 Reid Street Lochgelly KY5 9DL  
**Agent:** Derek Balfour 3 Violet Place Lochgelly KY5 9HU

**Application Permitted with Conditions**

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

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. For the avoidance of doubt, and prior to the approved extension coming into use, the approved 1.8m high close-boarded timber screens shall be installed and retained as such for the lifetime of the development, unless otherwise agreed in writing with the Planning Authority.
3. For the avoidance of doubt, the existing rear garden shed shall be removed from the site prior to the commencement of works on the approved extension, unless otherwise agreed in writing with this Planning Authority.

**Reason(s):**

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interest of residential amenity, to mitigate direct overlooking to the immediate neighbouring rear garden areas to the north-west and south-east of the site.
3. In the interest of residential amenity; to prevent overdevelopment of the rear garden area and retain an acceptable extent of usable garden ground provision for the extended property.



127 **Application No:** 22/04011/FULL

**Date Decision Issued:** 01/02/2023

**Ward:** Lochgelly, Cardenden And Benarty

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

**Location:** 3 Knockhill Close Lochgelly Fife KY5 9NE

**Applicant:** Mr Ibrahim Aytimur 3 Knockhill Close Lochgelly Scotland KY5 9NE

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

**Application Permitted with Conditions**

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

1. The internal recirculating ventilation extraction system hereby approved shall be operated and maintained entirely in accordance with the manufacturer's specification, for the lifetime of this development.

**Reason(s):**

1. In the interests of residential amenity.

128 **Application No:** 22/04265/FULL

**Date Decision Issued:** 08/02/2023

**Ward:** Lochgelly, Cardenden And Benarty

**Proposal:** Installation of replacement shopfront

**Location:** 15 Benarty Square Ballingry Lochgelly Fife KY5 8NR

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

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

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

**Ward:** Lochgelly, Cardenden And Benarty  
**Proposal:** Erection of 20 affordable dwellings (Class 9) and 24 flatted dwellings (extra care) (Sui Generis) with associated landscaping and infrastructure  
**Location:** Jenny Gray House 1 Melville Street Lochgelly Fife KY5 9JD  
**Applicant:** Robertson Partnership Homes And Fife Council Robertson House Castle Business Park Stirling Scotland FK9 4TZ  
**Agent:** EMA Architecture and Design 42 Charlotte Square Edinburgh Scotland EH2 4HQ

### **Application Permitted with Conditions**

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

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. All roads and associated works serving the proposed development as shown on document 02B shall be constructed in accordance with the current Fife Council Transportation Development Guidelines to a standard suitable for adoption. Work shall include the following -

Prior to occupation of the first unit, the upgrading of Union Street to a standard suitable for adoption.

3. NO DEVELOPMENT SHALL COMMENCE ON SITE until a suitable Remedial Action Statement has been submitted by the developer to and approved in writing by the local planning authority. The Remedial Action Statement shall include a timetable for the implementation and completion of the approved remedial measures and a Verification Plan specifying how, when and by whom the installation will be inspected.

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

4. Prior to the occupation of the first unit, works done on or adjacent to existing public roads shall be constructed in accordance with the current Fife Council Transportation Development Guidelines.
5. Prior to occupation of the first unit, visibility splays 2.4 metres x 25 metres shall be provided and maintained clear of all obstructions exceeding 600mm in height above the adjoining road channel level, at the junction of the access road with Melville Street and Union Street and all internal junctions in accordance with the current Fife Council Transportation Development Guidelines. The visibility splays shall be retained through the lifetime of the development.
6. Prior to the occupation of the extra care housing block, the off-street parking provision as shown on document 02B shall be provided in accordance with the current Fife Council Parking Standards. The parking spaces shall be retained through the lifetime of the development.
7. 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. In the event that remedial action is unable to proceed in accordance with the approved Remedial Action Statement — or contamination not previously considered in either the Preliminary Risk Assessment or the Intrusive Investigation Report is identified or encountered on site — all work on site (save for site investigation work) shall cease immediately and the local planning authority shall be notified in writing within 2 working days. Unless otherwise agreed in writing with the local planning authority, development works shall not recommence until proposed revisions to the Remedial Action Statement have been submitted by the developer to and approved in writing by the local planning authority. Remedial action at the site shall thereafter be completed in accordance with the approved revised Remedial Action Statement. Following completion of any measures identified in the approved Remedial Action Statement — or any approved revised Remedial Action Statement — a Verification Report shall be submitted by the developer to the local planning authority.

Unless otherwise agreed in writing with the local planning authority, no part of the site shall be brought into use until such time as the remedial measures for the whole site have been completed in accordance with the approved Remedial Action Statement — or the approved revised Remedial Action Statement — and a

Verification Report in respect of those remedial measures has been submitted to and approved in writing by the local planning authority.

8. 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.
9. 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.
10. The occupancy of the units hereby approved shall be restricted to persons aged 55 and over and shall be held as such in perpetuity unless otherwise agreed by the express prior consent in writing of Fife Council as Planning Authority.
11. Before any development commences on site, a biodiversity enhancement plan shall be submitted to Fife Council as Planning Authority for prior written approval. The approved measures shall then be completed on site in full, prior to it being fully occupied. For the avoidance of doubt, the plan shall include all necessary plans to identified where specific measures will be implemented, along with detailed product specifications.
12. Before any development commences on site, a Construction and Environmental Management Plan (CEMP) shall be submitted to Fife Council as Planning Authority, for prior written approval. The approved measures shall then be followed in full on site during the construction period. For the avoidance of doubt, the CEMP shall full consider all potential impacts on surrounding residential properties and potential impacts on local ecology and how these impacts shall be mitigated.
13. 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.
14. Before they are erected on site, full details of all boundary treatments (including site plan), shall be submitted to Fife Council as Planning Authority for prior written approval. The approved boundary treatments shall then be installed on site prior to each respective unit being occupied.
15. BEFORE ANY WORKS START ON SITE; a scheme of landscaping including a landscaping plan indicating the siting, numbers, species and heights (at time of planting) of all trees, shrubs and hedges to be planted, and the extent and profile of any areas of earthmounding, and a maintenance plan, shall be submitted to and approved in writing by this Planning Authority. These submitted details shall include compensatory tree planting at a suitable ratio, species and size to replace those lost as a result of the development. The scheme as approved shall be implemented within the first planting season following the completion or occupation of the development, whichever is sooner.
16. No tree works or scrub clearance shall occur on site from 1st March through to 31st August each year unless otherwise agreed in writing with this Planning Authority prior to clearance works commencing. In the event that clearance is proposed between 1st March to 31st August, a suitable bird survey shall be carried out by a suitably qualified ecologist covering the proposed clearance area and shall be submitted to and approved in writing by this Planning Authority before those clearance works commence. Once written approval has been given the works themselves should be carried out within a specified and agreed timescale.

**Reason(s):**

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

3. In the interest of road safety; to ensure the provision of adequate visibility at the junctions of the vehicular access with the public road.
4. In the interest of road safety; to ensure the provision of an adequate design layout and construction.
5. In the interest of road safety; to ensure the provision of adequate parking spaces
6. To ensure potential risk arising from previous land uses has been investigated and any requirement for remedial actions is suitably addressed.
7. To provide satisfactory verification that remedial action has been completed to the planning authority's satisfaction.
8. To ensure all contamination within the site is dealt with.
9. In order to define the terms of the consent.
10. In the interest of protecting education capacity.
11. In the interest of biodiversity enhancement; to ensure the measures recommended within the approved preliminary ecology appraisal are detailed and implemented.
12. In the interest of protecting residential amenity and ecology; to ensure adequate measures are put in place during the construction period to avoid any significant impacts.
13. In the interests of securing an appropriate standard of drainage infrastructure and to mitigate flood risk arising from the development.
14. In the interest of visual amenity; to ensure the proposed boundary treatments are appropriate for their location.
15. In the interest of ensuring the landscaping and visual amenity is to an acceptable standard
16. In order to avoid disturbance during bird breeding seasons.

**Ward:** Lochgelly, Cardenden And Benarty  
**Proposal:** Erection of 4 no. dwellinghouses and associated works  
**Location:** Land At Former St Kenneths Church Main Road Glencraig Fife  
**Applicant:** Mr Colin Grandison 36 Page Street Lochgelly Fife KY5 9DU  
**Agent:** James Watters 34 Millhill Street Dunfermline Scotland KY11 4TG

### **Application Permitted with Conditions**

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

1. Prior to the occupation of the first dwelling, the reconstruction of the vehicular crossing of the footway shall be carried out in accordance with the current Fife Council Making Fifes Places Appendix G.
2. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
3. Prior to the occupation of the first dwelling, the first 6 metre length (measured from the rear of the public footway) of the private access driveway shall be re-profiled to ensure that it is at a gradient no greater than  $\pm 1\%$  with the rear of the public footway. The remainder of the private access shall then be reconstructed to a standard suitable for use by private cars and shall have a gradient not exceeding 1 in 10 (10%) with appropriate vertical curves to ensure adequate ground clearance for vehicles. The first 6 metre length of the driveway to the rear of the public footway shall be constructed in a paved material (not concrete slabs).
4. Prior to the occupation of the first dwelling, visibility splays 2m x 43m shall be provided and maintained clear of all obstructions exceeding 600mm in height above the adjoining road channel level, at the junction of the vehicular access and the public road, in accordance with the current Fife Council Making Fifes Places Appendix G. The visibility splays shall be retained for the lifetime of the dwelling.
5. Prior to the occupation of each respective dwelling, there shall be provided within the curtilage of the site 3 parking spaces per dwelling in accordance with the current Fife Council Making Fifes Places Appendix G. The parking spaces shall be retained for the lifetime of the dwelling.
6. Prior to the occupation of the first dwelling, adequate wheel cleaning facilities approved by Fife Council as Planning Authority shall be provided and maintained in an operational condition throughout the construction works so that no mud, debris or other deleterious material is carried by vehicles on to the public roads.
7. All planting shall be undertaken within the first planting season following completion of the development and maintained in accordance with good horticultural practices by the developer for a period of five years after planting. Any species which are dead, dying, diseased or otherwise failing to establish shall be replaced by the developer to the satisfaction of the planning authority.
8. IN THE EVENT THAT CONTAMINATION NOT PREVIOUSLY IDENTIFIED by the developer prior to the grant of this planning permission is encountered during the development, all development works on site (save for site investigation works) shall cease immediately and the planning authority shall be notified in writing within 2 working days.

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

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

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

amended by Section 32 of The Planning (Scotland) Act 2019.

2. In the interest of road safety; to ensure the provision of an adequate design layout and construction.
3. In the interest of road safety; to ensure the provision of an adequate design layout and construction.
4. In the interest of road safety; to ensure the provision of adequate visibility at the junction of the vehicular access with the public road.
5. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
6. In the interest of road safety; to eliminate the deposit of deleterious material on public roads.
7. In the interest of place-making; to ensure any plants reach their full growth potential.
8. To ensure all contamination within the site is dealt with.

131 **Application No:** 19/02080/NMV1

**Date Decision Issued:** 27/01/2023

**Ward:** Rosyth

**Proposal:** Alterations to dwellinghouse including installation of replacement windows and door, formation of new window and door openings, installation of rooflight and re-painting of exterior wall (Non-Material Variation to 19/02080/FULL for amendments to doors and windows)

**Location:** Kirklea Church Lane Limekilns Dunfermline Fife KY11 3HP

**Applicant:** Mrs Sarah Young Kirklea Church Lane Limekilns Dunfermline Fife KY11 3HP

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

**Application Permitted - no conditions**



**Ward:** Rosyth

**Proposal:** Importation of fill material to regrade land profile to form site for future development (section 42 application for variation of approved plans relating to site levels under condition 1 of planning permission 01/02295/WFULL in order to meet requirements of conditions 3, 8 and 10).

**Location:** Castle Key Rosyth Europarc Milne Road Rosyth Fife

**Applicant:** Mr Ross Jubin 18 Walker Street Edinburgh UK EH3 7LP

**Agent:** John Handley 65a Leamington Terrace Edinburgh UK EH10 4JT

### **Application Permitted with Conditions**

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

1. Monitoring Data and Reports of findings shall be submitted to this Planning Authority at regular intervals in accordance with the Monitoring Scheme approved with planning permission: 01/02295/WFULL.
2. Visibility splays 4.5m x 90m shall be 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 Fife Council Transportation Development Guidelines.
3. The access within the site shall be at least six metres wide constructed and maintained to the satisfaction of this Planning Authority so that no mud, debris or other deleterious material is carried by vehicles on to the public road.
4. Provision shall be made to intercept any surface water before it enters the public road running alongside the site, all in accordance with the current Fife Council Roads and Transportation Development Guidelines before commencement of excavation etc operations.
5. The tipped material shall comprise only inert material. It shall not at any time comprise toxic or putrescible material or any other notifiable material in terms of the Control of Pollution Act 1974.
6. Within 3 months of the date of this consent a programme for the implementation/phasing of the remaining infilling, including a Phasing Plan is to be submitted and approved by the Planning Authority.
7. Within 3 months of the date of this consent an updated Scheme of Works designed to mitigate the effects on sensitive premises/areas (i.e neighbouring properties and highway) of dust, noise and vibration from the construction of the proposed development shall be submitted to the Planning Authority for approval. Upon approval all matters detailed in the scheme shall be carried out in accordance with the scheme unless otherwise agreed in writing by the Planning Authority.

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

1. To allow this Planning Authority to consider these matters in greater detail; to ensure adequate monitoring arrangements are in place to assess the hydrology impact of the infilling operations on the St. Margaret s Marsh SSSI and that remedial measures can be put in place to protect the SSSI from any adverse impact in the long-term.
2. To ensure the provision of adequate visibility at the junction of the vehicular access to the site and the public road.
3. To ensure the provision of an adequate construction.
4. To eliminate the discharge of surface water from the site to the adjoining public roads.
5. To reserve the rights of this Planning Authority to ensure a satisfactory level of local environmental quality is achieved and to ensure the infilled area does not become contaminated in the interests of safeguarding public health.
6. To specify a timetable for the completion of the remaining works on site.
7. In the interests of safeguarding the amenity of adjoining and nearby residents.

133 **Application No:** 22/03550/FULL

**Date Decision Issued:** 31/01/2023

**Ward:** Rosyth

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

**Location:** 24 Link Road Crombie Dunfermline Fife KY12 8BF

**Applicant:** Mr Steven Kidd 24 Link Road Crombie Dunfermline Fife KY12 8BF

**Agent:**

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

**Ward:** Rosyth

**Proposal:** Demolition of existing buildings, erection of a retail unit (Class 1) with associated access improvements, service area, parking, taxi parking and associated works (Section 42 application to vary condition 3 of planning permission 20/01601/FULL).

**Location:** The Yard Public House Admiralty Road Rosyth Dunfermline Fife KY11 2BN

**Applicant:** Mactaggart And Mickel Commercial Ltd 1 Atlantic Quay 1 Robertson Street Glasgow United Kingdom G2 8JB

**Agent:** Adam McConaghy 11 Alva Street Edinburgh United Kingdom EH2 4PH

### **Application Permitted with Conditions**

**Approve** subject to the following 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 gross internal floor space of the development shall not exceed 2,141 sq.m including any mezzanine levels. Any increase in the size of the unit shall only be made with the written approval of Fife Council as planning authority.
3. The retail unit shall be restricted to Class 1 (retail) of the Schedule to the Town and Country Planning (Use Classes) (Scotland) Order, 1997 or in any statutory instrument revoking and re-enacting that Order. No more than 85% of the net retail sales area of the unit shall be used for the sale of convenience goods and no more than 15% for the sale of comparison goods. The unit shall not be subdivided without the prior written consent of Fife Council as planning authority.
4. No work shall commence on the development of the retail store which will preclude, prevent or limit the use of the existing football pitch until a signed, binding contract has been submitted to the Council that demonstrates the replacement pitch will be constructed. The contract shall clearly set out the expected timescales for the new pitch to be completed. A phasing plan shall also be submitted that sets out the timing of the construction of the hereby approved retail store and delivery of the replacement football pitch (22/02428/FULL). For the avoidance of doubt, the phasing plan shall include, but not limited to, the anticipated opening date for the store and the anticipated date the replacement pitch will be available for football matches. Works shall only commence on the erection of the retail store (for the avoidance of doubt, this excludes works which do not inhibit the use of the existing football pitch) once the Council have confirmed in writing that the phasing plan and evidence that the replacement football pitch will be delivered are acceptable.
5. Prior to the commencement of development, a Remediation Statement shall be submitted to and approved in writing by Fife Council. The Remediation Statement shall include a timetable for the implementation and completion of the approved remediation measures.
6. Remediation of the site shall be carried out and completed in accordance with the Remediation Statement approved pursuant to condition 4. In the event that remediation is unable to proceed in accordance with the approved Remediation Statement or contamination not previously considered in either the Preliminary Risk Assessment or the Phase II Intrusive Site Investigation Report is identified or encountered on site, all works on site (save for site investigation works) shall cease immediately and the local planning authority shall be notified in writing within 2 working days. Unless otherwise agreed in writing with the local planning authority, works shall not recommence until proposed revisions to the Remediation Statement have been submitted to and approved in writing by the local planning authority. Remediation of the site shall thereafter be carried out in accordance with the approved revised Remediation Statement.
7. Following completion of any measures identified in the approved Remediation Statement or any approved revised Remediation 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 remediation measures for the whole site have been completed in accordance with the approved Remediation Statement or the approved revised Remediation Statement and a Verification Report in respect of those remediation measures has been approved in writing by the local planning authority.
8. BEFORE ANY DEVELOPMENT STARTS ON SITE, full details (height, materials, colouring, etc) of all boundary treatments including the species and planting specification for all hedging shall be submitted for prior

written approval by Fife Council as planning authority. All boundary treatments shall thereafter be carried out in accordance with the approved details.

9. BEFORE ANY WORKS START ON SITE, details of the future management and aftercare of the proposed landscaping and planting shall be submitted for approval in writing by this Planning Authority. Thereafter the management and aftercare of the landscaping and planting shall be carried out in accordance with these approved details.
10. All planting carried out on site shall be maintained by the developer in accordance with good horticultural practice for a period of at least 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.
11. Prior to the opening of the retail unit, the construction and delineation of the footpath link from the existing footpath on the west side of the site adjacent to Castle Road, parking, manoeuvring, servicing, turning and access driveway areas shall be completed to the satisfaction of the planning authority.
12. Prior to the opening of the retail unit, there shall be provided within the curtilage of the site 119 parking spaces for vehicles in accordance with the current Fife Council Parking Standards with 15 parking spaces being provided for the adjacent taxi business. A minimum of 2 electric car charging points shall be provided within the 119 car parking spaces. The parking spaces and electric car charging points shall be retained through the lifetime of the development.
13. Prior to the opening of the retail unit, there shall be provided within the curtilage of the site 10 covered and secure cycle parking spaces in accordance with the current Fife Council Parking Standards. The parking spaces shall be retained through the lifetime of the development.
14. BEFORE ANY WORK STARTS ON SITE, full details of adequate wheel cleaning facilities to be provided and maintained throughout the construction works so that no mud, debris or other deleterious material is carried by vehicles on to the public roads shall be submitted and approved in writing by Fife Council, as planning authority. The approved facilities shall be provided, retained and maintained for the duration of operations on the site.
15. Prior to the commencement of development, detailed plans showing the layout and type (and method) of construction of junction improvements to the A985, shall be submitted to Fife Council for approval, in consultation with Transport Scotland, as the Trunk Roads Authority. For the avoidance of doubt, no development shall occur until written approval from Fife Council has been given. The agreed junction alterations and improvements to the A985 shall then be subsequently constructed in accordance with these approved plans prior to the opening of the retail unit.
16. Before development commences a lighting scheme which indicates the measures to be taken for the control of any glare or stray light arising from the operation of artificial lighting (including headlights) shall be submitted to, for approval by Fife Council. Thereafter the artificial lighting shall be operated in accordance with the approved scheme. For the avoidance of doubt, floodlights to be aligned so as not to adversely affect road traffic or neighbouring properties, the light source shall not be exposed to view or cause glare from the highway, each light must be aligned to ensure that the upper limit of the main beam does not exceed 70 degrees from its downward vertical, any spill of illumination must not exceed one lux at the boundary with the highway.

Within one month of the installation of the lights, they shall be inspected by a qualified lighting engineer and a report shall be submitted to the Planning Authority confirming compliance with the approved details. Any defects identified shall be rectified within one month of the inspection and a further report shall be submitted to confirm the necessary works have been undertaken.

17. FOR THE AVOIDANCE OF DOUBT, there shall be no drainage connections to the trunk road drainage system.
18. Activities relating to the erection, construction, alteration, repair or maintenance of buildings, structures or roads shall not take place outside the hours of 08.00 and 18.00 hours Mondays to Fridays, 08.00 and 13.00 hours Saturdays with no working Sundays or Public Holidays, unless prior written agreement of the Council is obtained agreeing to an amendment
19. BEFORE DEVELOPMENT STARTS ON SITE, a Construction Environmental Management Plan designed to mitigate the effects on sensitive premises/ areas (i.e neighbouring properties and road) of dust, noise and vibration from the proposed development shall be submitted for the written approval by Fife Council as Planning Authority. The use of British Standard BS 5228: Part 1: 2009 (Noise and Vibration Control on Construction and Open Sites) and BRE Publication BR456 - February 2003 (Control of Dust from Construction and Demolition Activities) should be consulted. For the avoidance of doubt, all construction lorries shall be covered to ensure that no material spills on to the public road. Once approved, the development shall be constructed in

accordance with the approved Scheme of Works unless otherwise agreed in writing.

20. Unless otherwise agreed in writing with Fife Council, there shall be no deliveries to or dispatches from the premises outside the hours of 07.00 and 18.00 Monday to Friday and 08.00 and 15.00 on Saturdays. No deliveries shall take place on Sundays or Bank Holidays.
21. 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.
22. Prior to the commencement of works, details of the proposed trolley enclosure shall be submitted to and for approval in writing by Fife Council.
23. FOR THE AVOIDANCE OF DOUBT, all of the signage details noted on the drawings approved within this application will require a separate application for advertisement consent as required under The Town and Country Planning (Control of Advertisement) (Scotland) Regulations 1984, The Town and Country Planning (Control of Advertisement) (Scotland) Amendment Regulations 1992 (and any subsequent amendments).

**Reason(s):**

1. In order to comply with the 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 define the planning permission in the interests of ensuring the vitality and viability of the town centre.
3. To define the planning permission in the interests of ensuring the vitality and viability of the town centre.
4. To ensure that the alternative outdoor sports facility is provided.
5. To ensure the proposed remediation statement is suitable.
6. To ensure remedial works are carried out to the agreed protocol.
7. To provide verification that remediation has been carried out to the planning authority's satisfaction.
8. In the interests of visual amenity and design.
9. In the interests of visual amenity; to ensure that adequate measures are put in place to protect the landscaping and planting in the long term.
10. In the interests of visual amenity; to ensure that adequate measures are put in place to protect the landscaping and planting in the long term
11. In the interest of road safety; to ensure the provision of an adequate design layout and construction.
12. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
13. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
14. In the interest of road safety; to eliminate the deposit of deleterious material on public roads.
15. To ensure that the standard of access layout complies with the current standards and that the safety of the traffic on the trunk road is not diminished.
16. To ensure that the efficiency of the existing drainage network is not affected and that the standard of construction is commensurate with that required within the road boundary.
17. In the interests of amenity.
18. In the interests of amenity.
19. In the interests of amenity.
20. In the interests of amenity.
21. In the interests of amenity.
22. In the interests of visual amenity; to ensure a satisfactory standard of local environmental quality.
23. For the avoidance of doubt and to clearly define the terms of the approved development.

**Ward:** Rosyth  
**Proposal:** Single storey extension to rear of dwellinghouse  
**Location:** The Old Station 1 Saltpans Charlestown Dunfermline Fife KY11 3EB  
**Applicant:** Mr & Mrs A. Craig The Old Station 1 Saltpans Charlestown Dunfermline Fife KY11 3EB  
**Agent:** Neil Gourlay 2-3 Borthwick View Pentland Industrial Estate Loanhead Midlothian EH20 9QH

### **Application Permitted with Conditions**

**Approve** subject to the following 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.

136 **Application No:** 22/04110/FULL

**Date Decision Issued:** 17/02/2023

**Ward:** Rosyth

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

**Location:** 51 Middlebank Street Rosyth Dunfermline Fife KY11 2NY

**Applicant:** Mr & Mrs McCormack 51 Middlebank Street Rosyth Dunfermline Fife KY11 2NY

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

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

137 **Application No:** 22/04025/FULL

**Date Decision Issued:** 23/01/2023

**Ward:** St. Andrews

**Proposal:** Installation of security boarding to windows (Retrospective)

**Location:** Madras College Kilrymont Road St Andrews Fife KY16 8DE

**Applicant:** Scotsman Developments Ltd 70 Hamilton Drive Glasgow Scotland G12 8DR

**Agent:** David Wardrop Cupar Business Centre East Road Cupar Scotland KY15 4SX

**Application Permitted with Conditions**

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

1. Planning permission is limited to a period of 2 years.

**Reason(s):**

1. To safeguard the character of the listed building.



138 **Application No:** 22/04026/LBC

**Date Decision Issued:** 23/01/2023

**Ward:** St. Andrews

**Proposal:** Listed building consent for installation of security boarding to windows (retrospective)

**Location:** Madras College Kilrymont Road St Andrews Fife KY16 8DE

**Applicant:** Scotsman Developments Ltd Hamilton House 70 Hamilton Drive Glasgow Scotland G12 8DR

**Agent:** David Wardrop Cupar Business Centre East Road Cupar Scotland KY15 4SX

**Application Permitted - no conditions**

139 **Application No:** 22/03983/LBC

**Date Decision Issued:** 25/01/2023

**Ward:** St. Andrews

**Proposal:** Listed Building Consent for installation of a shower in the existing ground floor and widening of internal door opening

**Location:** 41 North Castle Street St Andrews Fife KY16 9BG

**Applicant:** Mr Robert Harwood 41 North Castle Street St Andrews Fife KY16 9BG

**Agent:** Chloe Roxburgh The Bathroom Company The Bathroom Company 32 Leonard Street Perth United Kingdom PH2 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.

140 **Application No:** 22/04027/FULL

**Date Decision Issued:** 25/01/2023

**Ward:** St. Andrews

**Proposal:** Installation of solar panels, re-slate roof and relocation of existing flue

**Location:** 26A Hepburn Gardens St Andrews Fife KY16 9DE

**Applicant:** Mr Andrew Johnson 26A Hepburn Gardens St Andrews Fife KY16 9DE

**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.

141 **Application No:** 23/00058/CLP

**Date Decision Issued:** 30/01/2023

**Ward:** St. Andrews

**Proposal:** Certificate of Lawfulness (Proposed) for single storey extension to rear and alterations to window to form door to side

**Location:** 64 Crawford Gardens St Andrews Fife KY16 8XQ

**Applicant:** Mr Andrew Suttie 64 Crawford Gardens St Andrews Fife KY16 8XQ

**Agent:** john webster 20 THE FLOUR MILL EXCHANGE COURT DUNDEE  
SCOTLAND DD1 3DE

**Application Permitted - no conditions**

142Application No: 22/01929/FULL

Date Decision Issued: 31/01/2023

**Ward:** St. Andrews

**Proposal:** Erection of two holiday accommodation units (cabins), associated infrastructure and parking

**Location:** Land Adjacent To Cottages Easter Kincaple Farm Strathryum St Andrews Fife

**Applicant:** Ms Nicola Steele Cottages 2 & 3 Easter Kincaple Strathryum St. Andrews Scotland KY16 9SG

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

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

143 **Application No:** 22/03886/FULL

**Date Decision Issued:** 02/02/2023

**Ward:** St. Andrews

**Proposal:** Installation of replacement windows, door and rooflights including dormer cladding and roof vents

**Location:** University Group East 65 - 75 North Street St Andrews Fife KY16 9AL

**Applicant:** University Of St Andrews Walter Bower House Main Street Guardbridge St Andrews Scotland KY16 0US

**Agent:** Angus McGhie 7 Alexandra Place St Andrews United Kingdom KY16 9XE

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

144 **Application No:** 22/03887/LBC

**Date Decision Issued:** 02/02/2023

**Ward:** St. Andrews

**Proposal:** Listed building consent for internal and external alterations including installation of replacement windows, door and rooflights including dormer cladding and roof vents

**Location:** University Group East 65 - 75 North Street St Andrews Fife KY16 9AL

**Applicant:** University Of St Andrews Walter Bower House Main Street Guardbridge St Andrews Scotland KY16 0US

**Agent:** Angus McGhie 7 Alexandra Place St Andrews United Kingdom KY16 9XE

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

145 **Application No:** 22/02733/FULL

**Date Decision Issued:** 03/02/2023

**Ward:** St. Andrews

**Proposal:** Installation of replacement windows and doors and boiler/vent flues.

**Location:** Armstrong House 26 Queens Terrace St Andrews Fife KY16 9QF

**Applicant:** Monarchs House Limited Mr Jim Hays No. 1 London Bridge London SE1 9BG

**Agent:** Angus McGhie 7 Alexandra Place St Andrews United Kingdom KY16 9XE

**Application Permitted with Conditions**

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

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

**Reason(s):**

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



146 **Application No:** 22/04116/FULL

**Date Decision Issued:** 03/02/2023

**Ward:** St. Andrews

**Proposal:** External alterations to dwellinghouse including formation of raised platform

**Location:** Eden View Monksholm Kincaple St Andrews Fife KY16 9SJ

**Applicant:** Mr Francis Kelly & Ms Louise Hunter Eden View Monksholm Kincaple St Andrews Fife KY16 9SJ

**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.

147 **Application No:** 22/04161/FULL

**Date Decision Issued:** 03/02/2023

**Ward:** St. Andrews

**Proposal:** Replace existing flat roof covering with new single ply roofing membrane - 14-20 Abbey Court

**Location:** 14 Abbey Court St Andrews Fife KY16 9TL

**Applicant:** Fife Council Rothesay House Rothesay Place Glenrothes Scotland KY7 5PQ

**Agent:** Robert Barker Bankhead Central 1st Floor - Central 2 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.

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

**Date Decision Issued:** 06/02/2023

**Ward:** St. Andrews

**Proposal:** Installation of replacement window and rooflight and installation of solar panels.

**Location:** 16 College Street St Andrews Fife KY16 9AA

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

**Agent:** Muir Walker & Pride 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.

149 **Application No:** 22/03540/FULL

**Date Decision Issued:** 07/02/2023

**Ward:** St. Andrews

**Proposal:** Installation of replacement windows

**Location:** 45C South Street St Andrews Fife KY16 9QR

**Applicant:** Mr Benedict Laogan 45C South Street St Andrews Fife KY16 9QR

**Agent:** Jo Pither Greenways Studio Gwydyr Road CRIEFF Scotland PH7 4BS

**Application Permitted with Conditions**

**Approve** subject to the following 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 window framing to the replacement windows hereby approved shall be site sized and shall closely match the existing window frame dimensions.

**Reason(s):**

1. In order to comply with the 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 and the Andrews Conservation Area within which the site is located.

150 **Application No:** 22/03541/LBC

**Date Decision Issued:** 07/02/2023

**Ward:** St. Andrews

**Proposal:** Listed Building Consent for installation of replacement windows

**Location:** 45C South Street St Andrews Fife KY16 9QR

**Applicant:** Mr Benedict Laogan 45C South Street St Andrews Fife KY16 9QR

**Agent:** Jo Pither Greenways Studio Gwydyr Road CRIEFF Scotland PH7 4BS

**Application Permitted with Conditions**

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

1. FOR THE AVOIDANCE OF DOUBT, the window framing to the replacement windows hereby approved shall be site sized and shall closely match the existing window frame dimensions.

**Reason(s):**

1. 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.

151 **Application No:** 22/03985/FULL

**Date Decision Issued:** 07/02/2023

**Ward:** St. Andrews

**Proposal:** Alterations and extension to side and rear of dwelling

**Location:** 37 Doocot Road St Andrews Fife KY16 8QP

**Applicant:** Ms C Nicoll 37 Doocot Road St Andrews Fife KY16 8QP

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

**Application Permitted with Conditions**

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

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. PRIOR TO THE FIRST USE OF THE ROOMS WITHIN THE TWO STOREY EXTENSION, a new parking layout shall be provided as shown and dimensioned on approved drawing 04 in accordance with the current Fife Council Transportation Development Guidelines and thereafter maintained and kept available as such.

**Reason(s):**

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

152 **Application No:** 22/03818/ARC

**Date Decision Issued:** 08/02/2023

**Ward:** St. Andrews

**Proposal:** Application for matters specified in conditions for erection of dwellinghouse and garage and formation of access (22/01311/PPP)

**Location:** Rufflets Hotel Strathkinness Low Road St Andrews Fife KY16 9TX

**Applicant:** Rufflets Country House Hotel Rufflets Country House Hotel Strathkinness Low Road St Andrews Scotland KY16 9TX

**Agent:** ZONE Architects Ltd 211 Granton Road Edinburgh United Kingdom EH5 1HD

### **Application Permitted with Conditions**

**Approve** subject to the following 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, a minimum of 3 No off street parking spaces shall be provided within the curtilage of the site in accordance with the current Fife Council Parking Standards. The parking spaces shall be retained throughout the lifetime of the development for the purposes of off street parking.
3. The residential unit hereby approved shall be used solely as a residence for (a) a single person or by people living together as a family; or, (b) not more than 5 unrelated residents living together in a dwellinghouse. For the avoidance of doubt the residential unit hereby approved shall not be used for Housing in Multiple Occupation.

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

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

153 **Application No:** 22/03918/FULL

**Date Decision Issued:** 09/02/2023

**Ward:** St. Andrews

**Proposal:** Change of use from dwellinghouse (Class 9) to hostel (Class 7)

**Location:** Woodside House Balone Craigtoun St Andrews Fife KY16 8NS

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

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

**Application Permitted with Conditions**

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

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

**Reason(s):**

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



154 **Application No:** 22/04044/FULL

**Date Decision Issued:** 09/02/2023

**Ward:** St. Andrews

**Proposal:** Installation of temporary 11 no. sculptures in garden ground

**Location:** The Museum of the University of St Andrews 7A The Scores St Andrews Fife KY16 9AR

**Applicant:** University Of St Andrews Walter Bower House Main Street Guardbridge St Andrews Scotland KY16 0US

**Agent:** Angus McGhie 7 Alexandra Place St Andrews United Kingdom KY16 9XE

### **Application Permitted with Conditions**

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

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. The development authorised by this permission shall be removed and the land restored to its former condition on or before 1 year from the date of the permissions implementation.

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

1. In order to comply with the 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.

155 **Application No:** 23/00162/CLP

**Date Decision Issued:** 09/02/2023

**Ward:** St. Andrews

**Proposal:** Certificate of lawfulnesss (proposed) for internal alterations

**Location:** Madras College Kilrymont Road St Andrews Fife KY16 8DE

**Applicant:** Scotsman Developments Hamilton House 70 Hamilton Drive Glasgow United Kingdom G12 8DR

**Agent:** David Wardrop Cupar Business Centre East Road Cupar Scotland KY15 4SX

**Application Permitted - no conditions**

**Ward:** St. Andrews  
**Proposal:** Two storey extension to side and rear of dwellinghouse to form 2 apartment flats with associated gardens and parking space.  
**Location:** 7 Churchill Crescent St Andrews Fife KY16 8EF  
**Applicant:** Mr Lewis Boyd 24F Morven Road Bearsden Glasgow United Kingdom G61 3BY  
**Agent:** Chris Andrews 41 Tarvit Drive Cupar United Kingdom KY15 5BQ

### **Application Permitted with Conditions**

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

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. Prior to the occupation of each of the proposed dwelling units, there shall be off street parking spaces provided for that dwellinghouse as shown on Drawing No. PL-20-A1L-100 Revision. The parking spaces shall be retained throughout the lifetime of the development for the purposes of off street parking.
3. Prior to the occupation of each of the proposed dwelling units, the first two metre length of all of the vehicular driveways to the rear of the public footway shall be constructed in a paved material (not concrete slabs).
4. Prior to the occupation of each of the proposed dwelling units, visibility splays of 2m x 25m shall be provided to the left and to the right at the junction of all of the vehicular crossings and the public road and thereafter maintained in perpetuity, clear of all obstructions exceeding 0.6m above the adjoining carriageway level, all in accordance with the current Appendix G (Transportation Development Guidelines) of Making Fife's Places.
5. Each residential unit provided on the site shall be used solely as a residence for (a) a single person or by people living together as a family; or (b) not more than 5 unrelated residents living together in a dwellinghouse. For the avoidance of doubt none of the residential units hereby approved shall be used for Housing in Multiple Occupation.

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

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
3. In the interest of road safety; to ensure that no deleterious material is dragged on to the public road.
4. In the interest of road safety; to ensure the provision of adequate visibility splays at the junctions of the vehicular access and the public road.
5. In the interests of maintaining a mixed and balanced housing stock as required by Policy 2 of the Adopted FIFEplan 2017.

157 **Application No:** 22/04049/LBC

**Date Decision Issued:** 10/02/2023

**Ward:** St. Andrews

**Proposal:** Listed building consent for installation of 3 doors in Craigtoun Park Wall

**Location:** Craigtoun Country Park Craigtoun Fife

**Applicant:** Mr Henry Paul Craigtoun Country Park Mount Melville St Andrews Scotland  
KY16 8NX

**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.

158 **Application No:** 22/04109/LBC

**Date Decision Issued:** 10/02/2023

**Ward:** St. Andrews

**Proposal:** Listed building consent for internal soft strip works

**Location:** Madras College Kilrymont Road St Andrews Fife KY16 8DE

**Applicant:** Scotsman Developments Ltd Hamilton House 70 Hamilton Drive Glasgow  
Scotland G12 8DR

**Agent:** David Wardrop Cupar Business Centre East Road Cupar Scotland KY15 4SX

**Application Permitted - no conditions**

159 **Application No:** 22/04291/FULL

**Date Decision Issued:** 10/02/2023

**Ward:** St. Andrews

**Proposal:** Single storey extension and dormer extension to dwelling

**Location:** 25 Drumcarrow Road St Andrews Fife KY16 8SE

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

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

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

**Ward:** St. Andrews  
**Proposal:** Single storey extension to side of dwellinghouse  
**Location:** Claremont Cottage Bishops Wood Strathkinness St Andrews Fife KY16 8NZ  
**Applicant:** Mr Neill Fraser Claremont Cottage Bishops Wood Strathkinness St Andrews Fife KY16 8NZ  
**Agent:** Inglis and Carr - Chartered Architects The Design Studio 1 Lisdén Gardens Kirriemuir Scotland DD8 4DW

### **Application Permitted with Conditions**

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

1. FOR THE AVOIDANCE OF DOUBT, the extension roof shall be clad in grey coloured natural slate unless otherwise agreed in writing with this Planning Authority BEFORE any works commence on the roof.
2. FOR THE AVOIDANCE OF DOUBT, the finishes, details and colours to the solar panels, the flue, the external walls and the windows and doors shall be as indicated on approved drawing 08 - Design and Access Statement, Chapter 4.0 - Proposed Elevations, unless otherwise agreed in writing with this Planning Authority BEFORE any works commence on site.
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 order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interests of visual amenity; to ensure that the external finishing materials are appropriate to the character of the area.
3. In the interests of visual amenity; to ensure that the external finishing materials are appropriate to the character of the area.

161 **Application No:** 22/04082/FULL

**Date Decision Issued:** 17/02/2023

**Ward:** St. Andrews

**Proposal:** Extension to dwellinghouse, installation of replacement windows, flue, air source heat pump and solar panels

**Location:** 112 Hepburn Gardens St Andrews Fife KY16 9LT

**Applicant:** Mr Bobby Rintoul 112 Hepburn Gardens St Andrews Fife KY16 9LT

**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.
2. The proposed rear extensions hereby approved shall be clad in roof pantiles that shall match the existing roof pantiles in size, type, colour, specification and texture unless otherwise agreed in writing with 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 the interests of visual amenity; to ensure that the external finishing materials are appropriate to the character of the area.
3. In the interests of protecting the residential amenity of neighbouring property.



162 **Application No:** 22/04096/ADV

**Date Decision Issued:** 17/02/2023

**Ward:** St. Andrews

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

**Location:** 94 Market Street St Andrews Fife KY16 9PA

**Applicant:** Mr Jack Wright Century House Brunel Road Junction 41 Industrial Estate Wakefield England WF2 0XG

**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.

163 **Application No:** 20/00679/NMV3

**Date Decision Issued:** 24/01/2023

**Ward:** Tay Bridgehead

**Proposal:** Approval of matters specified in conditions of planning consent ref. no. PPA-250-2272 for the erection of six dwellinghouses, upgrading of access and formation of car parking (Non-Material Variation to 20/00679/ARC for amendments to increase plot sizes of each dwelling)

**Location:** Land To South Of 6 Balgove Road Gauldry Fife

**Applicant:** Mr Scott Wallace Milldeans Sawmill Milldeans Star Glenrothes Fife KY7b 6LW

**Agent:** Mary Murray Wester Balbeggie Farm Balbeggie Avenue Kirkcaldy Scotland KY1 3NS

**Planning Permission Required**

164 **Application No:** 20/00679/NMV4

**Date Decision Issued:** 24/01/2023

**Ward:** Tay Bridgehead

**Proposal:** Approval of matters specified in conditions of planning consent ref. no. PPA-250-2272 for the erection of six dwellinghouses, upgrading of access and formation of car parking (Non-Material Variation to 20/00679/ARC for amendments to position of rooflights in house 1)

**Location:** Land To South Of 6 Balgove Road Gauldry Fife

**Applicant:** Mr Scott Wallace Milldeans Sawmill Milldeans Star Glenrothes Fife KY7b 6LW

**Agent:** Mary Murray Wester Balbeggie Farm Balbeggie Avenue Kirkcaldy Scotland KY1 3NS

**Application Permitted - no conditions**

**Ward:** Tay Bridgehead

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

**Location:** 37 Dalglish Street Tayport Fife DD6 9BB

**Applicant:** Mr STUART CAMPBELL BURNSIDE FARM BOARHILLS ST ANDREWS  
FIFE KY168PU

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

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

3. PRIOR TO COMMENCING WORKS ON THE SINGLE STOREY EXTENSION HEREBY APPROVED, the new parking layout and revised vehicular access as shown on approved drawing 14A shall be provided in accordance with the current Fife Council Transportation Development Guidelines and thereafter maintained and kept available as such.
4. FOR THE AVOIDANCE OF DOUBT, the mono-blocked areas marked A and B on approved drawing 14A shall either be surfaced in permeable mono block paving or shall be laid to ensure surface water drains into the garden curtilage and not onto the public road.

**Reason(s):**

1. In order to comply with the 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 interest of road and pedestrian safety; to ensure that adequate off street parking exists to accommodate the proposal.
4. To reserve the rights of the Planning Authority with respect to the detailing of the driveway.

**Ward:** Tay Bridgehead

**Proposal:** Single storey extensions to front and side of dwellinghouse.

**Location:** 133 Main Street Guardbridge St Andrews Fife KY16 0UN

**Applicant:** Mr Mark Ferrie 133 Main Street Guardbridge St Andrews Fife KY16 0UN

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

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

**Reason(s):**

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. To ensure any encountered risks arising from previous site uses are fully assessed and all remedial works carried out to the agreed protocol.

**Ward:** Tay Bridgehead  
**Proposal:** Erection of WC building and formation of access ramps and associated lift  
**Location:** 10 High Street Newport On Tay Fife DD6 8DA  
**Applicant:** St Mary's Episcopal Church St Mary's Episcopal Church High Street  
Newport-on-Tay Scotland DD6 8DA  
**Agent:** Joe Narsapur Eden Park House Eden Park Cupar Scotland KY15 4HS

**Application Permitted with Conditions**

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

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. Proposed wall finishes, the roofing slate, and the eaves detail to the WC building hereby approved shall closely match those of the existing listed church in size, type, colour, specification, and texture unless otherwise agreed in writing with Fife Council as Planning Authority BEFORE ANY WORKS COMMENCE ON SITE.
3. All proposed external finishes to ramp walls and ramp upstands shall be constructed in natural stone of a colour to closely match the natural stone paving approved for the front main entrance to the church, unless otherwise agreed in writing with this Planning Authority BEFORE ANY WORKS COMMENCE ON SITE.
4. The ironmongery to the front entrance door serving the WC building shall be black in colour and shall be detailed traditionally.
5. BEFORE WORKS COMMENCE ON SITE, full specification details of the linear drains to the ramped areas as shown on approved drawing 04A shall be submitted for approval in writing by the Planning Authority.
6. FOR THE AVOIDANCE OF DOUBT, all fixings into natural stone and the listed boundary wall shall be non-ferrous in type.

**Reason(s):**

1. In order to comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
2. In the interests of visual amenity; to ensure that the proposed external material finishes to the WC building do not detract from the character and appearance of this Category B Listed Building and the Newport-On-Tay Conservation Area within which the site is located.
3. In the interests of visual amenity; to ensure that the proposed external material finishes to the landscape elements do not detract from the character and appearance of this Category B Listed Building and the Newport-On-Tay Conservation Area within which the site is located.
4. To reserve the rights of the Planning Authority with respect to this detail.
5. To reserve the rights of the Planning Authority with respect to this detail.
6. To reserve the rights of the Planning Authority with respect to this detail.

**Ward:** Tay Bridgehead  
**Proposal:** Listed building consent for internal and external alterations including erection of WC building, formation of access ramps and associated lift  
**Location:** 10 High Street Newport On Tay Fife DD6 8DA  
**Applicant:** St Mary's Episcopal Church St Mary's Episcopal Church High Street Newport-on-Tay Scotland DD6 8DA  
**Agent:** Joe Narsapur Eden Park House Eden Park Cupar Scotland KY15 4HS

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

1. The development to which this permission relates must be commenced no later than 3 years from the date of this permission.
2. NOTWITHSTANDING WHAT IS SHOWN ON APPROVED DRAWINGS 04A AND 05A, further justification is required and approval in writing by this Planning Authority must be obtained BEFORE ANY DOWNTAKINGS OF THE PERIMETER BOUNDARY WALL AS SHOWN COMMENCES ON SITE. Additional supporting site level and wall foundation level survey information shall be submitted to the Planning Authority for further consideration.

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. FOR THE AVOIDANCE OF DOUBT, SHOULD APPROVAL BE GRANTED TO DISMANTLE THE PERIMETER BOUNDARY WALL UNDER CONDITION 2 ABOVE, BEFORE ANY DIS-MANTELING OF THE BOUNDARY WALL COMMENCES, a detailed method and design statement shall be submitted to this Planning Authority which provides full details on how the wall shall be dismantled, how the stone down takings shall be safely stored, and how the boundary wall shall be faithfully re-constructed to match the original boundary wall. The design statement shall include existing site photographs of the boundary wall and full specification details shall be provided on stone coursing, joint widths, lime mortar and, should this be required, any replacement stone.
4. FOR THE AVOIDANCE OF DOUBT, all fixings into the listed boundary wall shall be non-ferrous in type.
5. FOR THE AVOIDANCE OF DOUBT all repair works to the existing perimeter boundary wall shall use a traditional mortar mix consisting of lime and aggregate (no cement), a specification for which shall be submitted to this Planning Authority for approval in writing BEFORE WORKS COMMENCE ON SITE.
6. FOR THE AVOIDANCE OF DOUBT, all new stone details to the wall opening by the lift shall be constructed in natural stone of a type, colour, and texture to match the existing perimeter wall.

**Reason(s):**

1. In order to comply with the 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 prevent the full dismantling of a listed boundary wall where in-adequate justification has been provided.
3. In the interests of visual amenity; to ensure that the existing listed boundary wall is re-constructed in a faithful and traditional manner and does not detract from the character and appearance of this Category B Listed Building.
4. To reserve the rights of the Planning Authority with respect to this detail.
5. In the interests of visual amenity; to ensure that the proposed external finishing materials are appropriate to the character and appearance of this Category B Listed Building.
6. In the interests of visual amenity; to ensure that the proposed external finishes are appropriate to the character and appearance of this Category B Listed Building.

169 **Application No:** 22/03976/FULL

**Date Decision Issued:** 03/02/2023

**Ward:** Tay Bridgehead

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

**Location:** 23 Smithy Road Balmullo St Andrews Fife KY16 0BG

**Applicant:** Mr Calvin Brown 23 Smithy Road Balmullo St Andrews Fife KY16 0BG

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

**Application Permitted with Conditions**

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

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

**Reason(s):**

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



170 **Application No:** 22/04119/FULL

**Date Decision Issued:** 03/02/2023

**Ward:** Tay Bridgehead

**Proposal:** Alterations and 1.5 storey front extension to dwellinghouse

**Location:** 18 Riverside Gardens Wormit Newport On Tay Fife DD6 8NQ

**Applicant:** Mrs Donna Jennings 18 Riverside Gardens Wormit Newport On Tay Fife DD6 8NQ

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

**Application Permitted with Conditions**

**Approve** subject to the following 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 proposed external finishing materials to the external south facing wall and roof shall match those of the south facing front elevation of the adjoining property in size, type, colour, specification and texture unless otherwise agreed in writing with Fife Council as Planning Authority.

**Reason(s):**

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

171 **Application No:** 22/04064/LBC

**Date Decision Issued:** 06/02/2023

**Ward:** Tay Bridgehead

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

**Location:** 10 Tay Street Newport On Tay Fife DD6 8AG

**Applicant:** Mr Nicholas Johnston 10 Tay Street Newport On Tay Fife DD6 8AG

**Agent:**

**Application Permitted with Conditions**

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

1. FOR THE AVOIDANCE OF DOUBT, the internal glazing spacer bars to the double glazed units hereby approved shall be coloured white upon installation.

**Reason(s):**

1. 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.

172Application No: 22/04126/FULL

Date Decision Issued: 06/02/2023

**Ward:** Tay Bridgehead

**Proposal:** Installation of replacement windows

**Location:** 10 Tay Street Newport On Tay Fife DD6 8AG

**Applicant:** Mr Nicholas Johnston 10 Tay Street Newport On Tay Fife DD6 8AG

**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 internal glazing spacer bars to the double glazed units hereby approved shall be coloured white upon installation.

**Reason(s):**

1. In order to comply with the 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 and the Newport-On-Tay Conservation Area within which the site is located.

173 **Application No:** 22/03724/FULL

**Date Decision Issued:** 10/02/2023

**Ward:** Tay Bridgehead

**Proposal:** Alteration of boundary wall and formation of vehicular access.

**Location:** The Bield Pickletillum Drumoig St Andrews Fife KY16 0BU

**Applicant:** Mrs Gillian Parsons The Bield Pickletillum Drumoig St Andrews Fife KY16 0BU

**Agent:**

**Application Permitted with Conditions**

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

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

**Reason(s):**

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

**Ward:** Tay Bridgehead  
**Proposal:** Planning permission in principle for the erection of dwellinghouse with associated vehicular access and parking (Section 42 application to vary conditions 2 and 4 of 22/02567/PPP)  
**Location:** New Lulgate Lucklawhill Balmullo St Andrews Fife KY16 0BQ  
**Applicant:** Mrs Esme Towse Well Springs Quarnford Buxton Derbyshire England SK17 0SJ  
**Agent:** Darren O'Hare Eden Park House Eden Park Cupar Scotland KY15 4HS

### Application Permitted with Conditions

Approve subject to the following condition(s):-

1. A further application(s) for certain matters (Approval of Matters Required by Condition) shall be submitted for the requisite approval of this Planning Authority, together with the detailed plans which shall include:-
  - (a) A location plan of all the site to be developed to a scale of not less than 1:2500, showing generally the site, any existing trees, hedges, walls (or other boundary markers) layout of the roads and sewers, and the position of all buildings;
  - (b) A detailed plan to a scale of not less than 1:500 showing the site contours, the position and width of all proposed roads, footpaths, the passing place required by condition 4, the visibility splays required by condition 2, the method of closure of the existing access, 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, roofs and windows;
  - (d) A survey of all the trees on the site indicating their size and species indicating those to be felled to allow the development to proceed and the number location and species of the replacement planting required by condition 9;
  - (e) A protected species survey.
2. The development to which this permission relates must be commenced no later than 5 years from the date of this permission.
3. Prior to the occupation of the proposed dwellinghouse, visibility splays of 2.4m x 43m westbound and 2.4m x 43m eastbound shall have been provided and maintained clear of all obstructions exceeding 600mm in height above the adjoining road channel level, at the junction of the new vehicular access and the public road, in accordance with the current Fife Council Transportation Development Guidelines. The visibility splays shall be retained through the lifetime of the development.
4. PRIOR TO THE OCCUPATION OF THE DWELLINGHOUSE HEREBY APPROVED, all access driveways shall have been constructed in accordance with the current Fife Council Transportation Development Guidelines 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 driveway to the rear of the public footway/road/verge shall be constructed in a paved material (not concrete slabs).
5. Prior to the occupation of the proposed dwellinghouse, the existing access to New Lulgate shall be closed off by permanent means to all vehicular traffic and the bellmouth shall be extended and modified to form a passing place which meets the standards contained in the Fife Council Transportation Development Guidelines. For the avoidance of any doubt, all vehicular access to New Lulgate, the annex when it is converted to a dwellinghouse and the house hereby approved shall be taken by a single access point as identified on Drawing No.(02).
6. Prior to occupation of the proposed dwellinghouse, a minimum of 2 No off street parking spaces per 3 bedroom house and 3 No 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 throughout the lifetime of the development for the purposes of off street parking.
7. PRIOR TO THE COMMENCEMENT OF THE DEVELOPMENT HEREBY APPROVED, a protected species survey shall be undertaken by an appropriately qualified individual, the outcomes of which are to be submitted

to the planning authority for approval under the terms of Condition 1 above. Thereafter, any associated mitigation shall be carried out in accordance with the approved survey prior to the occupation of the dwellinghouse hereby approved.

8. Any tree and vegetation removal associated with this development shall be undertaken outwith the bird breeding season of 1 March to 31 August of any calendar year.
9. To prevent the entrapment of animals all excavations shall be covered at the end of each working day, or include a means of escape for any animal falling in. Any temporarily exposed open pipe system shall be capped in order to prevent wildlife gaining access.
10. All trees felled on the site to accommodate the development shall be replaced with double the number of trees, all of which shall be of a native species, within the first planting season following the commencement of development on the site, unless agreed otherwise in writing with Fife Council as Planning Authority; the details of the felling and the replanting to be submitted under the terms of Condition 1 above.

**Reason(s):**

1. To ensure compliance with Section 59 of The Town and Country Planning (Scotland) Act 1997, as amended by the Planning etc (Scotland) Act 2006.
2. In order to comply with the provisions of Section 59 of the Town and Country Planning (Scotland ) Act 1997, as amended by Section 32 of The Planning (Scotland) Act 2019.
3. In the interest of road safety; to ensure the provision of adequate visibility splays at the junctions of the vehicular access and the public road.
4. In the interest of road safety; to ensure the provision of an adequate design layout and construction.
5. In the interest of road safety; to ensure that only one access exists at this location onto the rural road.
6. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
7. In the interests of natural heritage; to ensure that the development will not have an unacceptable adverse impact on any protected species using the site.
8. In the interests of safeguarding biodiversity.
9. In the interests of safeguarding biodiversity.
10. In the interests of enhancing biodiversity.

175 **Application No:** 22/02612/LBC

**Date Decision Issued:** 15/02/2023

**Ward:** Tay Bridgehead

**Proposal:** Listed building consent for alterations including replacement windows and doors along with replacement roof

**Location:** Leuchars Station Army Base Innes Road Leuchars St Andrews Fife KY16 0JX

**Applicant:** Mitie Building 177 177 1 Tutor Road Leuchars Fife KY16 0LB

**Agent:** Stuart Buchanan Aurora Building 120 Bothwell Street Glasgow Scotland G2 7JS

**Application Permitted - no conditions**

176 **Application No:** 22/02613/FULL

**Date Decision Issued:** 15/02/2023

**Ward:** Tay Bridgehead

**Proposal:** Re-rendering and installation of replacement windows and doors and roof

**Location:** Leuchars Station Army Base Innes Road Leuchars St Andrews Fife KY16 0JX

**Applicant:** Mitie Building 177 1 Tutor Road Leuchars Fife KY16 0LB

**Agent:** Stuart Buchanan Aurora Building 120 Bothwell Street Glasgow Scotland G2 7JS

**Application Permitted with Conditions**

**Approve** subject to the following 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.



177 **Application No:** 22/03912/DPN

**Date Decision Issued:** 15/02/2023

**Ward:** Tay Bridgehead

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

**Location:** Morton Loch Tentsmuir Tayport Fife

**Applicant:** Mr Greig Cochrane Battleby Redgorton Perth UK PH1 3EW

**Agent:**

**Application Permitted - no conditions**

178 **Application No:** 22/04253/FULL

**Date Decision Issued:** 17/02/2023

**Ward:** Tay Bridgehead

**Proposal:** Change of use of land from static holiday caravan to provide staff accommodation

**Location:** Tayport Caravan Park East Common Links Road North Tayport Fife DD6 9ES

**Applicant:** Tayport Links C P Ltd Tayport Links Caravan Park East Common Tayport Scotland DD6 9ES

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

**Application Permitted with Conditions**

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

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

**Reason(s):**

1. In order to comply with the 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:** Formation of vehicular access

**Location:** 14 Burns Street High Valleyfield Dunfermline Fife KY12 8RX

**Applicant:** Mr Vitezslav Filip 14 Burns Street High Valleyfield KY12 8RX

**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 driveway coming into use, the construction of the vehicular crossing of the footway shall be carried out in accordance with the current Fife Council Making Fife's Places Appendix G
3. Prior to the driveway coming into use, the access driveway shall be constructed at a gradient not exceeding 1 in 10 (10%) and shall have appropriate vertical curves to ensure adequate ground clearance for vehicles.

**Reason(s):**

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

180 **Application No:** 22/03813/LBC

**Date Decision Issued:** 26/01/2023

**Ward:** West Fife And Coastal Villages

**Proposal:** Listed Building Consent for internal alterations to dwellinghouse (Retrospective)

**Location:** Balgownie House West Green Culross Dunfermline Fife KY12 8JJ

**Applicant:** Mrs Aisha Holloway Balgownie House West Green Culross KY12 8JJ

**Agent:** Graeme Duff 27 Canmore Street Dunfermline KY12 7NU

**Application Permitted - no conditions**

181 **Application No:** 21/03363/FULL

**Date Decision Issued:** 02/02/2023

**Ward:** West Fife And Coastal Villages

**Proposal:** Change of use from agricultural shed to commercial distillery (Class 5) and associated development

**Location:** Land To The Rear Of Agricultural Sheds Din Moss Farm Fife

**Applicant:** Knockhill Distillery The Lodge Din Moss by Dunfermline UK KY3 9HS

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

### **Conditional Approval/Legal Agreement**

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

1. Notwithstanding the provisions of the Town and Country Planning (Use Classes) (Scotland) Order 1997 (as amended) or any statutory instrument revoking, amending or re-enacting that Order with or without modification, the use hereby approved shall be restricted to that of a commercial distillery.
2. THE USE HEREBY APPROVED SHALL NOT BE BROUGHT INTO USE BEFORE the access bellmouth from the public road shown in Drawing No. 22850-110, but including flush heel kerbing delineating the extents of the public road boundary, has been constructed in accordance with the current Fife Council Making Fife's Places Appendix G and the SCOTS National Roads Guide.
3. THE USE HEREBY APPROVED SHALL NOT BE BROUGHT INTO USE BEFORE completion of the upgrade to the private access road described in the "22850 Access Road Assessment".

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

1. To ensure proper control over the development in the interests of the good planning of the area.
2. In the interests of road safety; to ensure the provision of an adequate design layout and construction.
3. In the interests of road safety.

182Application No: 22/03290/FULL

Date Decision Issued: 01/02/2023

**Ward:** West Fife And Coastal Villages

**Proposal:** Installation of balcony

**Location:** West Camps Farm Dunfermline Fife KY12 9JR

**Applicant:** Ms Catherine Mathieson The Farmhouse West Camps Farm Carnock  
Scotland KY12 9JR

**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:** West Fife And Coastal Villages  
**Proposal:** Display of 2 non-illuminated freestanding advance signs  
**Location:** Land East Of Clinkum Bank Inzievar Oakley Fife  
**Applicant:** Mr Scott B Candlish 82A Main St Crossford KY128NJ  
**Agent:**

**Application Refused**

**Reason(s):**

1. In the interests of design and visual amenity; the proposed advance signs by virtue of their unacceptable location, some 200 metres from site of the proposed business they would be advertising, would have a detrimental impact on the character and appearance of the grassed and planted road verge and surrounding environment and will result in an incongruous development. The proposals would not make a positive contribution to their immediate environment, and would also be likely to set an undesirable precedent for advance signage. The proposals would not therefore comply with Policies 1 and 10 of the Adopted FIFEplan (2017), and Fife Council's Approved Planning Customer Guidelines on Advertising signs for Businesses.
2. In the interests of road safety; the proposed advance signs by virtue of their unacceptable location will cause a distraction to passing motorists at a T-junction of the A985 Trunk road, and would set an undesirable precedent potentially leading to an unacceptable proliferation of similar signs at the junction, also to the detriment of road safety, all contrary to Policy 10 of the Adopted FIFEplan (2017), Fife Council's Approved Planning Customer Guidelines on Advertising Signs for Businesses, and Fife Council's Approved Transportation Development Guidelines.

184 **Application No:** 22/04060/FULL

**Date Decision Issued:** 01/02/2023

**Ward:** West Fife And Coastal Villages

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

**Location:** 8 Queens Haugh Carnock Dunfermline Fife KY12 9GQ

**Applicant:** Mr F Crawford 8 Queens Haugh Carnock KY12 9GQ

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

**Application Permitted with Conditions**

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

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

**Reason(s):**

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



185 **Application No:** 22/04255/FULL

**Date Decision Issued:** 01/02/2023

**Ward:** West Fife And Coastal Villages

**Proposal:** Dormer extensions to both sides of dwellinghouse

**Location:** 81 Porterfield Comrie Dunfermline Fife KY12 9XQ

**Applicant:** Mr Stuart Friar 81 Porterfield Comrie Dunfermline Fife KY12 9XQ

**Agent:** Emma McGuinness 1 Erskine Square Dunfermline KY11 4QH

**Application Permitted with Conditions**

**Approve** subject to the following 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 development hereby approved coming into use, the proposed dormer window on the west elevation will be obscurely glazed and thereafter maintained as such for the lifetime of the development.

**Reason(s):**

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

186 **Application No:** 22/03965/FULL

**Date Decision Issued:** 03/02/2023

**Ward:** West Fife And Coastal Villages

**Proposal:** Installation of septic tank and associated infrastructure

**Location:** The Den At Culross Blairhall Mains High Valleyfield Dunfermline Fife KY12 8EP

**Applicant:** Mrs Audrey Stirling The Den at Culross Blairhall Dunfermline Scotland KY12 8EP

**Agent:** Yeoman McAllister Architects Waterside Studios 64 Coltbridge Avenue Edinburgh United Kingdom EH12 6AH

**Application Permitted with Conditions**

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

1. 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.

187 **Application No:** 22/04013/FULL

**Date Decision Issued:** 03/02/2023

**Ward:** West Fife And Coastal Villages

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

**Location:** 28 Mercer Street Kincardine Alloa Fife FK10 4NL

**Applicant:** Ms Larissa Bobkova Lagudin 28 Mercer Street Kincardine FK10 4NL

**Agent:** Oliver Conway 170/3 Montgomery Street Edinburgh EH7 5FE

**Application Permitted with Conditions**

**Approve** subject to the following 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.

188 **Application No:** 22/04075/FULL

**Date Decision Issued:** 08/02/2023

**Ward:** West Fife And Coastal Villages

**Proposal:** Erection of garden room and raised deck (retrospective)

**Location:** 12 Pitdinnie Gardens Cairneyhill Dunfermline Fife KY12 8DD

**Applicant:** Shona Brown 56 Fredrick Street Edinburgh Scotland EH2 1LS

**Agent:** Allan Woodward 2a Berkeley Street Glasgow Scotland G3 7DW

**Application Permitted - no conditions**

189 **Application No:** 22/03678/FULL

**Date Decision Issued:** 10/02/2023

**Ward:** West Fife And Coastal Villages

**Proposal:** Retrospective change of use from public open space to private garden ground and erection of fencing to side of dwellinghouse

**Location:** 5 James Wylie Place Kincardine Alloa Fife FK10 4RG

**Applicant:** Mr Mark Mckenzie 5 James Wylie Place Kincardine FK10 4RG

**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.

190 **Application No:** 22/03824/FULL

**Date Decision Issued:** 10/02/2023

**Ward:** West Fife And Coastal Villages

**Proposal:** Change of use from agricultural land to dog exercise field (including the erection of boundary fence and formation of parking)

**Location:** Duckhill Cottage Sunnyside Road Inzievar Oakley Dunfermline Fife KY12 8HB

**Applicant:** Ms Colleen Cooper Duckhill Cottage Sunnyside Road Carineyhill Dunfermline, Fife United Kingdom KY12 8HB

**Agent:** Colin Adam 5 Abbotshall Road Kirkcaldy Fife KY2 5PH

### **Application Permitted with Conditions**

**Approve** subject to the following 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 dog exercise business use commencing, a 3m x 58m oncoming visibility splay and a 3m x 150m in the other direction (east) shall be provided and maintained clear of all obstructions exceeding 1 metre in height above the adjoining road channel level, at the junction of the vehicular access and the public road, in accordance with the current Fife Council Making Fife's Places Appendix G and as per the layout shown on Drawing No 17464/00/001. The visibility splays shall be retained for the lifetime of the development.

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

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

**Ward:** West Fife And Coastal Villages

**Proposal:** Change of use of land to allow siting of kennels/ cattery units and temporary on-site accommodation (caravan) and formation of vehicular access

**Location:** Elderberry Glen Land To North Of B914 Balgonar Saline Fife

**Applicant:** Mr Krzysztof Wydra 21 Fieldfare View Dunfermline United Kingdom KY11 8FY

**Agent:** Peter MacLeod 122 Scott Street Galashiels United Kingdom TD1 1DX

### **Application Permitted with Conditions**

**Approve** subject to the following 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 temporary caravan hereby approved shall be removed from this site within 5 years of the date of this consent.
3. Prior to any business use commencing on site, the construction of the rural style vehicular crossing of roadside verge shall be carried out in accordance with the current Fife Council Making Fife's Places Appendix G These works shall include the relocation of the vehicular access gate to the position shown on Drawing No 02.
4. Prior to any business use commencing on site, there shall be provided within the curtilage of the site a turning area for a car. The turning area shall be formed outwith the parking areas and shall be retained through the lifetime of the development.
5. Prior to any business use commencing on site, visibility splays 3m x 210m shall be provided and maintained clear of all obstructions exceeding 1 metre in height above the adjoining road channel level, at the junction of the vehicular access and the public road, in accordance with the current Fife Council Making Fife's Places Appendix G. The visibility splays shall be retained for the lifetime of the development.
6. BEFORE ANY OF THE TEMPORARY BUILDING ARE POSITIONED ON THE SITE, details of the final colour of the proposed external paint finishes shall be submitted for approval in writing by this Planning Authority and thereafter the agreed paint finishes shall be applied before the buildings are brought into use.

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

1. In order to comply with the 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 caravan is of a temporary nature and is only acceptable as a temporary expedient.
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 that all vehicles taking access to and egress from the site can do so in a forward gear.
5. In the interest of road safety; to ensure the provision of adequate visibility at road junctions etc.
6. In the interests of visual amenity; to ensure that the external finishing materials are appropriate to the character of the area.