



APPLICATIONS DEALT WITH BY THE HEAD OF SERVICE
UNDER SCHEME OF DELEGATION
FROM 04/10/2021 - 31/10/2021

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

1 **Application No:** 21/02578/FULL **Date Decision Issued:** 06/10/2021

Ward: Buckhaven, Methil And Wemyss Villages

Proposal: Single storey extension to rear of dwellinghouse

Location: 49 Den Walk Methil Leven Fife KY8 3LG

Applicant: Mr & Mrs Dignan 49 Den Walk Methil Leven Fife KY8 3LG

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

Application Permitted - no conditions

2 **Application No:** 21/02243/FULL **Date Decision Issued:** 08/10/2021

Ward: Buckhaven, Methil And Wemyss Villages

Proposal: External alterations including replacement roof and rainwater goods
Site Address: 25 and 26 Plantation Row, Coaltown of Wemyss, KY1 4LY

Location: 25 And 26 Plantation Row Coaltown Of Wemyss Kirkcaldy Fife KY1 4LY

Applicant: Kingdom Housing Associations Ltd Head Office Saltire Centre Pentland Court
Glenrothes Scotland KY6 2DA

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The proposed replacement easing course shall be finished in natural slate, unless otherwise agreed in writing with Fife Council as Planning Authority.

Reason(s):

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

3 **Application No:** 21/02767/FULL **Date Decision Issued:** 19/10/2021

Ward: Buckhaven, Methil And Wemyss Villages

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

Location: 3 Eagle Road Buckhaven Leven Fife KY8 1HA

Applicant: Mrs Denise Brown 3 Eagle Road Buckhaven Leven Fife KY8 1HA

Agent:

Application Permitted - no conditions

4 **Application No:** 21/02538/FULL **Date Decision Issued:** 05/10/2021

Ward: Burntisland, Kinghorn And West Kirkcaldy

Proposal: Single storey extension to side of dwellinghouse

Location: 33 Beaufort Crescent Kirkcaldy Fife KY2 5SH

Applicant: Miss Carol Ramsay 33 Beaufort Crescent Kirkcaldy Scotland KY2 5SH

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

Application Permitted - no conditions

5 **Application No:** 21/02520/LBC **Date Decision Issued:** 06/10/2021

Ward: Burntisland, Kinghorn And West Kirkcaldy

Proposal: Listed Building Consent for installation of replacement windows

Location: 9 Kinghorn Road Burntisland Fife KY3 9EA

Applicant: Mrs H Robertson 9 Kinghorn Road Burntisland Fife KY3 9EA

Agent: Harry McIntosh 2-8 Clashburn Way Kinross Scotland KY13 8GA

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT, the proposed windows hereby approved, shall be finished in white painted traditionally constructed timber upon installation and thereafter permanently maintained as such with no visible trickle vents for the lifetime of the development.

Reason(s):

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

6 **Application No:** 21/02521/FULL **Date Decision Issued:** 06/10/2021

Ward: Burntisland, Kinghorn And West Kirkcaldy

Proposal: Installation of replacement windows

Location: 9 Kinghorn Road Burntisland Fife KY3 9EA

Applicant: Mrs H Robertson 9 Kinghorn Road Burntisland Fife KY3 9EA

Agent: Harry McIntosh 2-8 Clashburn Way Kinross Scotland KY13 8GA

Application Permitted - no conditions

7 **Application No:** 21/01921/FULL **Date Decision Issued:** 08/10/2021

Ward: Burntisland, Kinghorn And West Kirkcaldy

Proposal: Upgrade and realignment of footpath

Location: Land At Former Lochside Works Grangehill Kinghorn Fife

Applicant: Lovell Partnerships Ltd Technical Department BRAIDHURST HOUSE 2 FINCH WAY STRATHCLYDE BUSINESS PARK BELLSHILL SCOTLAND ML4 3PE

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. Within 2 months of the date of this decision, the footpath/cycle path hereby approved, including street lighting, shall be completed in full and be made available for public use, unless an extension to this timescale is otherwise agreed in writing with Fife Council as Planning Authority.
2. Prior to being installed on site, full details (including heights) of the street lighting hereby approved shall be submitted to Fife Council as Planning Authority for approval. The approved details shall then be installed on site.

Reason(s):

1. In the interest of ensuring that the approved development is provided.
2. In the interest of residential amenity; to ensure the street lighting is visually appropriate for the surrounding area.

8 **Application No:** 20/02016/FULL **Date Decision Issued:** 18/10/2021

Ward: Burntisland, Kinghorn And West Kirkcaldy

Proposal: Erection of two dwellinghouses with associated access and parking

Location: Land To Rear Of 207 High Street East Broomhill Road Burntisland Fife

Applicant: Mr Keith Scott 1 1 Crammond Glebe Gardens Edinburgh UK EH4 6NZ

Agent: Archie Higgins 35 Harbour Place Burntisland UK KY3 9DP

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. BEFORE ANY WORKS START ON SITE; details of the specification and colour of the proposed external finishes, including the vehicular access gates, shall be submitted to and approved in writing by this Planning Authority.
2. BEFORE THE DEVELOPMENT IS OCCUPIED; the construction of the vehicular access at its junction with the public road shall be carried out in accordance with the current Fife Council Transportation Development Guidelines.
3. BEFORE THE OCUPATION OF EACH DWELLINGHOUSE; there shall be provided within the curtilage of the site three parking spaces per dwelling in accordance with current Fife Council Transportation Development Guidelines.

Reason(s):

1. In the interests of visual amenity; to ensure that the external finishing materials are appropriate to the character of the surrounding Burntisland Conservation Area.
2. In the interest of road safety; to ensure the provision of an adequate design layout and construction.
3. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.

9 **Application No:** 21/02972/FULL **Date Decision Issued:** 19/10/2021

Ward: Burntisland, Kinghorn And West Kirkcaldy

Proposal: Erection of outbuilding

Location: 31 Templars Crescent Kinghorn Burntisland Fife KY3 9XS

Applicant: Mr John Anderson 31 Templars Crescent Kinghorn Scotland KY3 9XS

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

Application Permitted - no conditions

10 **Application No:** 21/02588/FULL **Date Decision Issued:** 28/10/2021

Ward: Burntisland, Kinghorn And West Kirkcaldy

Proposal: Erection of single storey extensions to side of dwellinghouse

Location: 21 Abden Avenue Kinghorn Burntisland Fife KY3 9TQ

Applicant: Mr And Mrs Cuthbert Handy 21 Abden Avenue Kinghorn Burntisland Fife KY3 9TQ

Agent: Martin Lamden Architects 19 North Overgate Kinghorn Burntisland Fife KY3 9XJ

Application Permitted - no conditions

11 **Application No:** 21/02814/FULL **Date Decision Issued:** 29/10/2021

Ward: Burntisland, Kinghorn And West Kirkcaldy

Proposal: Erection of single story side and rear extensions to dwellinghouse

Location: 1 Dallas Avenue Burntisland Fife KY3 9ET

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

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

Application Permitted - no conditions

12 **Application No:** 21/02820/FULL **Date Decision Issued:** 29/10/2021

Ward: Burntisland, Kinghorn And West Kirkcaldy

Proposal: Formation of balcony

Location: 33 Inchkeith Crescent Kirkcaldy Fife KY1 1GL

Applicant: Mr William Motion 33 Inchkeith Crescent Kirkcaldy Fife KY1 1GL

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. BEFORE THE DEVELOPMENT IS BROUGHT INTO USE, a 1.8m high obscurely glazed privacy screen shall be erected along the entirety of the hereby approved balcony's eastern perimeter unless otherwise agreed in writing by Fife Council as Planning Authority. The screen shall be maintained as agreed for the lifetime of the development.

Reason(s):

1. In the interests of residential amenity; to ensure the continued enjoyment of the neighbouring garden areas.

13 **Application No:** 21/00358/FULL **Date Decision Issued:** 08/10/2021

Ward: Cowdenbeath

Proposal: Two storey extension to rear of dwellinghouse

Location: 6 Torbeith Gardens Hill Of Beath Cowdenbeath Fife KY4 8DU

Applicant: Mr Scott Hamilton 6 Torbeith Gardens Hill Of Beith KY4 8DU

Agent: Derek Balfour 3 Violet Place Lochgelly KY5 9HU

Application Permitted - no conditions

14 **Application No:** 21/02190/FULL

Date Decision Issued: 04/10/2021

Ward: Cupar

Proposal: Alterations and dormer extensions to dwellinghouse and installation of cladding

Location: 16 Ceres Road Cupar Fife KY15 5JT

Applicant: Ms Mary Orr 16 Ceres Road Ceres Fife KY15 5JT

Agent: David Christie 2 Winifred Street Kirkcaldy United Kingdom KY2 5SR

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. BEFORE ANY WORKS COMMENCE ON THE FRONT DORMER, full material specification details for the roof and wall cladding, including colour, profile and finish, shall be submitted for approval in writing by the Planning Authority.

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

Reason(s):

1. To reserve the rights of the Planning Authority with respect to these details.

15 **Application No:** 21/02079/FULL **Date Decision Issued:** 05/10/2021

Ward: Cupar

Proposal: Single storey extensions to rear of dwellinghouses

Location: 14 And 15 South Road Cupar Fife KY15 5JF

Applicant: Mr & Mrs M. Alexander & Mr & Mrs G. Anderson 14 And 15 South Road
Cupar Fife KY15 5JF

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

Application Permitted - no conditions

16 **Application No:** 21/02225/FULL

Date Decision Issued: 06/10/2021

Ward: Cupar

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

Location: Loanhead Cottage Blebocraigs Cupar Fife KY15 5UG

Applicant: Mr Andrew Clayson Loanhead Cottage Blebocraigs Cupar United Kingdom
KY15 5UG

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

17 **Application No:** 21/02373/FULL **Date Decision Issued:** 06/10/2021

Ward: Cupar

Proposal: Erection of double domestic garage with garden room

Location: Ranworth 29 Millbank Cupar Fife KY15 5DP

Applicant: Mr James Logan Ranworth 29 Millbank Cupar Fife KY15 5DP

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

Application Permitted - no conditions

18 **Application No:** 21/01502/FULL **Date Decision Issued:** 07/10/2021

Ward: Cupar

Proposal: Alterations to wall to form vehicular access

Location: Drumwell Blebocraigs Cupar Fife KY15 5UG

Applicant: Mr and Mrs David and Helen Connell Drumwelll Blebocraigs Cupar Scotland
UK KY15 5UG

Agent: Rosemary Scrimgeour The Drawing Office, Humpty House Lintrathen
Kirriemuir Angus DD8 5JH

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. Prior to the first use of the proposed new access, the existing access to the West of the large tree shall be closed off by permanent means to all vehicular traffic as shown on Drawing named "03 - BLOCK PLAN " entitled 035.

Reason(s):

1. In the interest of road safety; to ensure that two sub-standard accesses do not exist.

19 **Application No:** 21/02032/FULL

Date Decision Issued: 07/10/2021

Ward: Cupar

Proposal: Extension to existing domestic outbuilding

Location: Dura House Pitscottie Cupar Fife KY15 5SZ

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

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. All new masonry to the altered outbuilding shall be in natural stone to match existing in composition, colour, appearance, durability, size, shape, surface finish and coursing, and new stone must not be stronger than the existing stonework.
2. A traditional mortar mix shall be used on the altered outbuilding consisting of lime and aggregate (no cement) for the stone pointing, a specification of which shall be submitted to this Planning Authority for approval in writing BEFORE ANY WORKS START ON SITE.

Reason(s):

1. In the interests of visual amenity, to ensure that the external finishing materials are appropriate to the character and appearance of this Category B Listed Building.
2. In the interests of visual amenity, to ensure that the external finishing materials are appropriate to the character and appearance of this Category B Listed Building.

Ward: Cupar
Proposal: Listed building consent for external and internal alterations to dwellinghouse
Location: Dura House Pitscottie Cupar Fife KY15 5SZ
Applicant: Mr & Mrs Smith 44 Barnton Avenue Edinburgh Scotland EH4 6JL
Agent: Joe Narsapur Eden Park House Eden Park Cupar Scotland KY15 4HS

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. BEFORE WORKS COMMENCE TO DISMANTLE AND RE-INSTATE THE CHIMNEYS a photographic survey of all 3 chimneys, including their measurements, shall be submitted to the Planning Authority for approval in writing.

Thereafter the re-instatement of the chimneys shall be carried out in accordance with these details approved unless changes are subsequently agreed in writing with the Planning Authority.

2. All new masonry shall be in natural stone to match existing in composition, colour, appearance, durability, size, shape, coursing and surface finish and new stone must not be stronger than the existing stonework.
3. Replacement Lime Mortar Pointing shall match the colour, appearance and surface finish of the existing lime mortar pointing.
4. Sample panels of the harl re-instatement and re-pointing shall be made available to view on site by the Planning Authority for the desired colour, texture and finish to be agreed in writing PRIOR to commencing these works in full.

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

5. All decorative cornicing, plasterwork, skirtings and surrounds which are removed to treat areas of damp shall be thereafter faithfully re-instated using matching materials.
6. Full scaled details of the proposed door replacements to the kitchen on the ground floor, the bathroom/dressing room on the first floor and bedroom 7 on the second floor shall be submitted for approval in writing by this Planning Authority PRIOR to these doors being removed. FOR THE AVOIDANCE OF DOUBT, the replacement doors shall be traditionally constructed panelled timber doors to closely match the existing doors.
7. BEFORE the existing mantle and hearth are removed from the reception hall in the ground floor, full details of the replacement mantle and hearth shall be submitted for prior approval in writing by the Planning Authority.

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

Reason(s):

1. To ensure a satisfactory faithful re-construction of the chimneys takes place to maintain the character and appearance of this Category B Listed Building.
2. In the interests of visual amenity, to ensure that the external finishing materials are appropriate to the character and appearance of this Category B Listed Building.
3. In the interests of visual amenity, to ensure that the external finishing materials are appropriate to the character and appearance of this Category B Listed Building.
4. In the interests of visual amenity, to ensure that the external finishing materials are appropriate to the character and appearance of this Category B Listed Building.
5. To protect the internal character and appearance of this Category B Listed Building.
6. To protect the internal character and appearance of this Category B listed Building.

7. To protect the internal character and appearance of this Category B listed Building.

21 **Application No:** 21/02311/LBC

Date Decision Issued: 07/10/2021

Ward: Cupar

Proposal: Listed building consent for the stripping back and re-instatement of roof finishes, structural repair, and the installation of new slate vents, 3 replacement rooflights and watergoods.

Location: Dura House Pitscottie Cupar Fife KY15 5SZ

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

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The slate roofs shall be re-instated using the existing slates and matching salvaged scotch slate unless otherwise agreed in writing with the Planning Authority.

Reason(s):

1. In the interests of visual amenity, to ensure that the external finishing materials are appropriate to the character and appearance of this Category B Listed Building.

22 **Application No:** 21/01964/FULL

Date Decision Issued: 08/10/2021

Ward: Cupar

Proposal: Single storey extension to side of dwellinghouse and installation of rooflights

Location: The Old Dairy 10 Bishopgate Cupar Fife KY15 4BD

Applicant: Mrs Kay Anderson The Old Dairy Bishopgate Cupar Scotland KY15 4BD

Agent: Emma Donnelly Briarlea Glenduckie Newburgh United Kingdom KY14 6JF

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. BEFORE WORKS COMMENCE ON SITE, full specification details of the roof finish and timber cladding shall be submitted for prior approval in writing by the Planning Authority.

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

Reason(s):

1. In the interests of visual amenity ; to ensure that the proposed development does not detract from the character and appearance of the Cupar Conservation Area, within which the site is located.

23 **Application No:** 21/02028/FULL

Date Decision Issued: 11/10/2021

Ward: Cupar

Proposal: Erection of dwellinghouse

Location: Beechwood Middlefoodie Vantage Road Dairsie Cupar Fife KY15 4RT

Applicant: Mrs Joan Gilbert Beechwood Middlefoodie Vantage Road Dairsie Cupar Fife KY15 4RT

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

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

Reason(s):

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

24 **Application No:** 21/01917/FULL **Date Decision Issued:** 12/10/2021

Ward: Cupar

Proposal: Erection of garden room (retrospective)

Location: 29 Castlefield Cupar Fife KY15 4DB

Applicant: Mrs Julie Cavanagh 29 Castlefield Cupar Fife KY15 4DB

Agent:

Application Permitted - no conditions

25 **Application No:** 21/02613/CLP

Date Decision Issued: 12/10/2021

Ward: Cupar

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

Location: 10 Wilkie Court Pitlessie Cupar Fife KY15 7SW

Applicant: Mr & Ms N & H Venters Knowles 10 Wilkie Court Pitlessie Cupar Fife KY15 7SW

Agent: C Walton 18 Chedworth Road Horfield Bristol United Kingdom BS7 9RZ

Application Permitted - no conditions

26 **Application No:** 21/02314/LBC

Date Decision Issued: 15/10/2021

Ward: Cupar

Proposal: Listed Building Consent for erection of fencing and gates

Location: Kingarroch Cottage Main Street Craigrothie Cupar Fife KY15 5QA

Applicant: Mr & Mrs Kenny & Arlene MacLeod Kingarroch Cottage Main Street
Craigrothie Cupar Fife KY15 5QA

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT, all fixings into the building wall shall only be through mortar joints and not through the natural stone.

Reason(s):

1. In the interests of protecting the external appearance and fabric of this existing Category B Listed Building.

27 **Application No:** 21/02315/FULL

Date Decision Issued: 15/10/2021

Ward: Cupar

Proposal: Erection of fencing and gates

Location: Kingarroch Cottage Main Street Craigothie Cupar Fife KY15 5QA

Applicant: Mr & Mrs Kenny & Arlene MacLeod Kingarroch Cottage Main Street Craigothie Cupar Fife KY15 5QA

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT, all fixings into the building wall shall be through mortar joints and not through the natural stone.
2. FOR THE AVOIDANCE OF DOUBT, and notwithstanding what is shown on approved drawing 02B, the timber boundary fence shall have a front face on both sides upon installation.

Reason(s):

1. In the interests of protecting the external appearance and fabric of this existing Category B Listed Building.
2. In the interests of visual amenity, to ensure that the fence details are appropriate to the character of the area.

28 **Application No:** 21/03217/CLP

Date Decision Issued: 15/10/2021

Ward: Cupar

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

Location: 14 Landale Gardens Cupar Fife KY15 4UE

Applicant: Mr Samuel Keith 14 Landale Gardens Cupar Fife KY15 4UE

Agent:

Application Permitted - no conditions

29 **Application No:** 21/03229/CLP

Date Decision Issued: 26/10/2021

Ward: Cupar

Proposal: Certificate of Lawfulness (Proposed) for extension to domestic garage

Location: Shampher Bank Street Cupar Fife KY15 4JL

Applicant: Mr Raymond Stewart Shampher Bank street Cupar Scotland KY154JL

Agent:

Application Permitted - no conditions

30 **Application No:** 21/02121/FULL **Date Decision Issued:** 05/10/2021

Ward: Dunfermline Central

Proposal: Installation of replacement windows

Location: 28-35 Skibo Court Dunfermline Fife KY12 7EW

Applicant: Kingdom Housing Associations Ltd Head Office Saltire Centre Pentland Court
Glenrothes Scotland KY6 2DA

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

Application Permitted - no conditions

31 **Application No:** 21/03124/CLP **Date Decision Issued:** 07/10/2021

Ward: Dunfermline Central

Proposal: Certificate of lawfulness (proposed) for alterations and erection of garage / domestic outbuilding in rear garden

Location: 20 Garvock Hill Dunfermline Fife KY12 7UU

Applicant: Mr Craig Robertson 20 Garvock Hill Dunfermline Fife ky12 7uu

Agent: David Lockhart 1 Bridgeview North Queensferry Fife KY11 1LF

Application Permitted - no conditions

32 **Application No:** 21/02530/FULL **Date Decision Issued:** 13/10/2021

Ward: Dunfermline Central

Proposal: Single storey extension to front of dwellinghouse

Location: 7 Links Drive Crossford Dunfermline Fife KY12 8QB

Applicant: Dr Ellen Kerr 7 Links Drive Crossford Scotland KY12 8QB

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

Application Permitted - no conditions

33 **Application No:** 21/02407/ADV

Date Decision Issued: 18/10/2021

Ward: Dunfermline Central

Proposal: Display of one illuminated fascia sign, one illuminated entrance gate, one illuminated pylon sign and one non-illuminated free-standing sign

Location: Dunfermline Autocentre Halbeath Road Dunfermline Fife KY12 7RD

Applicant: Mr Gary Sample Macklin Motors Halbeath Road Dunfermline KY12 7RD

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

Application Permitted - no conditions

34 **Application No:** 21/02455/FULL **Date Decision Issued:** 18/10/2021

Ward: Dunfermline Central

Proposal: Single storey extension to side and one and a half storey extension to rear of dwellinghouse

Location: 37 Dean Drive Crossford Dunfermline Fife KY12 8PF

Applicant: Mr James Hann 37 Dean Drive Dunfermline uk ky12 8pf

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

Application Permitted - no conditions

35 **Application No:** 21/01874/LBC

Date Decision Issued: 22/10/2021

Ward: Dunfermline Central

Proposal: Listed Building Consent for internal and external alterations including installation of rooflights

Location: First Floor 27 East Port Dunfermline Fife KY12 7JG

Applicant: Mr Max Horne 27 East Port Dunfermline Scotland KY12 7JG

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. Before the property is occupied, ventilation for the proposed bedroom windows, which are to be closed as per Couper Acoustics Noise Impact Assessment (October 2021), should be provided in line with Historic Environment Scotland's Short Guide to Sash and Case Windows. A section through the windows, demonstrating how the ventilation would be achieved, should be submitted and approved in writing by this planning authority before works commence, unless otherwise agreed in writing.

Reason(s):

1. In the interests of visual amenity; to ensure that the character and appearance of existing window(s) is/are maintained.

36 **Application No:** 21/01877/FULL **Date Decision Issued:** 22/10/2021

Ward: Dunfermline Central

Proposal: Change of use from offices (Class 2) to form 2 flatted dwellings (Sui Generis) and installation of rooflights

Location: First Floor 27 East Port Dunfermline Fife KY12 7JG

Applicant: Mr Max Horne 27 East Port Dunfermline Scotland KY12 7JG

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. Before the property is occupied, ventilation for the proposed bedroom windows, which are to be closed as per Couper Acoustics Noise Impact Assessment (October 2021), should be provided in line with Historic Environment Scotland's Short Guide to Sash and Case Windows. A section through the windows, demonstrating how the ventilation would be achieved, should be submitted and approved in writing by this planning authority before works commence, unless otherwise agreed in writing.

Reason(s):

1. In the interests of residential amenity, to ensure the future occupants are not adversely affected by noise.

37 **Application No:** 21/02164/FULL **Date Decision Issued:** 22/10/2021

Ward: Dunfermline Central

Proposal: Change of use from offices (Class 2) to flatted dwelling.

Location: 71 Elgin Street Dunfermline Fife KY12 7SA

Applicant: Mr Douglas Crookston 71 Elgin Street Dunfermline Scotland KY12 7SA

Agent: Colin Low 5 Parliament Square Kinross Kinross-shire KY13 8AL

Application Permitted - no conditions

38 **Application No:** 21/02939/CLP

Date Decision Issued: 27/10/2021

Ward: Dunfermline Central

Proposal: Certificate of Lawfulness (Proposed) for single storey extension to rear of dwellinghouse and formation of door opening to side

Location: 12 Kilburn Road Crossford Dunfermline Fife KY12 8PH

Applicant: Miss Judith Penman 12 Kilburn Road Crossford Dunfermline Scotland KY12 8PH

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

Application Permitted - no conditions

39 **Application No:** 21/02345/FULL **Date Decision Issued:** 06/10/2021

Ward: Dunfermline North

Proposal: Installation of dormer extension to rear of dwellinghouse

Location: Oaklea Upper Flat Parkneuk Road Dunfermline Fife KY12 9BL

Applicant: Mr Callum Halliday Oaklea 2 Parkneuk Rd Dunfermline Scotland KY12 9BL

Agent: Darren Beresford 237 Baldridgeburn Dunfermline UK KY12 9EG

Application Permitted - no conditions

40 **Application No:** 21/02483/FULL

Date Decision Issued: 13/10/2021

Ward: Dunfermline North

Proposal: Single storey extension to side, formation of decking to rear and raised platform to front of dwellinghouse

Location: 1 Farnell Way Dunfermline Fife KY12 0SR

Applicant: Mr and Mrs N Roy 1 Farnell Way Dunfermline Scotland KY12 0SR

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. Prior to the occupation of the extended part of the dwelling, the widened 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.
2. Prior to the occupation of the extended part of the dwelling, there shall be provided within the curtilage of the site 2 parking spaces for vehicles in accordance with current Fife Council Transportation Development Guidelines and as per the layout shown coloured red on the submitted site block plan (Drawing No HPP05). The parking spaces shall be retained for the lifetime of the development.

Reason(s):

1. In the interest of road safety; to ensure the provision of an adequate design layout and construction.
2. Reason: In the interest of road safety; to ensure the provision of adequate off-street parking facilities.

41 **Application No:** 21/03081/CLP **Date Decision Issued:** 06/10/2021

Ward: Dunfermline South

Proposal: Certificate of lawfulness (proposed) for single storey extension to side of dwellinghouse and installation of a new window

Location: 126 Pitcorthie Drive Dunfermline Fife KY11 8AN

Applicant: Mrs Janice Thomson 126 Pitcorthie Drive Dunfermline Fife KY11 8AN

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

Application Permitted - no conditions

Ward: Dunfermline South
Proposal: Erection of four flatted dwellings with associated access, parking and landscaping works
Location: 169 Linburn Road Dunfermline Fife KY11 4FB
Applicant: Mr Ramesh Jangili 28 The Picture House Cheapside Reading United Kingdom RG1 7AJ
Agent: Ronan McGirr 13 Park Avenue Dunfermline Fife KY12 7HX

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

1. BEFORE ANY WORKS START ON SITE; a scheme of landscaping including a landscaping plan indicating the siting, numbers, species and heights (at time of planting) of all trees, shrubs and hedges to be planted, and the extent and profile of any areas of earthmounding, shall be submitted to and approved in writing by this Planning Authority. These submitted details should also include details of all proposed boundary treatments and the planting of a hedge along the eastern boundary. The scheme as approved shall be implemented within the first planting season following the completion or occupation of the development, whichever is sooner.
2. BEFORE ANY WORKS START ON SITE; full details of the proposed noise mitigation measures as set out in section 4 of the noise impact assessment report (Plan Reference 08), shall be submitted to and approved in writing by Fife Council as Planning Authority. Any subsequent approved noise mitigation measures shall be carried out in full BEFORE EACH RELATED FLATTED DWELLING IS OCCUPIED and retained and maintained as such for the lifetime of the development unless otherwise agreed in writing with Fife Council as Planning Authority.
3. BEFORE THE OCCUPATION OF THE FIRST FLATTED DWELLING; the construction of a five metre wide vehicular crossing of the footway shall be carried out in accordance with the current Fife Council Transportation Development Guidelines. Details of this five metres wide vehicular crossing including a scaled site layout drawing shall be submitted to and approved in writing by Fife Council as Planning Authority BEFORE ANY WORKS COMMENCE ON SITE. The development shall, thereafter, be carried out in accordance with any subsequent approved details.
4. BEFORE THE OCCUPATION OF THE FIRST FLATTED DWELLING; all access driveways and parking areas 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. Adequate measures shall be installed to intercept surface water run-off, prior to it reaching the public road boundary (rear of the footway).
5. BEFORE THE OCCUPATION OF THE FIRST FLATTED DWELLING; there shall be provided within the curtilage of the site six communal parking spaces for vehicles in accordance with current Fife Council Transportation Development Guidelines. The parking spaces shall be retained as communal spaces for the lifetime of the development.
6. BEFORE THE OCCUPATION OF THE FIRST FLATTED DWELLING; there shall be provided within the curtilage of the site four safe, covered and secure cycle parking spaces in accordance with current Fife Council Transportation Development Guidelines. The cycle parking spaces shall be retained for the lifetime of the development.
7. BEFORE ANY WORKS COMMENCE 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. Reason: In the interest of road safety; to eliminate the deposit of deleterious material on public roads.

Reason(s):

1. In the interests of visual amenity and to ensure a satisfactory standard of local environmental quality.
2. In the interests of safeguarding residential amenity and to ensure that there would be no significant detrimental impact upon the operation of neighbouring businesses.

3. In the interest of road safety; to ensure the provision of an adequate design layout and construction.
4. In the interest of road safety; to ensure the provision of an adequate design layout and construction.
5. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
6. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
7. In the interest of road safety; to eliminate the deposit of deleterious material on public roads.

43 **Application No:** 21/02377/TPN

Date Decision Issued: 29/10/2021

Ward: Dunfermline South

Proposal: Telecom Prior Notification for telecommunications installation of 18.0m Phase 8 monopole, wraparound cabinet at base and associated ancillary works
Site: Outside 19 St Andrews Street Dunfermline KY11 4QG

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

Applicant: CK Hutchison Networks (UK) Ltd Per Agent

Agent: WHP Telecoms Ltd Eve Wyke/ Timothy Jiang Helena House Troy Mills Troy
Road Leeds LS18 5GN

Application Permitted - no conditions

44 **Application No:** 21/02227/FULL **Date Decision Issued:** 05/10/2021

Ward: East Neuk And Landward

Proposal: Alterations and extension to rear of dwellinghouse

Location: 14 Miller Terrace St Monans Anstruther Fife KY10 2BB

Applicant: Mr Angus Mackay 14 Miller Terrace St Monans Anstruther Fife KY10 2BB

Agent: G Jones Croft Cappanach Croft Cappanach Pitlochry United Kingdom PH16
5JT

Application Permitted - no conditions

45 **Application No:** 21/02250/LBC

Date Decision Issued: 05/10/2021

Ward: East Neuk And Landward

Proposal: Listed Building Consent for external alterations including replacement roof, rainwater goods and repair to stonework and windows at 69-75 George Street, Cellardyke, KY10 3AS

Location: 69 To 75 George Street Cellardyke Anstruther Fife KY10 3AS

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

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. BEFORE ANY WORK STARTS ON SITE, details of the specification of the wet dash render shall be submitted for approval in writing by this Planning Authority. The render shall be of an aesthetically appropriate lime-based render.
2. All stone repair and cleaning works and removal of any render or cement to the stonework, chimneys and crows feet shall be carried out manually without any blasting or chemicals. A traditional mortar mix shall be used for the required repair works consisting of lime and aggregate (no cement).

Reason(s):

1. In the interests of visual amenity; to ensure that the external finishing materials are appropriate to the character and appearance of the Category B Listed Building and Cellardyke Conservation Area and to avoid any damage to the existing stonework.
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 Cellardyke Conservation Area.

46 **Application No:** 21/02297/LBC

Date Decision Issued: 05/10/2021

Ward: East Neuk And Landward

Proposal: Listed Building Consent for restoration works to monument

Location: Crail Parish Church Marketgate North Marketgate Crail Anstruther Fife KY10 3TQ

Applicant: Crail Preservation Society 74 Bow Butts Crail Anstruther KY10 3UR

Agent: John Renshaw 86 Constitution Street Edinburgh Scotland EH6 6RP

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. All stone cleaning works and removal of surface cement and vegetation to the stonework shall be carried out manually without any blasting or chemicals.
2. FOR THE AVOIDANCE OF DOUBT, all new stone repair and replacement details shall be constructed in natural stone of a colour and coursing to match the existing stonework.
3. FOR THE AVOIDANCE OF DOUBT, four new replacement trees shall be planted on common land within Crail within the next planting season.

Reason(s):

1. In the interests of visual amenity; to ensure that the external finishing materials are appropriate to the character and appearance of the Category A Listed Building and Crail Conservation Area and to avoid any damage to the existing stonework.
2. In the interests of visual amenity; to ensure that the external finishing materials are appropriate to the character and appearance of the Category A Listed Building and Crail Conservation Area.
3. 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.

Ward: East Neuk And Landward
Proposal: Planning permission in principle for erection of dwellinghouse and associated garage, stables and parking
Location: Muirhead Farm Muirhead Crail Anstruther Fife KY10 3XE
Applicant: Mrs Audrey MacFarlane Muirhead Farm Muirhead Farm Crail Scotland KY10 3XE
Agent: Fife Architects Unit 3 15 Station Road St Monans Fife KY10 2BL

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. A further application(s) for certain matters (Approval of Matters Required by Condition) shall be submitted for the requisite approval of this Planning Authority, together with the detailed plans which shall include:-
 - (a) A location plan of all the site to be developed to a scale of not less than 1:2500, showing generally the site, any existing trees, hedges, walls (or other boundary markers) layout of the roads and sewers, and the position of all buildings;
 - (b) A detailed plan to a scale of not less than 1:500 showing the site contours, the position and width of all proposed roads and footpaths including public access provision, the siting of the proposed buildings, finished floor levels, new walls, hedges and boundary treatments, details of proposed landscape treatment and the phasing of development;
 - (c) Detailed plans, sections and elevations of all buildings proposed to be erected on the site, and their relationship to adjacent land and/or buildings, together with details of the colour and type of materials to be used externally on walls and roofs;
 - (d) Details of the existing and proposed ground levels as well as the finished floor levels all related to a fixed datum point. The details shall specify the extent and height of any areas of mounding;
 - (e) A supporting statement illustrating the developments' compliance with Fife Council's Planning Policy - Making Fife's Places Supplementary Guidance Document (2018) - including reference and proposals relating to the design, layout, green network infrastructure and biodiversity enhancement;
 - (f) A sustainability statement illustrating the developments' compliance with Fife Council's Planning Policy - Low Carbon Fife Supplementary Guidance Document (2019). The sustainability statement shall address all of the matters set out in Appendix B of Fife Council's Low Carbon Fife Supplementary Guidance (January 2019);

Reason(s):

1. To be in compliance with Section 59 of The Town and Country Planning (Scotland) Act 1997, as amended by the Planning etc (Scotland) Act 2006.

48 **Application No:** 21/02259/FULL **Date Decision Issued:** 12/10/2021

Ward: East Neuk And Landward

Proposal: Single storey extension to side and front of dwellinghouse

Location: Kamrelds Kings Highway Largoward Leven Fife KY9 1JL

Applicant: Ms Rachel McCarter Kamrelds Kings Highway Largoward Fife KY9 1JL

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

Application Permitted - no conditions

Ward: East Neuk And Landward
Proposal: Planning permission in principle for the erection of dwellinghouse with integral garage
Location: Rennyhill Farm Bungalow Rennyhill Kilrenny Anstruther Fife KY10 3JF
Applicant: Mrs Penny Murphy Rennyhill Farm Bungalow Rennyhill Kilrenny Scotland KY10 3JF
Agent: Christine Palmer 11 Bankwell Road Anstruther Scotland KY10 3DA

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. A further application(s) for certain matters (Approval of Matters Required by Condition) shall be submitted for the requisite approval of this Planning Authority, together with the detailed plans which shall include:-
 - (a) A location plan of all the site to be developed to a scale of not less than 1:2500, showing generally the site, any existing trees, hedges, walls (or other boundary markers) layout of the roads and sewers, and the position of all buildings;
 - (b) A detailed plan to a scale of not less than 1:500 showing the site contours, the position and width of all proposed roads and footpaths including public access provision, the siting of the proposed buildings, finished floor levels, new walls and fences and details of proposed landscape treatment;
 - (c) Detailed plans, sections and elevations of all buildings proposed to be erected on the site, together with details of the proposed method of drainage and the colour and type of materials to be used externally on walls and roofs;
 - (d) Details of the existing and proposed ground levels as well as the finished floor levels all related to a fixed datum point. The details shall specify the extent and height of any areas of mounding;
 - (e) A supporting statement illustrating the developments' compliance with Fife Council's Planning Policy - Making Fife's Places (2015) - including reference and proposals relating to the design, layout, green network infrastructure and biodiversity enhancement. No work shall be started on site until the written permission of this Planning Authority has been granted for these proposals, or such other details as may be acceptable.
 - (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);
2. The layout plans accompanying the application are not approved. For the avoidance of doubt the dwellinghouse hereby approved shall not exceed 1.5 stories in height.
3. Prior to the occupation of the proposed dwellinghouse, Access from the C43 Classified public road to the development site shall be at the point indicated on the approved plan No. 02.
4. Prior to the first use of the proposed vehicular access, the existing access currently serving Rennyhill Farm Lodge and Rennyhill Farm Bungalow shall be closed off to all vehicular traffic by permanent means.
5. Prior to the first use of the new vehicular access, the first two metre length of the driveway to the rear of the public road shall be constructed in a paved material (not concrete slabs).
6. Prior to the first use of the proposed new access, visibility splays of 2m x 25m shall be provided to the East and to the West at the junction of the new vehicular crossing and the public road and thereafter shall be maintained in perpetuity, clear of all obstructions exceeding 1.05m above the adjoining carriageway level, all in accordance with the current Fife Council Transportation Development Guidelines.
* In order to achieve this visibility splay, the wall will require to be lowered in height and planting along the

boundary of the access will need to be removed.

7. Prior to the first use of the proposed new access, there shall be provided within the curtilage of the site suitable turning areas for all 3 dwellinghouses 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.
8. Prior to the occupation of the proposed dwellinghouse, there shall be a minimum of 2 No off street parking spaces per 2 or 3 bedroom house and 3 No off street parking spaces for 4 and above bedroom houses 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.
9. Where a garage is to be considered for inclusion in the required off street parking provision, the minimum internal garage dimensions to accommodate a single off street parking space, shall be 3m x 7m. Anything smaller than this will not be considered as an off street parking space.

Reason(s):

1. To be in compliance with Section 59 of The Town and Country Planning (Scotland) Act 1997, as amended by the Planning etc (Scotland) Act 2006.
2. In the interests of visual amenity; to ensure that scale and design of the dwellinghouses are appropriate to the character of the area.
3. In the interest of road safety; to ensure that a safer access is used for all vehicular movements to and from all 3 dwellinghouses.
4. In the interest of road safety; to ensure that the improved access is used for all vehicular movements to and from the 3 dwellinghouses.
5. In the interest of road safety; to ensure that no deleterious material is dragged on to the public road.
6. In the interest of road safety; to ensure the provision of adequate visibility splays at the junctions of the vehicular access and the public road.
7. In the interest of road safety; to ensure that all vehicles taking access to and egress from the site can do so in a forward gear.
8. In the interests of road safety. To ensure the provision of an adequate off street parking facilities.
9. In the interest of road safety; to ensure the provision of adequate off street parking.

50 **Application No:** 21/02513/CLE **Date Decision Issued:** 12/10/2021

Ward: East Neuk And Landward

Proposal: Certificate of Lawfulness (Existing) for use as dwellinghouse (Class 9)

Location: The Lodge Drumcarrow Craig Denhead St Andrews Fife KY16 8PB

Applicant: Wardrop Associates Limited The Lodge Drumcarrow Craig Farm Denhead St Andrews Scotland KY16 8PB

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

Application Permitted - no conditions

51 **Application No:** 21/02868/DPN **Date Decision Issued:** 12/10/2021

Ward: East Neuk And Landward

Proposal: Prior Notification for Demolition of buildings

Location: Land At East Pitcorthie Pitcorthie Kilrenny Fife

Applicant: The Hanley Portfolio Ltd 6 Manley Terrace Liskeard Cornwall England
PL144DW

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

Application Permitted - no conditions

52 **Application No:** 21/02198/FULL

Date Decision Issued: 13/10/2021

Ward: East Neuk And Landward

Proposal: Erection of garden room with decked area to front garden area (part retrospective)

Location: 5 South Waid Farm Road Anstruther Fife KY10 3FS

Applicant: Mr T Thrupp 5 South Waid Farm Road Anstruther Scotland KY10 3fs

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

Application Permitted - no conditions

53 **Application No:** 21/02499/FULL **Date Decision Issued:** 13/10/2021

Ward: East Neuk And Landward

Proposal: Formation of dormer extension

Location: 18 Nethergate Crail Anstruther Fife KY10 3TY

Applicant: Mr Colin Baxter 18 Nethergate Crail Anstruther Fife KY10 3TY

Agent: John Clydesdale Thomson Studio 23 15 Bell Street ST. Andrews Fife KY16
9UR

Application Permitted - no conditions

54 **Application No:** 21/02504/LBC **Date Decision Issued:** 13/10/2021

Ward: East Neuk And Landward

Proposal: Listed building consent for formation of dormer extension

Location: 18 Nethergate Crail Anstruther Fife KY10 3TY

Applicant: Mr Colin Baxter 18 Nethergate Crail Anstruther Fife KY10 3TY

Agent: John Clydesdale Thomson Gillespie Office Mount Melville House Mount
Melville ST. Andrews Fife KY16 8NT

Application Permitted - no conditions

55 **Application No:** 21/02197/FULL

Date Decision Issued: 22/10/2021

Ward: East Neuk And Landward

Proposal: Erection of domestic outbuilding for use as ancillary accommodation

Location: McDougall House Beley Bridge Dunino St Andrews Fife KY16 8LX

Applicant: Mr Urmish Desai McDougall House Beley Bridge Dunino St Andrews Fife KY16 8LX

Agent: Mike Manzie Eden Park House Eden Park Cupar Scotland KY15 4HS

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The outbuilding hereby approved shall only be used for purposes which are incidental to the enjoyment of the dwellinghouse and no trade or business shall be carried out therefrom.
2. The self-contained living accommodation hereby approved shall only be used as domestic accommodation ancillary to the main dwellinghouse and not as a permanent separate dwellinghouse. Furthermore, the building shall not be sold, let or rented or otherwise disposed of other than as part of the existing dwellinghouse on site.

Reason(s):

1. The location of the outbuilding renders it unsuitable for commercial use.
2. In order to retain full control over the development and to avoid the creation of an additional permanent dwellinghouse.

56 **Application No:** 20/02538/FULL

Date Decision Issued: 27/10/2021

Ward: East Neuk And Landward

Proposal: Erection of stable block

Location: Land To East Of Braehead Cottage Peat Inn Fife

Applicant: Miss Nicole Marr 12 1/R Baxter Park Terrace Dundee Scotland DD4 6NW

Agent: David Christie 2 Winifred Street Kirkcaldy United Kingdom KY2 5SR

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The proposed stables and grassed area shall be used solely for the incidental and personal use of the applicant/household.
2. For the avoidance of doubt, no events, riding classes, shows or competitions and any business activities etc. shall be allowed at the site.
3. Prior to any works starting on the application site, visibility splays of 3m x 210m shall be provided to the East and 3m x 170m to the West at the junction of the vehicular crossing and the public road and thereafter maintained in perpetuity, clear of all obstructions exceeding 1.05 metres above the adjoining carriageway level, in accordance with the current Fife Council Transportation Development Guidelines.
4. Prior to the first use of the proposed stables and grassed area, the first three metre length of the access to the rear of the public road shall be constructed in a paved material (not concrete slabs).
5. Prior to the first operations of the proposed stables and grassed area, all works carried out on or adjacent to the public roads shall be constructed and completed in accordance with the current Fife Council Transportation Development Guidelines.

Reason(s):

1. In the interest of road safety; to ensure that vehicular movements are not increased over a rural access.
2. In the interest of road safety; to ensure that vehicular movements are not increased over a rural access.
3. In the interest of road safety; to ensure the provision of adequate visibility at the junctions of the vehicular access and the public road.
4. In the interest of road safety; to ensure that no deleterious material is dragged on to the public road from the application site.
5. In the interest of road and pedestrian safety; to ensure the provision of an adequate design layout and construction.

57 **Application No:** 21/02437/FULL **Date Decision Issued:** 27/10/2021

Ward: East Neuk And Landward

Proposal: Two storey extension to rear of dwellinghouse

Location: Cottage Easter East Coates Newburn Drumeldrie Leven Fife KY8 6JG

Applicant: Mrs Mhoira Murray Easter East Coates Cottage Newburn Drumeldrie Leven
Fife KY8 6JG

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

Application Permitted - no conditions

58 **Application No:** 21/02477/FULL **Date Decision Issued:** 27/10/2021

Ward: East Neuk And Landward

Proposal: Single storey extension to rear of dwellinghouse

Location: 47 Mayview Avenue Anstruther Fife KY10 3HP

Applicant: Mr Richard Taylor 47 Mayview Avenue Anstruther Fife KY10 3HP

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

Application Permitted - no conditions

59 **Application No:** 21/02502/FULL **Date Decision Issued:** 27/10/2021

Ward: East Neuk And Landward

Proposal: Change of use from open space to garden ground along with refurbishment and a single storey extension

Location: 3 West Lane Crail Anstruther Fife KY10 3RQ

Applicant: Mr & Mrs J. Armes The Mill House Kemback Bridge Kemback CUPAR U.K. KY15 5TP

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. Prior to the first use of the off street parking area, the gates shall open inwards towards the site as illustrated on the approved plan No. 02.

Reason(s):

1. In the interest of pedestrian safety; to ensure that there is no obstruction to pedestrians on the public footway.

60 **Application No:** 21/01828/FULL **Date Decision Issued:** 28/10/2021

Ward: East Neuk And Landward

Proposal: Alterations and single storey extension to rear of dwellinghouse, installation of doors and windows and replacement windows

Location: Airlie Williamsburgh Elie Leven Fife KY9 1BA

Applicant: Mr and Mrs Tom and Natalie Usher Airlie Williamsburgh Elie United Kingdom KY9 1BA

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT, the proposed windows and doors hereby approved shall be finished externally in white painted timber upon installation and thereafter permanently maintained as such.

Reason(s):

1. In the interests of safeguarding residential amenity; to ensure that the character and appearance of the Elie and Earlsferry Conservation Area is maintained.

61 **Application No:** 21/02119/FULL **Date Decision Issued:** 28/10/2021

Ward: East Neuk And Landward

Proposal: Replacement windows
Site: 38-46 East Street, St Monans

Location: 38 - 46 East Street St Monans Anstruther Fife KY10 2AT

Applicant: Kingdom Housing Associations Ltd Head Office Saltire Centre Pentland Court
Glenrothes Scotland KY6 2DA

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

Application Permitted - no conditions

62 **Application No:** 21/02447/FULL **Date Decision Issued:** 04/10/2021

Ward: Glenrothes Central And Thornton

Proposal: Single storey extension to rear of dwellinghouse

Location: 18 Well Crescent Glenrothes Fife KY7 5HH

Applicant: Mr Craig Stevenson 18 Well Crescent Glenrothes KY7 5HH

Agent: David Christie 2 Winifred Street Kirkcaldy KY2 5SR

Application Permitted - no conditions

Ward: Glenrothes Central And Thornton**Proposal:** Change of Use from public open space to form car park and installation of trolley store**Location:** Lidl Foodstore Unit 1 Leslie Road Glenrothes Fife KY7 5PS**Applicant:** Lidl 1 Coddington Crescent Eurocentral Motherwell Scotland ML1 4YF**Agent:** Peter Meggat 16 Lynedoch Crescent Glasgow UK G3 6EQ**Application Permitted with Conditions****Approve** subject to the following condition(s):-

1. A detailed drawing of a pedestrian crossing linking the approved and existing car parking area shall be submitted for the prior written approval of Fife Council as Planning Authority. The agreed pedestrian crossing shall be installed prior to the new car parking spaces being made available for use.
2. 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. FOR THE AVOIDANCE OF ANY DOUBT, the existing Poplar trees in the south west corner of the site shall be retained and the landscaping shall include the provision 3 new trees. The scheme as approved shall be implemented within the first planting season following the completion or occupation of the development, whichever is the sooner.
3. BEFORE ANY WORKS START ON SITE, the developer shall submit, details and specifications of the protective measures necessary to safeguard the Poplar tree in the south west corner of the site which is to be retained. 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.
4. IN THE EVENT THAT CONTAMINATION NOT PREVIOUSLY IDENTIFIED by the developer prior to the grant of this planning permission is encountered during the development, all development works on site (save for site investigation works) shall cease immediately and the planning authority shall be notified in writing within 2 working days.

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

Reason(s):

1. In the interest of pedestrian safety and in recognition of restricted visibility in a busier vehicle environment.
2. In the interest of securing good tree health into the future.
3. To enhance the environment and to compensate the loss of natural environment to the development.
4. To ensure all contamination within the site is dealt with.

64 **Application No:** 21/02596/ADV

Date Decision Issued: 07/10/2021

Ward: Glenrothes Central And Thornton

Proposal: Display of 2 fascia signs and 2 free-standing signs all non-illuminated

Location: Bongos Soft Play Centre Eastfield Industrial Estate 1 Newark Place Glenrothes
Fife KY7 4NR

Applicant: Mr Gregor Fleming 29 Flemington Road Glenrothes KY7 5QF

Agent:

Application Permitted - no conditions

Ward: Glenrothes Central And Thornton

Proposal: Variation of Condition 3 (20/01819/FULL) to reconfigure car park

Location: Car Park North Street Glenrothes Fife

Applicant: Inceptum2 Solutions Ltd 4 Lockside Road Lockside Road Preston United Kingdom PR2 2YS

Agent: Robert Evans 7 Exchange Crescent Conference Square Edinburgh United Kingdom EH3 8AN

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development shall proceed in accordance with the external material details approved through planning reference: 20/01819/FULL, unless otherwise agreed in writing by this planning authority.
2. The mitigation measures outlined in the Road Safety Audit approved through planning reference: 20/01819/FULL shall be fully implemented prior to the opening of the development to the public.
3. Car and cycle parking, including disabled parking, shall be provided as shown on the approved proposed site plan, unless otherwise agreed by the Planning Authority. All the parking shall be available for public use prior to the opening of the development to the public.
4. The signage details approved through planning reference: 20/01819/FULL shall be installed within the boundary of the site prior to the opening of the development for public use.
5. The wheel cleaning facilities approved through planning reference: 20/01819/FULL shall be provided and maintained throughout the construction of the development so that no mud, debris or other deleterious material is carried by vehicles onto the public roads.
6. Prior to the opening of the development to the public, visibility splays of 2.4m x 25m to the east and west shall be provided at the proposed access to the site with North Street. The splays shall be maintained clear of all obstructions exceeding 0.6 metres above the adjoining carriageway level, in accordance with the current Fife Council Transportation Development Guidelines. These visibility splays shall remain in perpetuity.
7. The traffic management plan covering the construction of the development (approved through planning reference: 20/01819/FULL) shall be implemented for the duration of the construction works.
8. The development shall follow the recommendations provided in the land contamination report approved through planning reference: 20/01819/FULL.
9. NO BUILDING SHALL BE OCCUPIED UNTIL remedial action at the site has been completed where required. In the event that remedial action is unable to proceed - or contamination not previously considered 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.

10. 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.

11. The construction phase of development shall be undertaken in accordance with the Construction Method Statement (CMS) approved through planning reference: 20/01819/FULL, unless otherwise agreed in writing by this planning authority.
12. The developer shall submit a detailed landscaping plan specifying the species, numbers, locations and heights at the time of planting of all proposed trees, shrubs, hedges and other soft landscaping elements, prior to the opening of the development to the public. The detailed landscaping plan shall also include a maintenance schedule and arrangements to secure onward maintenance of all soft landscaping elements within the site.

Thereafter, the planting of landscaping areas shall be undertaken in accord with the approved details, unless varied with the written agreement of the planning authority.
13. All planting shall be undertaken within the first planting season following completion of the development as approved in the Detailed Landscaping Plan required by condition 12 and maintained in accord 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.
14. The biodiversity enhancement plan and details provided with planning reference: 20/01819/FULL shall be implemented prior to the opening of the development to the public, unless otherwise agreed in writing by this planning authority.
15. No deliveries to the site shall be undertaken outwith the hours of 07:00 to 20:00.
16. The public art strategy approved through planning reference: 20/01819/FULL shall be implemented in accordance with the agreed details, unless otherwise agreed in writing by this planning authority
17. ON COMPLETION OF SuDS CONSTRUCTION appendices 5 and 6 of Fife's SuDS- Design criteria guidance shall be submitted to confirm the future maintenance of sustainable apparatus and to confirm that the SuDS have been constructed to best practice.

Reason(s):

1. In the interest of visual amenity; to ensure the external materials are appropriate for the area.
2. In the interest of road safety and to ensure the provision of adequate design.
3. In the interest of road safety and to ensure the provision of adequate off street parking.
4. In the interest of road safety and to ensure the provision of adequate design.
5. In the interest of road safety - to ensure that public roads are kept free of mud, debris , etc.
6. In the Interest of road safety - to ensure the provision of adequate design.
7. In the interest of Road Safety - to ensure minimum disruption to the general flow of traffic on the surrounding road network.
8. To ensure any requirement for remedial actions is suitably addressed.
9. To provide satisfactory verification that remedial action has been completed to the planning authority's satisfaction.
10. To ensure all contamination within the site is dealt with.
11. In the interest of amenity; to ensure the construction impacts of the development are appropriately managed and mitigated where required.
12. In the interest of place-making; to ensure the details of the landscaping proposals are appropriate for the

location.

13. In the interest of place-making; to ensure any plants reach their full growth potential.
14. In the interest of biodiversity enhancement; to ensure the development incorporates all reasonable measures to enhance the habitat potential of the site.
15. In the interest of residential amenity; to ensure no deliveries are undertaken during night time hours.
16. In the interests of place-making; to ensure the development of the site includes appropriate provision of public art to ensure the development in this locale.
17. In the interests of drainage- to ensure the future maintenance and best practice of all drainage infrastructure.

66 **Application No:** 21/02223/FULL

Date Decision Issued: 14/10/2021

Ward: Glenrothes Central And Thornton

Proposal: Installation of 3no. electric car charging ports, 2no. substations and associated landscaping

Location: Car Park North House North Street Glenrothes Fife

Applicant: The Electric Vehicle Network 8th. Floor, Park House Park Street London UK W1K 6SS

Agent: Sevan Multisite Solutions 1 Lyric Square London UK W6 0NB

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. PRIOR TO THE COMMENCEMENT OF WORKS ON SITE, final landscaping details shall be submitted for the written approval of Fife Council as planning authority. Details of planting to the north of the site to screen the substations shall be submitted for approval. Once agreed, the development shall be implemented in accordance with the details approved through this condition prior to the opening of the unit.

Reason(s):

1. In the interests of visual amenity.

67 **Application No:** 21/03096/PN

Date Decision Issued: 18/10/2021

Ward: Glenrothes Central And Thornton

Proposal: Prior notification for 2D Seismic Survey

(Site address: Adjacent to A911)

Location: 2D Seismic Survey Adjacent To A911 Cardowie Loan Balgonie Milton Of Balgonie Fife

Applicant: University Of Edinburgh C/o Agent

Agent: Mark Rees Pace House Little Balmer Buckingham Industrial Park Buckingham MK18 1TF

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. UNLESS OTHERWISE AGREED IN WRITING BY FIFE COUNCIL AS PLANNING AUTHORITY, the proposed works shall be carried out in accordance with the details given in the Prior Notification submitted on 24th September 2021.
2. UNLESS OTHERWISE AGREED IN WRITING BY FIFE COUNCIL AS PLANNING AUTHORITY, within a period of 28 days from the date of the operations ceasing, any structure permitted by this class and any waste material arising from development so permitted shall be removed from the land and the land shall, so far as is practicable, be restored to its condition before the development took place, including the carrying out of any necessary seeding and replanting.

Reason(s):

1. To ensure that the proposed works are carried out in the manner specified.
2. To ensure that the land is returned to its original state.

68 **Application No:** 20/03007/FULL

Date Decision Issued: 21/10/2021

Ward: Glenrothes Central And Thornton

Proposal: Installation of two temporary refrigerated containers (between 1st November 2021 and 31st January 2022)

Location: Unit 1 The Henge Retail And Leisure Park North Street Glenrothes Fife KY7 5BH

Applicant: Mrs G Graham Waterside House 35 North Wharf Road London United Kingdom W2 1NW

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. This full planning permission, hereby granted, shall be for a temporary period between November 1st 2021 and January 31st 2022. No development on this site shall be commenced before this date. Thereafter, the approved refrigeration containers shall be removed from the site and the land restored to its original pre-development condition by February 1st 2022.

Reason(s):

1. In order to define the terms of this consent; the proposal is only acceptable on the basis of a temporary consent.

69 **Application No:** 21/02595/FULL **Date Decision Issued:** 29/10/2021

Ward: Glenrothes Central And Thornton

Proposal: Change of use from childrens leisure centre (Class 11) to general industrial unit (Class 5) with ancillary retail use (Class 1)

Location: Bongos Soft Play Centre Eastfield Industrial Estate 1 Newark Place Glenrothes Fife KY7 4NR

Applicant: Mr Gregor Fleming 29 Flemington Road Glenrothes United Kingdom KY7 5QF

Agent:

Application Permitted - no conditions

70 **Application No:** 21/01456/FULL

Date Decision Issued: 07/10/2021

Ward: Glenrothes North, Leslie And Markinch

Proposal: Erection of boundary fence (retrospective)

Location: Drummonds Balbirnie Street Markinch Glenrothes Fife KY7 6DB

Applicant: Bruce Taverns Laurelbank Hotel Balbirnie Street Markinch Fife KY7 6DB

Agent: Gillian Morris 108 St Clair Street Kirkcaldy United Kingdom KY1 2BD

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. Within two months of the date of this planning permission, visibility splays of 2.4m x 30m shall be provided to the East and to the West at the junction of the vehicular crossing from the Hotel car park and the adjacent public road and thereafter maintained in perpetuity, clear of all obstructions exceeding 0.6 metres above the adjoining carriageway level, in accordance with the current Fife Council Transportation Development Guidelines.

Reason(s):

1. In the interest of road safety; to ensure the provision of adequate visibility at the junctions of the vehicular access and the public road.

71 **Application No:** 21/01468/FULL **Date Decision Issued:** 08/10/2021

Ward: Glenrothes North, Leslie And Markinch

Proposal: Erection of boundary fences to front of dwellinghouse (part retrospect)

Location: 7 Beechwood Drive Glenrothes Fife KY7 6GE

Applicant: Mr Alan McIntee 7 Beechwood Drive Glenrothes KY7 6GE

Agent: Craig Gilchrist 7 Beechwood Drive Glenrothes KY7 6GE

Refusal/Enforcement Action

Reason(s):

1. In the interests of design and visual amenity; the proposed fences by virtue of their form, height and prominent position are considered to be out of character with the low level boundary treatments and open nature of the neighbouring front gardens, which defines the area. The proposal is therefore considered to create an adverse impact on the visual amenity of the property as well as the streetscape in general and would set an unacceptable precedent for similar developments. The proposal is therefore contrary to the terms of Policies 1 and 10 of the Adopted FIFEplan (2017).

Ward: Glenrothes West And Kinglassie

Proposal: Change of use from open space to allow for storage of caravans and containers, erection of boundary fence and gate and installation of lighting columns and CCTV

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

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

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. Prior to the occupation of the Office, as shown on Drawing No. HC-102, there shall be 2 No off street parking spaces provided within the curtilage of the site.
2. Security/floodlights to be positioned in such a way so as not to cause glare or distraction to passing motorists or neighbouring properties.
3. The light source shall not be exposed to view or cause glare from the highway.
4. Each light must be aligned to ensure that the upper limit of the main beam does not exceed 70 degrees from its downward vertical.
5. Within one month of the installation of the lights, they shall be inspected by a qualified lighting engineer in liaison with the planning authority and any defects identified shall be rectified within one month of the inspection.
6. Any spill of illumination must not exceed one lux at the boundary with the highway.
7. Light levels at the boundary fence shall not exceed 50 lux.
8. Prior to the operation of the site, a turning area for vehicles suitable for use by the largest size of vehicles expected to visit or be used by occupants of the site shall be provided within the curtilage of the site, and shall be formed outwith any parking areas.

Reason(s):

1. In the interest of road safety; to ensure that adequate off street parking is provided to accommodate the proposed office.
2. In the interest of road safety; to ensure that there is no distraction to passing motorists.
3. In the interests of residential amenity; and in order to retain proper control over the use of the facility.
4. In the interests of residential amenity; and in order to retain proper control over the use of the facility.
5. In the interests of residential amenity; and in order to retain proper control over the use of the facility.
6. In the interests of residential amenity; and in order to retain proper control over the use of the facility.
7. In the interests of residential amenity; and in order to retain proper control over the use of the facility.
8. In the interests of road safety; to ensure all vehicles taking access to and egress from the site can do so in a forward gear.

73 **Application No:** 21/00689/FULL **Date Decision Issued:** 04/10/2021

Ward: Howe Of Fife And Tay Coast

Proposal: Single storey extension to rear of dwellinghouse

Location: 1 The Row Letham Cupar Fife KY15 7RS

Applicant: Ms Rowena Logie 1 The Row Cupar Fife KY15 7RS

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

Application Permitted - no conditions

74 **Application No:** 21/02066/FULL **Date Decision Issued:** 06/10/2021

Ward: Howe Of Fife And Tay Coast

Proposal: Single storey extension to the front of dwellinghouse

Location: Raemore Farmhouse Raemore Farm Auchtermuchty Fife KY14 7EG

Applicant: Mr John Evans Raemore Farmhouse Raemore Farm Auchtermuchty Fife
KY14 7EG

Agent: Calum Duncan Officer's Club, The Drill Hall 30 Dalmeny Street Edinburgh
Lothian EH6 8RG

Application Permitted - no conditions

75 **Application No:** 21/02616/FULL **Date Decision Issued:** 07/10/2021

Ward: Howe Of Fife And Tay Coast

Proposal: Alterations and installation of dormer extension to rear of dwellinghouse

Location: 2 Fincraigs Farm Cottages Fincraigs Kilmany Cupar Fife KY15 4QQ

Applicant: Mr Donald Griffiths Rose Cottage 2 Fincraigs Farm Cottages Kilmany CUPAR
United Kingdom KY15 4QQ

Agent:

Application Permitted - no conditions

76 **Application No:** 21/02642/LBC

Date Decision Issued: 07/10/2021

Ward: Howe Of Fife And Tay Coast

Proposal: Listed building consent for internal and external alterations including installation of doors and window, replacement drainage pipework and formation of hardstanding

Location: 11 Bow Road Auchtermuchty Cupar Fife KY14 7AG

Applicant: Mr Robin Morris & Pam Gillespie 11 Bow Road Auchtermuchty Scotland KY14 7AG

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

Application Permitted - no conditions

77 **Application No:** 21/02256/FULL **Date Decision Issued:** 08/10/2021

Ward: Howe Of Fife And Tay Coast

Proposal: Alterations to roofline to form first floor extension to dwellinghouse

Location: Lordscairnie Cottage Lordscairnie Cairnie Cupar Fife KY15 4NN

Applicant: Ms Cara Watts Lordscairnie Farm Cottages 3 N/A Moonzie by CUPAR
Scotland KY15 4NN

Agent: Colin Wishart 12 Farm Road Anstruther Scotland KY10 3ER

Application Permitted - no conditions

78 **Application No:** 21/02144/FULL

Date Decision Issued: 11/10/2021

Ward: Howe Of Fife And Tay Coast

Proposal: Erection of whisky storage building (2 units) and formation of associated access

Location: Braeside Of Lindores Farm Denmylne Den Of Lindores Cupar Fife KY14 6HU

Applicant: Mr Richard Black Braeside of Lindores Newburgh Cupar Scotland KY14 6HU

Agent: James Lochhead Millhole Farmhouse Murthly Perth Scotland PH1 4LG

Application Permitted - no conditions

79 **Application No:** 21/02409/FULL **Date Decision Issued:** 11/10/2021

Ward: Howe Of Fife And Tay Coast

Proposal: Installation of replacement windows

Location: Mill House Horse Market Falkland Cupar Fife KY15 7BG

Applicant: Mr Andrew Scott Millhouse Horsemarket Falkland United Kingdom KY15 7BG

Agent:

Application Permitted - no conditions

80 **Application No:** 21/02493/FULL **Date Decision Issued:** 11/10/2021

Ward: Howe Of Fife And Tay Coast

Proposal: Two storey extension to rear of dwellinghouse with raised platform

Location: 36 Hill Road Newburgh Cupar Fife KY14 6AA

Applicant: Mr & Mrs G Scott 36 Hill Road Newburgh UK KY14 6AA

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

Application Permitted - no conditions

81 **Application No:** 21/01530/LBC

Date Decision Issued: 12/10/2021

Ward: Howe Of Fife And Tay Coast

Proposal: Listed building consent for installation of replacement windows

Location: Mill House Horse Market Falkland Cupar Fife KY15 7BG

Applicant: Mr Andrew Scott Millhouse Horsemarket Falkland United Kingdom KY15 7BG

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT, the proposed windows hereby approved, shall be finished in white painted traditionally constructed timber upon installation and thereafter permanently maintained as such with no visible trickle vents for the lifetime of the development.

Reason(s):

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

82 **Application No:** 21/02047/LBC

Date Decision Issued: 12/10/2021

Ward: Howe Of Fife And Tay Coast

Proposal: Listed Building Consent for alterations, single storey extension and raised timber decking

Location: Kinloch Lodge Kinloch Farm Kinloch Collessie Cupar Fife KY15 7UT

Applicant: Mr I. Munro North Lodge Kinloch House Collessie Ladybank U.K. KY15 7UT

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

Application Permitted - no conditions

83 **Application No:** 21/02050/FULL **Date Decision Issued:** 12/10/2021

Ward: Howe Of Fife And Tay Coast

Proposal: Alterations, single storey extension and raised timber decking

Location: Kinloch Lodge Kinloch Farm Kinloch Collessie Cupar Fife KY15 7UT

Applicant: Mr I. Munro North Lodge Kinloch House Collessie Ladybank U.K. KY15 7UT

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

Application Permitted - no conditions

84 **Application No:** 21/02379/LBC

Date Decision Issued: 15/10/2021

Ward: Howe Of Fife And Tay Coast

Proposal: Listed Building Consent for internal alterations and external alterations to stable including installation of door and removal of chimney and demolition of outbuilding

Location: West Stables Over Rankeilour Rankeilour Bow Of Fife Cupar Fife KY15 4NQ

Applicant: Over Rankeilour Farms West Hall West Hall Fife Cupar Scotland KY14 4NA

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

Application Permitted - no conditions

85 **Application No:** 21/02570/FULL **Date Decision Issued:** 15/10/2021

Ward: Howe Of Fife And Tay Coast

Proposal: External alterations to dwellinghouse

Location: Eastholme New Road Falkland Cupar Fife KY15 7DB

Applicant: Mrs Ros Blair Eastholme New Road Falkland Cupar Fife KY15 7DB

Agent: Kyla Martin 97 Newington Road Edinburgh Scotland EH9 1QW

Application Permitted - no conditions

86 **Application No:** 21/02763/FULL **Date Decision Issued:** 18/10/2021

Ward: Howe Of Fife And Tay Coast

Proposal: Formation of hardstanding and erection of domestic outbuilding (retrospective)

Location: Ballantrae Cottage Collessie Cupar Fife KY15 7UD

Applicant: Mr Robert Cobban Ballantrae Cottage Collessie Ballantrae Cottage Cupar
United Kingdom KY15 7UD

Agent:

Application Permitted - no conditions

Ward: Howe Of Fife And Tay Coast
Proposal: Planning permission in principle for erection of affordable housing, formation of access, landscaping, open space and associated works
Location: Land To West Of Carswell Wynd Auchtermuchty Fife
Applicant: Gladman Developments Ltd Kingdom Housing Association Camp... Gladman Scotland 2 Elburn Office Park Livingston UK EH54 6GR

Agent:

Application Refused

Reason(s):

1. In the interest of safeguarding the countryside from unjustified sporadic residential development; the need for new dwellinghouses at this location is not considered to be justified as there are other alternative allocated sites available within the Auchtermuchty settlement boundary which could be developed for affordable housing and although the proposal could help address a small shortfall of 49 houses, the development would have adverse impacts, such as a detrimental landscape impact and loss of prime agricultural land, which would outweigh this benefit. The proposal is, therefore, contrary to Policies 1, 2, 7 and 8 of the Adopted FIFEplan (2017), Scottish Planning Policy (2014) and TAYplan (2017).
2. In the interest of safeguarding the local landscape character of the area; the application site is located on an open area of prime agricultural land which is significantly important in terms of its contribution to the landscape character and distinctiveness of the Auchtermuchty Settlement. This site provides a strong visual connection between the urban environment and the countryside/Lomond Hills which forms a strong and contributing factor to this distinctiveness and landscape character. The proposal would not complement the local landscape features and would cause significant harm to the rural and open sense of identity of this part of the town and would, therefore, have a detrimental landscape impact on the distinctiveness and landscape character of this area. The proposal is, therefore, contrary to Policies 1, 7 and 13 of the Adopted FIFEplan (2017), Making Fifes Places Supplementary Guidance (2018), Scottish Planning Policy (2014) and TAYplan (2017).
3. In the interests of safeguarding prime agricultural land; the proposal would result in the irreversible unjustified loss of approximately 1.9 hectares of Prime Agricultural Land (Class 2 and 3.1). The proposal would, therefore, be contrary to Policies 1 and 7 of the Adopted FIFEplan (2017), Scottish Planning Policy (2014) and TAYplan (2017).
4. In the interests of road safety; the junction spacing between the access onto Low Road and Carswell Wynd would not comply with Appendix G (Transportation Development Guidelines) of Making Fife's Places Supplementary Guidance (2018). This guidance states that junction spacing on a traffic distributor road such as Low Road should be 100 metres, whilst, this application can only provide a maximum junction spacing of approximately 40 metres which would increase the probability of an accident occurring at this location all to the detriment of road safety. The proposed access onto Low Road would also sterilise on-street parking on the north side of the A91, opposite the junction which is currently used by adjacent householders which would be detrimental to the convenience of existing road users and adjacent residents. The proposal would, therefore, have an unacceptable impact on the surrounding area in terms of road safety. The proposal would, therefore, be contrary to Policies 1 and 3 of the Adopted FIFEplan (2017) and Making Fife's Places Supplementary Guidance (2018).

88 **Application No:** 20/02827/FULL **Date Decision Issued:** 19/10/2021

Ward: Howe Of Fife And Tay Coast
Proposal: Substitution of house type on (Plot 3) (amendment to planning reference 20/00609/FULL)
Location: 3 Milldeans Farm Milldeans Star Glenrothes Fife KY7 6LW
Applicant: Mr Scott Wallace Milldeans Sawmill Milldeans Star Glenrothes Scotland KY7 6LW
Agent: Mary Murray Wester Balbeggie Farm Balbeggie Avenue Kirkcaldy Scotland KY1 3NS

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development hereby approved shall be developed in accord with conditions imposed on the original planning permission 18/02753/FULL insofar as these are relevant to the development.
2. The total noise from the hereby approved air source heat pump shall be such that any associated noise complies with NR 25 in bedrooms, during the night; and NR 30 during the day, in all habitable rooms, when measured within any neighbouring noise sensitive property, with windows open for ventilation. For the avoidance of doubt, daytime shall be 0700-2300hrs and night time shall be 2301-0659hrs.

Reason(s):

1. To ensure that the proposal is developed in accord with conditions imposed on the original planning permission.
2. to safeguard residential amenity

Ward: Howe Of Fife And Tay Coast

Proposal: Conversion and extension of rear outbuilding to form 3 terraced dwellinghouses

Location: 158 - 160 High Street Newburgh Fife

Applicant: Mr Philip Sloan Dunluce Drunzie Glenfarg Perthshire KY14 6DZ

Agent: Mark Williamson 34 Hermitage Drive Perth PH1 2SY

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. BEFORE ANY WORK STARTS ON SITE, samples of the proposed external finishing material shall be submitted for the prior written approval of Fife Council as Planning Authority.
2. BEFORE THE OCCUPATION OF EACH RESPECTIVE DWELLINGHOUSE HEREBY APPROVED, frosted glazing shall be provided for the rooflights of the respective dwellinghouse on the western roof-pitch as detailed in approved Drawing no. PP-04 revision B (Fife Council Reference 05A). The frosted glazing shall thereafter be retained for the lifetime of the development.
3. PRIOR TO THE OCCUPATION OF THE FIRST DWELLINGHOUSE, there shall be provided within the curtilage of the site 6 off street parking spaces as shown on approved drawing no -BLOC-01 Revision A (Fife Council Reference 01A). The parking spaces shall thereafter be retained for the lifetime of the development.
4. PRIOR TO THE OCCUPATION OF THE FIRST DWELLINGHOUSE, there shall be provided within the curtilage of the site a turning area for vehicles suitable for use by the largest size of vehicle expected to visit or be used by occupants of the premises to allow a vehicle to enter and exit the access pend in a forward gear. The turning area shall be formed outwith the parking areas and shall thereafter be retained for the lifetime of the development.
5. PRIOR TO THE OCCUPATION OF THE FIRST DWELLINGHOUSE, visibility splays of 2m x 43m shall be provided to the east and the west at the proposed vehicular crossing and the public road and thereafter maintained for the lifetime of the development, clear of all obstructions exceeding 600mm above the adjoining carriageway level, in accordance with the current Fife Council Transportation Development Guidelines.
6. 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.
7. The dwellinghouses 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 dwellinghouses shall not be used for Housing in Multiple Occupation.

Reason(s):

1. In the interests of visual amenity; to ensure that the external finishing materials are appropriate to the character of the area.
2. In the interests of residential amenity.
3. In the interests of road safety; to ensure the provision of adequate off-street parking.
4. In the interest of road safety- to ensure the provision of adequate design.
5. In the interest of road safety; to ensure the provision of adequate design.
6. In order to safeguard the archaeological heritage of the site and to ensure that the developer provides for an adequate opportunity to investigate, record and rescue
7. In the interests of maintaining a mixed and balanced housing stock as required by Policies 1 and 2 of the Adopted FIFEplan (2017).

90 **Application No:** 20/02051/LBC

Date Decision Issued: 20/10/2021

Ward: Howe Of Fife And Tay Coast

Proposal: Listed Building Consent for the conversion and extension of rear outbuilding to form 3 terraced dwellinghouses

Location: 158 - 160 High Street Newburgh Fife

Applicant: Mr Philip Sloan Dunluce Drunzie GLENFARG KY14 6DZ

Agent: Mark Williamson 34 Hermitage Drive PERTH PH1 2SY

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. BEFORE ANY WORK STARTS ON SITE, samples of the proposed external finishing material shall be submitted for the prior written approval of Fife Council as Planning Authority.

Reason(s):

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

91 **Application No:** 21/02822/CLP **Date Decision Issued:** 21/10/2021

Ward: Howe Of Fife And Tay Coast

Proposal: Certificate of lawfulness (proposed) for the erection of a boundary fence

Location: Gleneden House Cowiefauld Gateside Cupar Fife KY14 7ST

Applicant: Mr Alex Maitland Gleneden House Cowiefauld Gateside Cupar Fife KY14 7ST

Agent:

Application Permitted - no conditions

92 **Application No:** 21/02579/FULL **Date Decision Issued:** 22/10/2021

Ward: Howe Of Fife And Tay Coast

Proposal: Single storey extension to rear of flatted dwelling and installation of new windows

Location: 10 Tay Street Newburgh Cupar Fife KY14 6AL

Applicant: Ms Judith Haxton 10 Tay Street Newburgh Cupar Fife KY14 6AL

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

Application Permitted - no conditions

93 **Application No:** 21/02882/FULL **Date Decision Issued:** 22/10/2021

Ward: Howe Of Fife And Tay Coast

Proposal: Single storey extension to rear of dwellinghouse

Location: 23 Golf Street Ladybank Cupar Fife KY15 7NT

Applicant: Mr & Mrs D. Cuthbert 23 Golf Street Ladybank Cupar Fife KY15 7NT

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

Application Permitted - no conditions

Ward: Howe Of Fife And Tay Coast
Proposal: Section 42 application to vary condition 2 of 19/02728/FULL to extend the operations by 5 years for sand and gravel extraction
Location: Collessie Quarry Charlottetown Ladybank Cupar Fife KY15 7UN
Applicant: Tillicoultry Quarries Head Office Tulliallan Kincardine on Forth Scotland FK10 4DT
Agent: Abigail Brown Suite 3/1, Great Michael House 14 Links Place Edinburgh Scotland EH6 7EZ

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. PRIOR TO ANY DEVELOPMENT HEREBY APPROVED, you are required to submit written notification to Fife Council as Planning Authority of the intended date of commencement, and thereafter development should not commence until this notification has been acknowledged. ON COMPLETION OF THE DEVELOPMENT, you are also required to submit written notification to Fife Council as Planning Authority, as soon as practicable after doing so.
2. All sand and gravel extraction shall be completed by the 31st October 2027, unless otherwise agreed in writing by Fife Council as Planning Authority.
3. Should for any reason the extraction of sand and gravel from the site cease for a period in excess of 18 months, the applicants shall upon written request implement the scheme for the restoration of the entire worked area hereby approved.
4. The extraction of sand and gravel shall proceed only in accordance with the submitted details of phasing, direction and depth of working as described within Section C and as shown on the Method of Working plan (no. P2/1849/5) of the Environmental Statement accompanying planning permission reference 07/03037/EEIA. No deviations from the phasing plan shall be permitted unless with the prior agreement in writing with Fife Council as Planning Authority. Any land awaiting extraction shall remain in agricultural use, or as otherwise agreed in writing with Fife Council as Planning Authority before extraction commences.
5. Adequate wheel cleaning facilities approved by Fife Council as Planning Authority in consultation with Fife Council Transportation Service shall be provided and maintained throughout the operation of the proposed extraction works, so that no mud, debris or other deleterious material is carried by vehicles on to the public roads.
6. The rate of production shall not exceed 300,000 tonnes per annum, unless otherwise agreed in writing by Fife Council as Planning Authority.
7. All landscaping and restoration works shall be carried out as specified in Drawing 2103/200/04, Revision F, dated 4th June 2020 (as approved under planning permission reference 19/02728/FULL).
8. The applicants shall maintain a management scheme to the satisfaction of Fife Council as Planning Authority for all the areas of existing and proposed tree belts/planting detailed in the plans specified in Condition 6.
9. Any proposed mounds of stockpiled material associated with the sand and gravel working shall not exceed 3 metres in height.
10. The working area shall be stripped of available topsoil. To minimise damage to soil structure, topsoil stripping shall only be permitted when the soil is reasonably dry and friable (usually May to September) and shall not take place during or immediately after periods of heavy rain.
11. Topsoil shall not be stripped by bulldozer alone, but either by means of a motorised box scraper, towed scraper or excavator and transported by low ground pressure vehicle. Fife Council as Planning Authority reserves the right to suspend operations during adverse weather conditions or impose such conditions as it sees fit for the safe keeping of the topsoil.
12. Topsoil from the stripped area shall be carefully stored on site and prevented from mixing with other material. Topsoil dumps shall not exceed 3 metres in height to avoid excessive compaction. The topsoil dumps shall be evenly graded and seeded to prevent wind and water erosion; they shall not be planted with trees. Weed control measures shall be taken as necessary to prevent weed infestation of topsoil stacks and weed

contamination of adjoining agricultural land.

13. Topsoil shall be retained on the site and shall not be sold off or removed from the site.
14. Topsoil stripped subsequently shall immediately be evenly spread over a suitably prepared similarly sized area on which excavation has ceased.
15. After extraction is complete and before soil is restored, restoration areas shall be rooted to a minimum depth of 350mm. Boulders and stones exceeding 200mm in any dimension shall be removed to dump.
16. Any subsoil uncovered during the course of extraction shall be kept separate from topsoil and stored separately as necessary, for replacement below topsoil at the next convenient restoration. Boulders and stones exceeding 200mm in any dimension shall be removed to dump.
17. Topsoil shall be replaced to the original or deeper depth to achieve the agreed level and configuration. It shall be rooted and cross-rooted to its full depth and stoned exceeding 150mm in any dimension shall be removed to dump.
18. The replacement of topsoil shall take place when it is in a friable condition in dry weather during spring or summer (usually May to September). Seven days notice shall be given to Fife Council as Planning Authority of intention to spread topsoil to allow for inspection of the area. Fife Council as Planning Authority reserves the right to suspend operations during adverse weather conditions or impose such conditions as it sees fit for the safekeeping of the topsoil.
19. Final grading shall be carried out to ensure a true specified level and slope and to avoid dishing or other depressions where water may collect. The land shall be restored so as to equate with surrounding land levels as agreed with Fife Council as Planning Authority.
20. Provision shall be made at all times to ensure that the site is adequately drained so as to prevent flooding or water seepage on to adjoining agricultural land. Furthermore, the applicants shall reinstate or lay ditches and field drains as required by Fife Council as Planning Authority for the continued use of that part of the site to be used for agriculture. Such obligation shall extend for a 5 year period after the laying of topsoil is complete.
21. Should tile drainage prove to be necessary in the opinion of the developer or Fife Council as Planning Authority, levels shall be taken on the area after the completion of physical restoration and a comprehensive permanent tile or similar drainage system shall be installed to the satisfaction of Fife Council as Planning Authority. Such a drainage system shall be installed within 2 years of the completion of restoration. To comply with this condition the applicants would be required to produce a scale plan of the restored site with levels to show an adequate under drainage layout, including pipe sizes and method of tying in with adjoining field land drains as appropriate, and to have this carried out by a recognised specialist agricultural drainage contractor to the satisfaction of Fife Council as Planning Authority.
22. Adequate support shall be provided at all times, as necessary, to adjoining land.
23. Any damage caused to fences, hedges, dykes or other fixed equipment shall be reinstated to the satisfaction of Fife Council as Planning Authority.
24. No mineral extraction, plant operation or processing of minerals shall take place outwith the current operating hours of 07.00 hours - 18.00 hours Monday to Friday 07.00 hours- 16.00 hours on a Saturday. The despatching of products shall take place between 07.00 hours - 18.00 hours Monday to Friday and 07.00 hours - 16.00 hours on a Saturday.
25. All vehicles, plant and machinery shall be operated only during the permitted hours of operation and shall at all times be silenced in accordance with the manufacturers recommendations and shall be fitted with an appropriate "white noise" warning system so operated as to minimise noisy emissions. Fife Council as Planning Authority reserves the right to insist on additional measures to minimise noise emissions as the site should it prove expedient to do so.
26. The proposed development shall be carried out in accordance with all works which form part of the sound attenuation scheme as specified in the Environmental Noise Impact assessment produced by Nicol Acoustic Consultancy, Appendix 11 of the Environmental Statement accompanying planning permission reference 07/03037/EEIA, and such works shall be thereafter retained throughout the life of the planning permission.
27. The proposed development shall be carried out in accordance with all works which form part of the dust suppression and monitoring scheme as specified in the Dust Assessment produced by EA Ltd, Appendix 12 of the Environmental Statement accompanying planning permission reference 07/03037/EEIA, and such works shall be thereafter retained throughout the life of the planning permission.
28. The monitoring of air quality for dust shall be continued throughout the term of the operational life of the quarry unless otherwise agreed in writing with Fife Council as Planning Authority.

29. All water courses within or adjacent to the site, must be kept clear of debris and maintained in a free flowing condition at all times to the satisfaction of the Fife Council as Planning Authority.
30. Access to the site shall be located at the existing access point of off the A91.
31. There shall be no obstruction to the visibility at the access to the site above 1.05 metres in height above the carriageway within visibility splays measuring 6 metres by 210 metres right and left in so far as lies within the applicants' control.
32. The developer shall allow access at all reasonable times to any archaeologist/ archaeological organisation approved by Fife Council as Planning Authority and shall allow them to observe work in progress and record items of interest or finds.
33. The site shall be restored in accordance with the Drawing 2103/200/04, Revision F, dated 4th June 2020 (as approved under planning permission reference 19/02728/FULL) to the satisfaction of Fife Council as Planning Authority.
34. The monitoring regime specified in Section D of the Environmental Statement accompanying planning permission reference 07/03037/EEIA, Potential Impacts on Water and Proposed Mitigation, p. 71 and p. 72, paragraph 301, shall be implemented in full.
35. Where works to trees (felling, planting or management) are required to facilitate mineral extraction, or are required in accordance with Conditions 6 and 34 of the planning permission hereby granted, pre-start survey checks should be carried out by a suitably qualified ecologist to assess the presence of red squirrel, bats, badgers, reptiles and birds, and recommend appropriate mitigation of works to protect potentially affected species.
36. All elements of the Restoration Plan approved under Conditions 6 and 34 of the planning permission hereby granted (including planting, new habitat and biodiversity creation) shall be subject to a maintenance regime lasting not less than five years from the date of completion of mineral extraction, except where the Restoration Plan shows the creation of wildflower meadow(s), in which case the maintenance regime for wildflower meadow(s) shall last not less than 10 years from the date of completion of mineral extraction. Written details of the proposed maintenance regime must be submitted for the prior written approval of Fife Council as Planning Authority by 30th April 2027.

Reason(s):

1. In order to comply with the terms of The Town and Country Planning (Scotland) Act 1997 (as amended).
2. To enable the review of the progress of working and restoration in the interests of amenity and agriculture and to retain control over the future use of the land.
3. To ensure satisfactory restoration of the proposed site and associated plant area to minimise the temporary loss of agricultural land.
4. In the interests of visual amenity and to minimise the temporary loss of agricultural land while at the same time accommodating continuity of production.
5. To facilitate the monitoring of the application and to restrict the rate of extraction in accordance with the mineral operator's own proposals and in the interests of visual amenity.
6. In the interests of visual amenity; to ensure the establishment and maintenance of satisfactory screening and to ensure the proposed works do not cause detriment to the amenity of the area.
7. In the interests of visual amenity; and to ensure the proposed works do not cause detriment to the amenity of the area.
8. To ensure satisfactory restoration of the proposed workings and to minimise the temporary loss of agricultural land while at the same time allowing for continuity of production and to prevent any detrimental impact to adjacent agricultural land and the surrounding environment.
9. To ensure satisfactory restoration of the proposed workings and to minimise the temporary loss of agricultural land while at the same time allowing for continuity of production and to prevent any detrimental impact to adjacent agricultural land and the surrounding environment.
10. To ensure satisfactory restoration of the proposed workings and to minimise the temporary loss of agricultural land while at the same time allowing for continuity of production and to prevent any detrimental impact to adjacent agricultural land and the surrounding environment.
11. To ensure satisfactory restoration of the proposed workings and to minimise the temporary loss of agricultural land while at the same time allowing for continuity of production and to prevent any detrimental impact to

adjacent agricultural land and the surrounding environment.

12. To ensure satisfactory restoration of the proposed workings and to minimise the temporary loss of agricultural land while at the same time allowing for continuity of production and to prevent any detrimental impact to adjacent agricultural land and the surrounding environment.
13. To ensure satisfactory restoration of the proposed workings and to minimise the temporary loss of agricultural land while at the same time allowing for continuity of production and to prevent any detrimental impact to adjacent agricultural land and the surrounding environment.
14. To ensure satisfactory restoration of the proposed workings and to minimise the temporary loss of agricultural land while at the same time allowing for continuity of production and to prevent any detrimental impact to adjacent agricultural land and the surrounding environment.
15. To ensure satisfactory restoration of the proposed workings and to minimise the temporary loss of agricultural land while at the same time allowing for continuity of production and to prevent any detrimental impact to adjacent agricultural land and the surrounding environment.
16. To ensure satisfactory restoration of the proposed workings and to minimise the temporary loss of agricultural land while at the same time allowing for continuity of production and to prevent any detrimental impact to adjacent agricultural land and the surrounding environment.
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20. To ensure satisfactory restoration of the proposed workings and to minimise the temporary loss of agricultural land while at the same time allowing for continuity of production and to prevent any detrimental impact to adjacent agricultural land and the surrounding environment.
21. To ensure satisfactory restoration of the proposed workings and to minimise the temporary loss of agricultural land while at the same time allowing for continuity of production and to prevent any detrimental impact to adjacent agricultural land and the surrounding environment.
22. To ensure adequate control of the operations in the interests of preserving residential amenity.
23. In the interests of residential amenity.
24. In the interests of residential amenity.
25. In the interests of residential amenity.
26. In the interests of residential amenity.
27. In the interests of residential amenity.
28. To maintain watercourses in a free flowing condition.
29. In the interests of road safety; to ensure the provision of an adequate location of access to the site.
30. In the interests of road safety; to minimise the interference with the safety and free flow of traffic on the public road.
31. In the interests of road safety; to eliminate the deposit of deleterious material on the public roads.
32. In order to safeguard the archaeological heritage of the site and to ensure that the developer provides for an adequate opportunity to investigate, record and rescue archaeological remains on the site.
33. To retain control over the final restored landscape and links to the adjacent area.
34. To avoid, reduce or remedy potential adverse effects.
35. In the interests of protecting red squirrel, bats, badgers, reptiles and birds from adverse effects of mineral extraction or subsequent site restoration.

36. To ensure that the environmental benefits of the Restoration Plan agreed between the applicants, Fife Council and Scottish Natural Heritage are secured for the long term.

Ward: Howe Of Fife And Tay Coast
Proposal: Variation to condition 4 of 19/02727/EIA to extend the operations by 5 years for sand and gravel extraction
Location: Collessie Quarry Charlottetown Ladybank Cupar Fife KY15 7UN
Applicant: Tillicoultry Quarries Head Office Tulliallan Kincardine on Forth Scotland FK10 4DT
Agent: Abigail Brown Suite 3/1, Great Michael House 14 Links Place Edinburgh Scotland EH6 7EZ

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. BEFORE ANY WORKS START ON SITE, you are required to submit written notification to Fife Council as Planning Authority of the intended date of commencement, and thereafter development should not commence until this notification has been acknowledged. ON COMPLETION OF THE DEVELOPMENT, you are also required to submit written notification to Fife Council as Planning Authority, as soon as practicable after doing so.
2. BEFORE ANY WORKS START ON SITE, the developer shall secure the implementation of a programme of archaeological work in accordance with a detailed written scheme of investigation which has been submitted by the developer and approved in writing by this Planning Authority.
3. BEFORE ANY WORKS START ON SITE, a scheme shall be submitted to, and approved in writing by, Fife Council as Planning Authority specifying the measures to be taken for the suppression of dust arising from the operations hereby approved. The approved scheme shall be implemented before development commences and shall thereafter be operated throughout the life of the planning permission.
4. All sand and gravel extraction shall be completed by the 31st October 2027, unless otherwise agreed in writing by Fife Council as Planning Authority.
5. Should for any reason the extraction of sand and gravel from the site cease for a period in excess of 18 months, the applicants shall upon written request implement the scheme for the restoration of the entire worked area detailed in Condition 8 of the planning permission hereby granted.
6. The extraction of sand and gravel shall proceed only in accordance with the approved plans and details contained within the Environmental Impact Statement Addendum submitted by the applicants and relevant sections of the Environmental Statement accompanying planning permission reference 07/03037/EEIA. No deviations from the plans and details approved shall be permitted without the prior written agreement of Fife Council as Planning Authority. Any land awaiting extraction shall remain in agricultural use, or as otherwise agreed in writing with Fife Council as Planning Authority before extraction commences.
7. The rate of production shall not exceed 300,000 tonnes per annum, unless otherwise agreed in writing by Fife Council as Planning Authority.
8. All landscaping and restoration works shall be carried out as specified in Drawing 2103/200/04, Revision F, dated 4th June 2020 (as approved under planning permission reference 19/02727/EIA).
9. Any proposed mounds of stockpiled material associated with the sand and gravel working shall not exceed 3 metres in height.
10. The working area shall be stripped of available topsoil. To minimise damage to soil structure, topsoil stripping shall only be permitted when the soil is reasonably dry and friable (usually May to September) and shall not take place during or immediately after periods of heavy rain.
11. Topsoil shall not be stripped by bulldozer alone, but either by means of a motorised box scraper, towed scraper or excavator and transported by low ground pressure vehicle. Fife Council as Planning Authority reserves the right to suspend operations during adverse weather conditions or impose such conditions as it sees fit for the safe keeping of the topsoil.
12. Topsoil from the stripped area shall be carefully stored on site and prevented from mixing with other material. Topsoil dumps shall not exceed 3 metres in height to avoid excessive compaction. The topsoil dumps shall be evenly graded and seeded to prevent wind and water erosion; they shall not be planted with trees. Weed

control measures shall be taken as necessary to prevent weed infestation of topsoil stacks and weed contamination of adjoining agricultural land.

13. Topsoil shall be retained on the site and shall not be sold off or removed from the site without the prior written approval of Fife Council as Planning Authority.
14. Topsoil stripped subsequently shall immediately be evenly spread over a suitably prepared similarly sized area on which excavation has ceased.
15. Where appropriate to the restoration plan approved in Condition 8 of the planning permission hereby granted, after extraction is complete and before soil is restored, restoration areas shall be rooted to a minimum depth of 350mm. Boulders and stones exceeding 200mm in any dimension shall be removed to dump.
16. Any subsoil uncovered during the course of extraction shall be kept separate from topsoil and stored separately as necessary, for replacement below topsoil where appropriate to the restoration plan approved in Condition 8 of the planning permission hereby granted. Boulders and stones exceeding 200mm in any dimension shall be removed to dump.
17. Where appropriate to the restoration plan approved in Condition 8 of the planning permission hereby granted, topsoil shall be replaced to the original or deeper depth to achieve the agreed level and configuration. It shall be rooted and cross-rooted to its full depth and stones exceeding 150mm in any dimension shall be removed to dump.
18. Where appropriate to the restoration plan approved in Condition 8 of the planning permission hereby granted, the replacement of topsoil shall take place when it is in a friable condition in dry weather during spring or summer (usually May to September). Seven days notice shall be given to Fife Council as Planning Authority of intention to spread topsoil to allow for inspection of the area. Fife Council as Planning Authority reserves the right to suspend operations during adverse weather conditions or impose such conditions as it sees fit for the safekeeping of the topsoil.
19. Adequate support shall be provided at all times, as necessary, to adjoining land.
20. No mineral extraction, plant operation or processing of minerals shall take place outwith the current operating hours of 07.00 hours - 18.00 hours Monday to Friday 07.00 hours- 16.00 hours on a Saturday. The despatching of products shall take place between 07.00 hours - 18.00 hours Monday to Friday and 07.00 hours - 16.00 hours on a Saturday.
21. All vehicles, plant and machinery shall be operated only during the permitted hours of operation and shall at all times be silenced in accordance with the manufacturers recommendations and shall be fitted with an appropriate "white noise" warning system so operated as to minimise noisy emissions. Fife Council as Planning Authority reserves the right to insist on additional measures to minimise noise emissions as the site should it prove expedient to do so.
22. The proposed development shall be carried out in accordance with all works which form part of the sound attenuation scheme as specified in the Environmental Noise Impact assessment produced by Nicol Acoustic Consultancy, Appendix 11 of the Environmental Statement accompanying planning permission reference 07/03037/EEIA, and such works shall be thereafter retained throughout the life of the planning permission.
23. All water courses within or adjacent to the site, must be kept clear of debris and maintained in a free flowing condition at all times to the satisfaction of the Fife Council as Planning Authority.
24. Access to the site shall be located at the existing access point off the Q62 road.
25. Adequate wheel cleaning facilities approved by Fife Council as Planning Authority in consultation with Fife Council Transportation Service shall be provided and maintained throughout the operation of the proposed extraction works, so that no mud, debris or other deleterious material is carried by vehicles on to the public roads.
26. There shall be no obstruction to the visibility at the access to the site above 1.05 metres in height above the carriageway within visibility splays measuring 6 metres by 210 metres right and left in so far as lies within the applicants' control.
27. The developer shall allow access at all reasonable times to any archaeologist/ archaeological organisation approved by Fife Council as Planning Authority and shall allow them to observe work in progress and record items of interest or finds.
28. The monitoring regime specified in Section D of the Environmental Statement accompanying planning permission reference 07/03037/EEIA, Potential Impacts on Water and Proposed Mitigation, p. 71 and p. 72, paragraph 301, shall be implemented in full.

29. Where works to trees (felling, planting or management) are required to facilitate mineral extraction, or are required in accordance with Condition 8 of the planning permission hereby granted, pre-start survey checks should be carried out by a suitably qualified ecologist to assess the presence of red squirrel, bats, badgers, reptiles and birds, and recommend appropriate mitigation of works to protect potentially affected species.
30. All elements of the Restoration Plan approved under Condition 8 of the planning permission hereby granted (including planting, new habitat and biodiversity creation) shall be subject to a maintenance regime lasting not less than five years from the date of completion of mineral extraction, except where the Restoration Plan shows the creation of wildflower meadow(s), in which case the maintenance regime for wildflower meadow(s) shall last not less than 10 years from the date of completion of mineral extraction. Written details of the proposed maintenance regime must be submitted for the prior written approval of Fife Council as Planning Authority by 30th April 2027.
31. Where not already covered in the environmental reports detailed in Condition 6, or covered by Condition 30, of the planning permission hereby approved, the recommended mitigation measures detailed in Wardell Armstrong's 'Preliminary Ecological Appraisal' (dated June 2021), submitted as part of this application, shall be secured BEFORE ANY GROUNDWORKS COMMENCE.

Reason(s):

1. In order to comply with the terms of The Town and Country Planning (Scotland) Act 1997 (as amended).
2. In order to safeguard the archaeological heritage of the site and to ensure that the developer provides for an adequate opportunity to investigate, record and rescue archaeological remains on the site, which lies within an area of archaeological importance.
3. In the interests of residential amenity.
4. To enable the review of the progress of working and restoration in the interests of amenity and agriculture and to retain control over the future use of the land.
5. To ensure satisfactory restoration of the proposed site and associated plant area to minimise the temporary loss of agricultural land.
6. In the interests of visual amenity and to minimise the temporary loss of agricultural land while at the same time accommodating continuity of production.
7. To facilitate the monitoring of the application and to restrict the rate of extraction in accordance with the mineral operator's own proposals and in the interests of visual amenity.
8. In the interests of visual amenity; to ensure the establishment and maintenance of satisfactory screening and to ensure the proposed works do not cause detriment to the amenity of the area.
9. To ensure satisfactory restoration of the proposed workings and to minimise the temporary loss of agricultural land while at the same time allowing for continuity of production and to prevent any detrimental impact to adjacent agricultural land and the surrounding environment.
10. To ensure satisfactory restoration of the proposed workings and to minimise the temporary loss of agricultural land while at the same time allowing for continuity of production and to prevent any detrimental impact to adjacent agricultural land and the surrounding environment.
11. To ensure satisfactory restoration of the proposed workings and to minimise the temporary loss of agricultural land while at the same time allowing for continuity of production and to prevent any detrimental impact to adjacent agricultural land and the surrounding environment.
12. To ensure satisfactory restoration of the proposed workings and to minimise the temporary loss of agricultural land while at the same time allowing for continuity of production and to prevent any detrimental impact to adjacent agricultural land and the surrounding environment.
13. So that Fife Council as Planning Authority can retain control of operations on site.
14. So that Fife Council as Planning Authority can retain control of operations on site.
15. To ensure satisfactory restoration of the proposed workings and to minimise the temporary loss of agricultural land while at the same time allowing for continuity of production and to prevent any detrimental impact to adjacent agricultural land and the surrounding environment.
16. To ensure satisfactory restoration of the proposed workings and to minimise the temporary loss of agricultural land while at the same time allowing for continuity of production and to prevent any detrimental impact to adjacent agricultural land and the surrounding environment.

17. To ensure satisfactory restoration of the proposed workings and to minimise the temporary loss of agricultural land while at the same time allowing for continuity of production and to prevent any detrimental impact to adjacent agricultural land and the surrounding environment.
18. To ensure satisfactory restoration of the proposed workings and to minimise the temporary loss of agricultural land while at the same time allowing for continuity of production and to prevent any detrimental impact to adjacent agricultural land and the surrounding environment.
19. To ensure satisfactory restoration of the proposed workings and to minimise the temporary loss of agricultural land while at the same time allowing for continuity of production and to prevent any detrimental impact to adjacent agricultural land and the surrounding environment.
20. In the interests of residential amenity.
21. In the interests of residential amenity.
22. In the interests of residential amenity.
23. To maintain watercourses in a free flowing condition.
24. In the interests of road safety; to ensure the provision of an adequate location of access to the site.
25. In the interests of road safety; to eliminate the deposit of deleterious material on the public roads.
26. In the interests of road safety; to minimise the interference with the safety and free flow of traffic on the public road.
27. In order to safeguard the archaeological heritage of the site and to ensure that the developer provides for an adequate opportunity to investigate, record and rescue archaeological remains on the site.
28. To avoid, reduce or remedy potential adverse effects.
29. In the interests of protecting red squirrel, bats, badgers, reptiles and birds from adverse effects of mineral extraction or subsequent site restoration.
30. To ensure that the environmental benefits of the Restoration Plan agreed between the applicants, Fife Council and Scottish Natural Heritage are secured for the long term.
31. In the interests of protecting red squirrel, bats, badgers, reptiles and nesting birds from adverse effects of mineral extraction.

96 **Application No:** 21/02817/FULL

Date Decision Issued: 26/10/2021

Ward: Howe Of Fife And Tay Coast

Proposal: Formation of a vehicular access

Location: Denburn Cottage Den Of Lindores Cupar Fife KY14 6HT

Applicant: Mr Steve Mcdonald Denburn cottage Den of lindores Cupar Scotland Ky146ht

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. Prior to the first use of the proposed vehicular access the first 2 metres of a driveway/access shall be constructed in a paved material (not concrete slabs).
2. Prior to the first use of the proposed vehicular access, visibility splays of 2m x 43m shall be provided to the left and to the right at the junction of the vehicular crossing and the B936 Public Road and maintained clear of all obstructions exceeding 0.6m metres above the adjoining carriageway level.
3. Prior to the first use of the proposed vehicular access, all works carried out on or adjacent to the public roads and footways shall be constructed and completed in accordance with the current Fife Council Transportation Development Guidelines.

Reason(s):

1. In the interest of road safety; to ensure that no deleterious material (e.g. loose chippings) will be carried onto the public road.
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 and pedestrian safety; to ensure the provision of an adequate design layout and construction.

97 **Application No:** 21/02042/FULL **Date Decision Issued:** 27/10/2021

Ward: Howe Of Fife And Tay Coast

Proposal: External alterations including installation of replacement windows and repainting of facade (retrospective)

Location: Tayview Bar 230 High Street Newburgh Cupar Fife KY14 6DZ

Applicant: Mr M Ranson 230 High Street Newburgh UK KY14 6DZ

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

Application Permitted - no conditions

98 **Application No:** 21/02043/LBC **Date Decision Issued:** 27/10/2021

Ward: Howe Of Fife And Tay Coast

Proposal: Listed Building Consent for internal and external alterations to public house (sui generis) (work completed)

Location: Tayview Bar 230 High Street Newburgh Cupar Fife KY14 6DZ

Applicant: Mr M Ranson 230 High Street Newburgh UK KY14 6DZ

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

Application Permitted - no conditions

99 **Application No:** 20/03190/NMV1 **Date Decision Issued:** 28/10/2021

Ward: Howe Of Fife And Tay Coast

Proposal: Single storey extension to the side of dwellinghouse, erection of log/bin store, landscaping (to match existing) and alteration/relocation of existing stone boundary walls (Non Material Variation to approved 20/03190/FULL for alterations to garage and installation of flue)

Location: Rossie House Rossie Auchtermuchty Cupar Fife KY15 7UZ

Applicant: Mr & Mrs A&C Thomson Rossie House Rossie Estate East Of Auchtermuchty Fife KY15 7UZ

Agent: Jenny Phillips The Old Printworks 77A Brunswick St Edinburgh United Kingdom EH7 5HS

Application Permitted - no conditions

100**Application No:** 21/00511/FULL

Date Decision Issued: 06/10/2021

Ward: Inverkeithing And Dalgety Bay

Proposal: Installation of 10no. floodlights

Location: Dalgety Bay Tennis Club Moray Way North Dalgety Bay Dunfermline Fife KY11 9NH

Applicant: Mrs Clare McCabe 15 Halyard Rise Dalgety Bay United Kingdom KY11 9GR

Agent:

Application Permitted - no conditions

101 **Application No:** 21/02586/FULL

Date Decision Issued: 06/10/2021

Ward: Inverkeithing And Dalgety Bay

Proposal: Erection of single storey side and rear extensions to dwellinghouse including formation of raised platform

Location: 4 Crowhill Road Dalgety Bay Dunfermline Fife KY11 9LJ

Applicant: Mr Dale Compton 4 Crowhill Road Dalgety Bay Dunfermline Fife KY11 9LJ

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. A 2m high screen shall be maintained along the eastern boundary of the curtilage for the lifetime of this development unless otherwise agreed in writing by Fife Council as Planning Authority.

For the avoidance of doubt the screen shall be sited directly adjacent to the hereby approved extension and terrace and shall measure at least 4m in length, extending from the rear wall of the original dwelling in a south-easterly direction along the boundary.

Reason(s):

1. In the interests of residential amenity; to safeguard the privacy enjoyed within the adjacent amenity space.

Ward: Inverkeithing And Dalgety Bay

Proposal: Demolition of existing buildings, erection of Class 1 retail store with ancillary garden centre, provision of car parking and servicing areas and associated infrastructure.

Location: Dobbies Garden Centre Ridge Way Hillend Industrial Park Dalgety Bay Dunfermline Fife KY11 9XP

Applicant: Mr Iain Pratt The Vault Dakota Drive Estuary Commerce Park Speke, Liverpool UK L24 8RJ

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 gross internal floor space of the development shall not exceed 2,508sq.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.
2. 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. The approved unit shall be limited to the sale of predominantly comparison items. No more than 20% of the net retail sales area of each of these units shall be used for convenience retailing purposes. Any increase in the floor space for convenience retailing shall only be made with the written approval of Fife Council as planning authority. The unit shall not be subdivided without the prior written consent of Fife Council as planning authority.

For avoidance of doubt the net sales area for any use shall be calculated on the basis of any area within the shop or store which is visible to the public and to which it has access, including fitting rooms, checkouts, the area in front of checkouts, serving counters and the area behind used by serving staff, areas occupied by retail concessionaires, customer services areas, and internal lobbies in which goods are displayed; but not including customer toilets

3. Development shall not commence until a gas mitigation (membrane) specification/foundation design, and a verification methodology (detailing proposed installation, testing and verification methods) have been submitted to the Local Planning Authority for comment and approval.
4. Mitigation shall be carried out and completed in accordance with the agreed gas mitigation design and verification methodology (inc installation of gas membrane, testing and collation of verification information) of approved details pursuant to condition 3.
5. Following installation and testing of the approved gas mitigation system a verification report (containing all verification elements) shall be submitted to the Local Planning Authority for comment and approval.

The structure shall not be brought into use until such time as the mitigation measures for that plot have been completed in accordance with the approved gas mitigation design and a verification report in respect of those mitigation measures has been submitted and approved in writing by the local planning authority.

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

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

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

7. 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.
8. BEFORE ANY WORKS START ON SITE, a detailed landscaping plan and full details of the future management and aftercare of the landscaping and planting shall be submitted for approval in writing by Fife Council as Planning Authority. Thereafter the landscaping shall be implemented and the management and aftercare of the landscaping shall be carried out in accordance with these approved details.
9. 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.
10. Prior to the first public use of the retail unit, the parking spaces shown on the proposed site plan (approved document 04A) for vehicles shall be provided. The construction and delineation of the parking, manoeuvring, servicing and turning areas shall be constructed to the satisfaction of the planning authority. For avoidance of doubt, this shall include 4 electric vehicle charging points.
11. Prior to installation, full details of the cycle parking shall be provided for approval by Fife Council as Planning Authority. The approved details shall be installed on site prior to the first public use of the retail unit.
12. Before any development commences on site, full details of a pedestrian link through to the neighbouring retail unit to the east, shall be provided to Fife Council as Planning Authority for approval. The approved details shall be carried out on site prior to the first public use of the approved retail unit and retained for the lifetime of the development.
13. Unless otherwise agreed in writing with Fife Council, there shall be no deliveries to or dispatches from the premises outside the hours of 05:30 and 23:00.
14. 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.
15. Prior to the first public use of the retail unit, the pedestrian link to the footpath adjacent to the Western Access Road, as shown on the approved site layout plan (approved document 4a) shall be fully constructed.
16. Before any development begins on site, the tree protection measures as approved in the submitted Arboricultural Method Statement shall be implemented and retained throughout the construction of the development.
17. No removal of vegetation that may be used by breeding birds shall take place between 1st march and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before the vegetation is cleared, and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation shall then be submitted to the planning authority before any works start on site.
18. Before they are installed, full details of the proposed air source heat pumps and solar PV panels shall be submitted to Fife Council as Planning Authority for approval. Thereafter, the approved details shall be installed on site. For the avoidance of doubt, the specification and location of where the equipment shall be installed shall be submitted.

Reason(s):

1. To ensure all contamination within the site is dealt with.
2. To define the planning permission in the interests of ensuring the vitality and viability of town centres.
3. To define the planning permission in the interests of protecting the vitality and viability of town centres.
4. To ensure the proposed gas mitigation design is suitable.
5. To ensure gas mitigation works are carried out to the agreed protocol.

6. To provide verification that the approved gas mitigation has been installed, tested and validated to the appropriate standard.
7. In the interests of visual amenity and design.
8. In the interests of visual amenity; to ensure that adequate measures are put in place to provide and protect the landscaping and planting in the long term.
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 interest of road safety; to ensure the provision of an adequate design layout and construction.
11. In the interest of accessibility; to ensure cycle parking is provided.
12. In the interest of accessibility; to ensure safe pedestrian links to neighbouring sites are provided.
13. In the interests of protecting residential amenity.
14. In the interests of amenity.
15. In the interest of accessibility; to ensure pedestrian links are provided.
16. In the interest of protecting trees that are to be retained.
17. In the interest of protecting natural heritage; to ensure no nesting birds are harmed during vegetation clearance.
18. In the interest of sustainability; to ensure compliance with FIFEplan (2017) Policy 11.

Ward: Inverkeithing And Dalgety Bay
Proposal: Erection of 11 dwellinghouses and associated works (substitution of house types and erection of additional dwellinghouse)
Location: Land At Spencerfield The Avenue Inverkeithing Fife
Applicant: Mr Malcolm Crawford 1 Masterton Park South Castle Drive Dunfermline United Kingdom KY118NX

Agent:

Conditional Approval/Legal Agreement

Approve subject to the following condition(s):-

1. Prior to occupation of each house, the 2 No parking spaces in Plots 302 - 310 for vehicles shall be provided and subsequently retained through the lifetime of the development in accordance with the current Fife Council Parking Standards.
2. Prior to occupation of the house in Plot 311, the 3 No parking spaces for vehicles shall be provided and subsequently retained through the lifetime of the development in accordance with the current Fife Council Parking Standards.
3. Prior to occupation of the first dwelling, the construction and delineation of the communal parking, manoeuvring, servicing, turning and access driveway areas shall be in accordance with the current Fife Council Transportation Development Guidelines.
4. This development shall adhere with the supporting documents approved through application 16/03554/ARC unless otherwise agreed with Fife Council as planning authority.
5. BEFORE ANY WORKS START ON SITE, a landscaping plan shall be submitted for the written approval of Fife Council as planning authority. The development shall be implemented in accordance with the details approved this condition.
6. 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.
7. PRIOR TO THE OCCUPATION OF THE FIRST RESIDENTIAL UNIT the infrastructure on site and all drainage infrastructure shall be complete and fully operational. The SuDS shall be constructed at the same time as the residential units.

Reason(s):

1. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
2. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
3. In the interest of road safety; to ensure the provision of an adequate design layout and construction.
4. In the interests of residential amenity and environmental protection.
5. In the interests of reducing the impact of the development on the landscape and visual amenity.
6. 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.
7. To ensure the site has adequate drainage infrastructure

104 **Application No:** 21/02511/FULL

Date Decision Issued: 12/10/2021

Ward: Inverkeithing And Dalgety Bay

Proposal: One and a half storey extension to dwellinghouse

Location: Old Whitehill Barn Whitehill Aberdour Burntisland Fife KY3 0SB

Applicant: Dr Richard Stewart Old Whitehill Barn Whitehill Aberdour Burntisland Fife KY3 0SB

Agent: Neil Millsop 2 Shore Road Aberdour KY3 9HY

Application Permitted - no conditions

105 **Application No:** 21/01235/FULL

Date Decision Issued: 18/10/2021

Ward: Inverkeithing And Dalgety Bay

Proposal: Change of use from (Class 1) post office to (Class 3) cafe/bistro and ancillary takeaway

Location: Dalgety Bay Post Office 4 Bay Centre Regents Way Dalgety Bay Dunfermline Fife KY11 9YD

Applicant: Super Beautiful Day Limited Bay Centre 6 Regents Way Dalgety Bay Scotland KY11 9UY

Agent: N8 design 25 Brougham Place Edinburgh Scotland EH3 9JU

Application Permitted - no conditions

106 **Application No:** 21/02800/FULL

Date Decision Issued: 20/10/2021

Ward: Inverkeithing And Dalgety Bay

Proposal: Installation of french doors and platform to rear of flatted dwelling

Location: 14 Telny Place Aberdour Burntisland Fife KY3 0TG

Applicant: Mr William Smyth 14 Telny Place Aberdour Fife KY3 0TG

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

Application Permitted - no conditions

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

Date Decision Issued: 21/10/2021

Ward: Inverkeithing And Dalgety Bay

Proposal: Single storey extension to side of dwellinghouse

Location: 36 Dovecot Park Aberdour Burntisland Fife KY3 0TD

Applicant: Mr James Silvester home 36 36 Dovecot Park Aberdour Burntisland Fife ky3
0td

Agent:

Application Permitted - no conditions

108 **Application No:** 21/02281/ADV

Date Decision Issued: 22/10/2021

Ward: Inverkeithing And Dalgety Bay

Proposal: Display of various signage

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

Applicant: Co-op Food Delivery Programme 1 Angel Square Manchester UK M60 0AG

Agent: Robert Burns Redforrest House Queens Court North Earlsway Gateshead UK
NE11 0BP

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT, the ATM surround signage indicated on the Proposed West Elevation plan is not hereby approved.

Reason(s):

1. Consent has not been sought for this indicative ATM surround.

109 **Application No:** 19/01021/NMV1

Date Decision Issued: 28/10/2021

Ward: Inverkeithing And Dalgety Bay

Proposal: Erection of raised decking area to rear of dwellinghouse (Non material variation to approved 19/01021/FULL for alterations to decking)

Location: 19 Carlingnose Way North Queensferry Inverkeithing Fife KY11 1EU

Applicant: Mr Thomas Mackie 19 Carlingnose Way North Queensferry Inverkeithing Fife KY11 1EU

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

Application Permitted - no conditions

Ward: Inverkeithing And Dalgety Bay
Proposal: Change of use from woodland to hutting site (erection of 3 huts) and associated access and car parking
Location: Woodland At Craigs Plantation Fordell Dunfermline Fife
Applicant: Mr Girish Bharadwaj 24 Craigmount Hill Edinburgh Scotland EH4 8DL
Agent: Sam Stone 85 High Street Newburgh United Kingdom KY14 6DA

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The huts, hereby approved, shall only be used as huts as defined in the Scottish Planning Policy 2014 (SPP). For the avoidance of doubt, SPP describes a hut as 'a simple building used intermittently as recreational accommodation (ie. not a principal residence); having an internal floor area of no more than 30m²; constructed from low impact materials; generally not connected to mains water, electricity or sewerage; and built in such a way that it is removable with little or no trace at the end of its life.'
2. No tree works or scrub clearance shall occur on site from 1st March through to 31st August inclusive 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 ensure that control is retained over the development and that the site does not form permanent residential accommodation inappropriate to the rural setting.
2. In order to avoid disturbance during bird breeding seasons.

111 **Application No:** 21/02581/FULL

Date Decision Issued: 29/10/2021

Ward: Inverkeithing And Dalgety Bay

Proposal: Installation of rooflights, window and replacement door

Location: Whitehouse Main Road North Queensferry Inverkeithing Fife KY11 1JB

Applicant: Mr John-Patrick Ward White House Main Road North Queensferry UK KY11 1JB

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

Application Permitted - no conditions

112Application No: 21/02582/LBC

Date Decision Issued: 29/10/2021

Ward: Inverkeithing And Dalgety Bay

Proposal: Installation of rooflights and window, replacement door and internal alterations.

Location: Whitehouse Main Road North Queensferry Inverkeithing Fife KY11 1JB

Applicant: Mr John-Patrick Ward White House Main Road North Queensferry UK KY11 1JB

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

Application Permitted - no conditions

Ward: Kirkcaldy Central

Proposal: Substitution of housetype on plot 7 (amendment to 18/02343/FULL)

Location: Forth Park Hospital Bennoch Road Kirkcaldy Fife

Applicant: Mr Kris Beaton Unit 17 Newark Road South Eastfield Business Park
Glenrothes Scotland KY7 4NS

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. No development shall commence until;
 - a) a scheme of intrusive investigations has been carried out on site to establish the risks posed to the development by past shallow coal mining activity; and
 - b) any remediation works and/or mitigation measures to address land instability arising from coal mining legacy, as may be necessary, have been implemented on site in full in order to ensure that the site is made safe and stable for the development proposed. The intrusive site investigations and remedial works shall be carried out in accordance with authoritative UK guidance.
2. Prior to the occupation of the development, or it being taken into beneficial use, a signed statement or declaration prepared by a suitably competent person confirming that the site is, or has been made, safe and stable for the approved development shall be submitted to the Local Planning Authority for approval in writing. This document shall confirm the methods and findings of the intrusive site investigations and the completion of any remedial works and/or mitigation necessary to address the risks posed by past coal mining activity.
3. Prior to the occupation of the house, all roadside boundary markers being maintained at a height not exceeding 600mm above the adjacent road channel level through the lifetime of the development.
4. Prior to occupation of the house the parking spaces shown on the proposed site plan (document 02) for vehicles shall be provided and subsequently retained through the lifetime of the development in accordance with the current Fife Council Parking Standards.
5. All access driveways being constructed to the satisfaction of Fife Council as Planning Authority at a gradient not exceeding 1 in 10 (10%).

Reason(s):

1. In order to address matters arising from former coal mining works on site and ensure the land is safe and stable for the proposed development.
2. In order to address matters arising from former coal mining works on site and ensure the land is safe and stable for the proposed development.
3. In the interest of road safety; to ensure the provision of adequate visibility at road junctions etc.
4. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
5. In the interest of road safety; to ensure the provision of an adequate design layout and construction.

Ward: Kirkcaldy Central

Proposal: Formation of vehicular access and hardstanding

Location: 9 Bennoch Road Kirkcaldy Fife KY2 5QU

Applicant: Mr & Mrs Robert Robertson 9 Bennoch Road Kirkcaldy Fife KY2 5QU

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. Prior to the new driveway coming into use, the vehicular access shall be 4.6m wide as shown on Drawing No 03-B and this width shall be retained for the lifetime of the development.
2. Prior to the new driveway coming into use, a 600mm high boundary wall shall be provided as shown on Drawing No 03-B.
3. Prior to the new driveway coming into use, the construction of the vehicular crossing of the footway shall be carried out in accordance with the current Fife Council Transportation Development Guidelines.
4. Prior to the new driveway coming into use, a 2m x 30m oncoming visibility splay and a 2m x 43m splay in the other direction (North) 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 Transportation Development Guidelines. The visibility splays shall be retained for the lifetime of the development.

Reason(s):

1. In the interest of road safety; to ensure the provision of an acceptable driveway location.
2. In the interest of road safety; to ensure the provision of an acceptable driveway location.
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.

115 **Application No:** 21/01658/ADV

Date Decision Issued: 12/10/2021

Ward: Kirkcaldy Central

Proposal: Display of externally illuminated fascia sign, projecting sign and window vinyl

Location: 133 High Street Kirkcaldy Fife KY1 1LR

Applicant: Lloyds Pharmacy Sapphire Court 0 Sapphire Court Walsgrave Triangle
Coventry West Midlands CV2 2TX

Agent: Katie Williamson 19 Oxleasow Road East Moons Moat Estate Redditch
Worcestershire B98 0RE

Application Permitted - no conditions

116 **Application No:** 21/01754/LBC

Date Decision Issued: 12/10/2021

Ward: Kirkcaldy Central

Proposal: Listed building consent for shopfront alterations, installation of signage and internal alterations

Location: 133/135 High Street Kirkcaldy Fife KY1 1LR

Applicant: LloydsPharmacy Sapphire Court 0 Sapphire Court Walsgrave Triangle
Coventry West Midlands CV2 2TX

Agent:

Application Permitted - no conditions

117 **Application No:** 21/01899/FULL

Date Decision Issued: 12/10/2021

Ward: Kirkcaldy Central

Proposal: Alterations to shopfront

Location: 133 High Street Kirkcaldy Fife KY1 1LR

Applicant: Ms Gilda Owen Sapphire Court Walsgrave Triangle Coventry UK CV2 2TX

Agent: Anthony Lyon 4 Dorset Street Nottingham UK NG8 1PU

Application Permitted - no conditions

118 **Application No:** 21/02885/FULL

Date Decision Issued: 20/10/2021

Ward: Kirkcaldy Central

Proposal: Erection of garden room

Location: 32 Beveridge Road Kirkcaldy Fife KY1 1UY

Applicant: Mr Campbell 32 Beveridge Road Kirkcaldy Fife KY1 1UY

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

Application Permitted - no conditions

119 **Application No:** 21/02253/OBL

Date Decision Issued: 22/10/2021

Ward: Kirkcaldy Central

Proposal: Discharge of Planning Obligation 19/01182/FULL

Location: Forth House Abbotshall Road Kirkcaldy Fife KY1 1RU

Applicant: Mackay And Stenhouse Ltd Gary Stenhouse 5 Garvock Hill Dunfermline
Scotland KY12 7TZ

Agent: JJF PLanning Joe Fitzpatrick 35 Aytoun Crescent Burntisland Fife KY3 9HS

Application Permitted - no conditions

120 **Application No:** 21/02735/FULL

Date Decision Issued: 27/10/2021

Ward: Kirkcaldy Central

Proposal: Single storey extension to rear of dwellinghouse

Location: 4 Rosebery Terrace Kirkcaldy Fife KY1 1DW

Applicant: Mrs Elizabeth Nardone 4 Rosebery Terrace Kirkcaldy Fife KY1 1DW

Agent: Gaynor Ross 126 Clark Avenue Musselburgh United Kingdom EH21 7FE

Application Permitted - no conditions

121 **Application No:** 21/03191/CLP

Date Decision Issued: 27/10/2021

Ward: Kirkcaldy Central

Proposal: Certificate of lawfulness (proposed) for erection of single storey extension to rear of dwellinghouse and alterations to existing outbuilding

Location: 23 Bennoch Road Kirkcaldy Fife KY2 5QU

Applicant: Mr Bill Sinton 22 Fairburn Court St Johns Avenue London England SW15 2AU

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

Application Permitted - no conditions

122Application No: 21/02676/FULL

Date Decision Issued: 29/10/2021

Ward: Kirkcaldy Central

Proposal: Two storey extension to side of dwellinghouse

Location: 10 Longbraes Gardens Kirkcaldy Fife KY2 5YJ

Applicant: Mrs Joan Yule 10 Longbraes Gardens Kirkcaldy Fife KY2 5YJ

Agent: David Christie 2 Winifred Street Kirkcaldy United Kingdom KY2 5SR

Application Permitted - no conditions

123 **Application No:** 21/02884/FULL

Date Decision Issued: 29/10/2021

Ward: Kirkcaldy Central

Proposal: Change of use from retail unit (Class 1) to restaurant (Class 3) including installation of extraction system to rear

Location: Unit 2 198 - 210 High Street Kirkcaldy Fife KY1 1JT

Applicant: Bushi Ltd Honeysuckle Cottage Carnbo Kinross U.K. KY13 0NX

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

Application Permitted - no conditions

Ward: Kirkcaldy East
Proposal: Formation of roundabout on A921, associated infrastructure and landscaping
Location: Land 300M South Of Redhouse Roundabout On A921 Thornton Road Kirkcaldy Fife
Applicant: Kingdom Park Ltd 26 Charlotte Square Edinburgh United Kingdom EH2 4ET
Agent: Callum Fraser 11 Alva Street Edinburgh United Kingdom EH24PH

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. No development shall commence until;
 - a) a scheme of intrusive investigations has been carried out on site to establish the risks posed to the development by past coal mining activity, including those posed by recorded mine shaft 329694-001 and shallow mine workings;and
 - b) any remediation works and/or mitigation measures to address land instability arising from coal mining legacy, as may be necessary, have been implemented on site in full in order to ensure that the site is made safe and stable for the development proposed. The intrusive site investigations and remedial works shall be carried out in accordance with authoritative UK guidance.
2. Prior to the development coming into use, a signed statement or declaration prepared by a suitably competent person confirming that the site is, or has been made, safe and stable for the approved development shall be submitted to the Local Planning Authority for approval in writing. This document shall confirm the methods and findings of the intrusive site investigations and the completion of any remedial works and/or mitigation necessary to address the risks posed by past coal mining activity.
3. All works done on or adjacent to existing public roads shall be constructed in accordance with the current Fife Council Transportation Development Guidelines.
4. The proposed roundabout shall be constructed in accordance with the current Fife Council Transportation Development Guidelines to a standard suitable for adoption.
5. Adequate wheel cleaning facilities 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.
6. Prior to commencement of the development, a Construction Traffic Management Plan (CTMP) shall be submitted to, and approved by, the Planning Authority. Thereafter, all construction traffic associated with the development shall conform to the requirements of the agreed Plan.
7. The approved landscaping scheme shall be implemented within the first planting season following the completion of the development.

Reason(s):

1. To ensure the site is safely developed.
2. To ensure the site is safely developed.
3. In the interest of road safety; to ensure the provision of an adequate design layout and construction.
4. In the interest of road safety; to ensure the provision of an adequate design layout and construction.
5. In the interest of road safety; to eliminate the deposit of deleterious material on public roads.
6. To minimise interference with the safety and free flow of the traffic on the trunk road.
7. To ensure the landscaping is provided.

125Application No: 21/02224/FULL

Date Decision Issued: 13/10/2021

Ward: Kirkcaldy East

Proposal: Change of use of factory building (Class 5) to industrial building (Classes 4, 5 and 6)

Location: Airsoft World Old Strand Factory Mitchelston Drive Kirkcaldy Fife KY1 3LY

Applicant: J W Muir (Property Investment) Ltd Muir House Belleknowes Industrial Estate Inverkeithing Scotland KY11 1HY

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

Application Permitted - no conditions

126 **Application No:** 21/03059/ADV

Date Decision Issued: 22/10/2021

Ward: Kirkcaldy East

Proposal: Display of digital display screen

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

Applicant: NatWest Group Plc 1st Business House C NatWest Gogarburn PO Box 1000
Edinburgh Scotland EH12 1HQ

Agent: Pawel Dacko 1 St.Bernards Row Edinburgh United Kingdom EH14 1HW

Application Permitted - no conditions

127 **Application No:** 21/01363/FULL

Date Decision Issued: 29/10/2021

Ward: Kirkcaldy East

Proposal: Erection of golf driving range building

Location: Dunnikier Golf Club Dunnikier Park Dunnikier Way Kirkcaldy Fife KY1 3LP

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

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

Application Permitted - no conditions

128 **Application No:** 21/02442/FULL

Date Decision Issued: 04/10/2021

Ward: Kirkcaldy North

Proposal: Erection of garage and formation of raised decking

Location: 75 Turnberry Drive Kirkcaldy Fife KY2 6HU

Applicant: Mr David Mitchell 75 Turnberry Drive Kirkcaldy Fife KY2 6HU

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. BEFORE THE DECK AREA IS USED, the 2.2 metre high screen fence panels, located at the eastern and western elevation of the raised deck and measured from the garden ground level, as shown on the approved plans, shall be installed and shall remain in situ in perpetuity at the height, length/extent around the deck perimeter as indicated and hereby agreed.

Reason(s):

1. In the interests of protecting the amenity and privacy of neighbours.

129 **Application No:** 21/02667/ADV

Date Decision Issued: 11/10/2021

Ward: Kirkcaldy North

Proposal: Display of one internally illuminated fascia sign, two non-illuminated fascia signs, one non illuminated menu sign and one non-illuminated window sign

Location: Currys 5 Fife Central Retail Park Chapel Park Kirkcaldy Fife KY2 6QL

Applicant: Miss Adriana Radu Futurama LTD Wharfedale Road Bradford United Kingdom BD4 6SG

Agent:

Application Permitted - no conditions

130 **Application No:** 21/02873/CLP

Date Decision Issued: 26/10/2021

Ward: Kirkcaldy North

Proposal: Certificate of lawfulness (proposed) for erection of garage

Location: 63 St Kilda Crescent Kirkcaldy Fife KY2 6DR

Applicant: Mr Brahim Kouara 63 St Kilda Crescent Kirkcaldy Fife KY2 6DR

Agent:

Application Permitted - no conditions

Ward: Kirkcaldy North

Proposal: Single storey extension to front of dwellinghouse

Location: 24 Portland Gardens Kirkcaldy Fife KY2 6XY

Applicant: Mr Hugh Fyall 24 Portland Gardens Kirkcaldy Fife KY2 6XY

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

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

Reason(s):

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

132Application No: 21/02045/FULL

Date Decision Issued: 04/10/2021

Ward: Leven, Kennoway And Largo

Proposal: Single storey extension to front of dwellinghouse

Location: 5 Burnbank Kennoway Leven Fife KY8 5LU

Applicant: Mr John Halliday 5 Burnbank Kennoway Scotland KY8 5LU

Agent:

Application Permitted - no conditions

Ward: Leven, Kennoway And Largo
Proposal: External alterations to dwellinghouse
Location: Gowan Bank Links Road Leven Fife KY8 4HP
Applicant: Miss Hayley Walker 9 Brown Street Buckhaven Fife KY8 1JW
Agent: John Walker 5 St Mary's Church Academy Road Moffat Scotland DG10 9HP

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. Prior to the first use of the proposed vehicular access, visibility splays of 2m x 25m shall be provided to the left and to the right at the junction of the vehicular crossing and the public road and thereafter maintained in perpetuity, clear of all obstructions exceeding 0.6m above the adjoining carriageway level, insofar as lies within the applicant's control, all in accordance with the current Fife Council Transportation Development Guidelines.
2. Prior to the first use of the proposed vehicular access, all works carried out on or adjacent to the public roads and footways shall be constructed and completed in accordance with the current Fife Council Transportation Development Guidelines.
3. All gates should open inwards towards the site.

Reason(s):

1. In the interest of road safety; to ensure the provision of adequate visibility at the junctions of the vehicular access and the public road.
2. In the interest of road and pedestrian safety; to ensure the provision of an adequate design layout and construction.
3. In the interest of road safety; to ensure there is no blockage of the public road.

134 **Application No:** 21/02349/FULL

Date Decision Issued: 05/10/2021

Ward: Leven, Kennoway And Largo

Proposal: Alterations and extension to front of dwellinghouse

Location: 10 Kenneth Court Kennoway Leven Fife KY8 5SP

Applicant: Mr D. Sturrock 10 Kenneth Court Kennoway Leven Fife KY8 5SP

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

Application Permitted - no conditions

135 **Application No:** 21/01216/CLE

Date Decision Issued: 06/10/2021

Ward: Leven, Kennoway And Largo

Proposal: Certificate of lawfulness (existing) for raised entrance platform

Location: 5A Montrave Home Farm Montrave Kennoway Leven Fife KY8 5NZ

Applicant: Mr Ken Murdoch Mill Loft 5A Montrave Home Farm Montrave Leven Scotland
KY8 5NZ

Agent:

Application Permitted - no conditions

Ward: Leven, Kennoway And Largo
Proposal: Erection of detached domestic garage and alterations to window dimensions to flatted property
Location: 15 Station Park Lower Largo Leven Fife KY8 6DR
Applicant: Mr Ewan Fraser 15 Station Park Lower Largo United Kingdom KY8 6DR
Agent: Steve Mathewson 240a Clepington Road Dundee Angus DD3 8BJ

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. Prior to the first use of the proposed access driveway, visibility splays of 2m x 25m shall be provided to the left and to the right at the junction where the vehicular access meets with the public road.
2. FOR THE AVOIDANCE OF DOUBT, the proposed garage hereby approved shall only be used for domestic purposes which are incidental to the enjoyment of the main dwellinghouse and no trade or business shall be carried out therefrom.

Reason(s):

1. In the interest of road and pedestrian safety; to ensure that adequate visibility is provided for drivers access and egressing the driveway.
2. In the interests of protecting residential amenity; the location of the garage renders it unsuitable for commercial use.

Ward: Leven, Kennoway And Largo
Proposal: Installation of a Ground-Mounted Solar PV Array and associated infrastructure
Location: Diageo Scotland Ltd Banbeath Industrial Estate Banbeath Road Leven Fife KY8 5HD
Applicant: E.On Connecting Energies Ltd E.On Westwood Westwood Way Coventry England SV4 8LG
Agent: Eilidh Clark 272 Bath Street Bath Street Glasgow Scotland G2 4JR

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. All mitigation measures identified within the Phase 1 Habitat Survey report submitted as part of the planning application hereby approved shall be implemented and adhered to in carrying out the development.
2. WHERE ANY WORKS ARE TO BE CARRIED OUT BETWEEN THE MONTHS OF MARCH TO AUGUST, pre-start survey checks should be carried out by a suitably qualified ecologist to assess the presence of birds, and recommend appropriate mitigation of works to protect potentially affected species.
3. The total noise from all plant, machinery or equipment related to the development 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.
4. IN THE EVENT THAT CONTAMINATION NOT PREVIOUSLY IDENTIFIED by the developer prior to the grant of this planning permission is encountered during the development, all development works on site (save for site investigation works) shall cease immediately and the 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.
5. UNLESS OTHERWISE AGREED IN WRITING BY FIFE COUNCIL AS PLANNING AUTHORITY, no HGV construction vehicles shall access the site during peak traffic times (between 08.00 - 09.30 and 16:00 - 18:00 on weekdays).
6. DURING HGV CONSTRUCTION DELIVERIES TO THE SITE, a banksman must be present to ensure the safe manoeuvring of HGV vehicles to and from the public road.
7. BEFORE ANY WORKS START ON SITE, details of the construction access and appropriate warning signage on the public road shall be submitted for the prior written approval of Fife Council as Planning Authority.

Reason(s):

1. To mitigate disturbance to wildlife and the environment.
2. In the interests of protecting birds from adverse effects of site development works.
3. In the interests of protecting residential amenity.
4. To ensure all contamination within the site is dealt with.
5. In the interests of road safety.

6. In the interests of road safety.
7. In the interests of road safety.

138 **Application No:** 21/01453/CLE

Date Decision Issued: 22/10/2021

Ward: Leven, Kennoway And Largo

Proposal: Certificate of lawfulness (existing) for use of 1st floor former manager's flat (sui generis) as a flatted dwelling (sui generis)

Location: 3 South Street Leven Fife KY8 4NU

Applicant: Mr Derek Cook 59 Waggon Road Leven Scotland KY8 4QL

Agent: Richard Teevan 3 Swallow Crescent Buckhaven Leven Scotland KY8 1HH

Application Permitted - no conditions

139 **Application No:** 21/02536/FULL

Date Decision Issued: 27/10/2021

Ward: Leven, Kennoway And Largo

Proposal: Installation of replacement door

Location: Balfour House 1 Balfour Street Leven Fife KY8 4JF

Applicant: Ms K Munro Balfour House 1 Balfour Street Leven UK KY8 4JF

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

Application Permitted - no conditions

140 **Application No:** 21/01367/FULL

Date Decision Issued: 28/10/2021

Ward: Leven, Kennoway And Largo

Proposal: Change of use from shop (Class 1) to mixed use (Sui Generis) comprising of cafe, shop, indoor mini-golf and escape room facility

Location: 45A High Street Leven Fife KY8 4NE

Applicant: Ms Susan Oak Crosshill Community Enterprise Centre Main Street Crosshill
UK KY5 8BJ

Agent: Alan Baxter 108 St Clair Street Kirkcaldy Scotland KY1 2BD

Application Permitted - no conditions

141 **Application No:** 21/00317/FULL

Date Decision Issued: 20/10/2021

Ward: Lochgelly, Cardenden And Benarty

Proposal: Erection of agricultural shed (in retrospect)

Location: Ivan Wood And Sons Ltd Eastfield Fresh Produce Unit Navitie Farm Lochgelly
Fife KY5 8LR

Applicant: Ivan Woods Fresh Produce Unit Navity Ballingry Scotland KY5 8LR

Agent: Ross Vinter Flat 1/1 46 Darnley Road Glasgow Strathclyde G41 4NE

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. Within three months of planning consent being granted, there shall be provided within the curtilage of the site a turning area for vehicles suitable for use by the largest size of vehicles expected to visit or be used by occupants of the premises, as shown on Transportation Plan - Drawing No DRG03. The turning area shall be formed outwith the parking areas and be retained for the lifetime of the development.
2. Within three months of planning consent being granted, there shall be provided within the curtilage of the site 2 new parking spaces in addition to the 13 spaces shown on Transportation Plan - Drawing No DRG03, in accordance with current Fife Council Transportation Development Guidelines. The 15 parking spaces shall be retained for the lifetime of the development.

Reason(s):

1. 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.
2. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.

142Application No: 21/01372/CLP

Date Decision Issued: 22/10/2021

Ward: Lochgelly, Cardenden And Benarty

Proposal: Certificate of Lawfulness (Proposed) for part change of use from dressmakers and design studio (Class 2) to hairdressers (Class 1)

Location: Lochgelly Miners Institute 129 Main Street Lochgelly Fife KY5 9AF

Applicant: Mr Kenneth Livingstone Miners Institute 4G 129 Main Street Lochgelly Scotland KY5 9AF

Agent:

Application Refused

Reason(s):

1. The evidence submitted in support of the application and the records held by Fife Council indicate that the current Class 2 use of the building, is not the established lawful use and it is in fact, Class 10 (as approved in 2005). A certificate of lawfulness cannot therefore be issued. Full planning permission is required.

143 **Application No:** 21/02478/FULL

Date Decision Issued: 05/10/2021

Ward: Rosyth

Proposal: Erection of garden room to rear of dwellinghouse (retrospective)

Location: Brewstead Main Street Limekilns Dunfermline Fife KY11 3HL

Applicant: Mr and Mrs Malcolm Duffin Brewstead 6 Main Street Limekilns KY11 3HL

Agent: Ross McIlvean 62 Bennachie Way Dunfermline KY11 8JA

Application Permitted - no conditions

144 **Application No:** 21/00474/FULL

Date Decision Issued: 08/10/2021

Ward: Rosyth

Proposal: Erection of fence to rear of dwellinghouse

Location: 9 The Old Orchard Limekilns Dunfermline Fife KY11 3HS

Applicant: Broomhall Estate Estate Office Brickworks Cottage North Limekilns KY11 3DT

Agent: John Wright Norma Villa 26 Lower Flat Wilson Street Perth PH2 0EX

Application Withdrawn

145 **Application No:** 21/01251/FULL

Date Decision Issued: 08/10/2021

Ward: Rosyth

Proposal: Single storey extension to side of dwellinghouse

Location: 3 Academy Square Limekilns Dunfermline Fife KY11 3HN

Applicant: Ms Kirrie McNab 3 Academy Square Limekilns KY11 3HN

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

Application Permitted - no conditions

Ward: Rosyth
Proposal: Installation of an odour control unit
Location: Dunfermline W W T W St Margarets Bay North Queensferry Inverkeithing Fife KY11 1HP
Applicant: Scottish Water c/o Catherine Souter Bell Bullion House Invergowrie Dundee United Kingdom DD2 5BB

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

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

Reason(s):

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

Ward: St. Andrews
Proposal: Erection of dwellinghouse and garage (remove existing)
Location: 17 Moir Crescent St Andrews Fife KY16 8XN
Applicant: Mr Alex Jarrett 17 Moir Crescent St Andrews Fife KY16 8XN
Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The first floor of the garage hereby approved shall only be used as ancillary accommodation to the main dwellinghouse and not as a separate dwellinghouse or flat and shall not be sold or let separately from the main dwellinghouse (17 Moir Crescent, St Andrews, KY16 8XN).
2. Prior to the occupation of the proposed dwellinghouse, there shall be 3 No. off street parking spaces provided for that dwellinghouse within the curtilage of the site in accordance with the current Fife Council Transportation Development Guidelines. The parking spaces shall be retained throughout the lifetime of the development for the purposes of off street parking.
3. Prior to occupation of the proposed dwellinghouse, visibility splays of 2m x 43m shall be provided to the left and to the right at the junction of the vehicular crossing and the public road onto Canongate and thereafter shall be 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.
4. Prior to the occupation of the proposed dwellinghouse, all access driveways shall be constructed at a gradient not exceeding 1 in 10 (10%) and shall have appropriate vertical curves to ensure adequate ground clearance for vehicles. For the avoidance of doubt, the first two metre length of the driveway to the rear of the public footway shall be constructed in a paved material (not concrete slabs).
5. Prior to the first occupation of the proposed dwellinghouse, all works carried out on or adjacent to the public roads and footways shall be constructed and completed in accordance with the current Fife Council Transportation Development Guidelines.
6. 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.

7. 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.

8. To minimise noise disturbance at nearby premises it is generally recommended that 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 13.00hours Saturdays

With no working Sundays or Public Holidays

Reason(s):

1. In order to define the terms of the proposal hereby approved.
2. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
3. In the interest of road safety; to ensure the provision of adequate visibility at the junctions of the vehicular access and the public road.
4. In the interest of road safety; to ensure the provision of an adequate design layout and construction and to avoid severe gradients which would render the driveways unsuitable for vehicular use and to ensure that no deleterious material is dragged on to the public road.
5. In the interest of road and pedestrian safety; to ensure the provision of an adequate design layout and construction.
6. To ensure all contamination within the site is dealt with.
7. To protect the residential amenity of the residents of the dwellinghouse
8. To protect the residential amenity of the surrounding dwellinghouses

Ward: St. Andrews

Proposal: Single storey extension to side of dwellinghouse

Location: 7 Spinkie Crescent St Andrews Fife KY16 8SH

Applicant: Miss Hope Craig 7 Spinkie Crescent St Andrews Fife KY16 8SH

Agent: Charlie Bowman 23 Emsdorf Street Lundin Links Leven Fife KY8 6HL

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. BEFORE WORKS COMMENCE ON SITE, full specification details of the roof finish and roof lanterns shall be submitted for prior approval in writing by the Planning Authority.

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

2. FOR THE AVOIDANCE OF DOUBT, no windows shall be formed off the west elevation of the extension hereby approved at a later date without the express consent of the Planning Authority.

Reason(s):

1. In the interests of visual amenity; to ensure that the external finishing materials are appropriate to the character of the area.
2. In the interests of safeguarding residential amenity of neighbouring property.

Ward: St. Andrews
Proposal: Erection of dwellinghouse with associated access and parking
Location: 9 Hallowhill St Andrews Fife KY16 8SF
Applicant: Ms Sue Atkinson 9 Hallow Hill St Andrews Scotland KY16 8SF
Agent: Wellwood Leslie Chartered Architects Fort Street House 63 Fort Street Broughty Ferry Dundee Scotland DD5 2AB

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. A further application(s) for certain matters (Approval of Matters Required by Condition) shall be submitted for the requisite approval of this Planning Authority, together with the detailed plans which shall include:-
 - (a) A location plan of all the site to be developed to a scale of not less than 1:2500, showing generally the site, any existing trees, hedges, walls (or other boundary markers) layout of the roads and sewers, and the position of all buildings;
 - (b) A detailed plan to a scale of not less than 1:500 showing the site contours, the position and width of all proposed roads and footpaths including public access provision, the siting of the proposed buildings, finished floor levels, new walls and fences and details of proposed landscape treatment;
 - (c) Detailed plans, sections and elevations of all buildings proposed to be erected on the site, together with details of the proposed method of drainage and the colour and type of materials to be used externally on walls and roofs;
 - (d) Details of the existing and proposed ground levels as well as the finished floor levels all related to a fixed datum point. The details shall specify the extent and height of any areas of mounding;
 - (e) A supporting statement illustrating the developments' compliance with Fife Council's Planning Policy - Making Fife's Places (2015) - including reference and proposals relating to the design, layout, green network infrastructure and biodiversity enhancement. No work shall be started on site until the written permission of this Planning Authority has been granted for these proposals, or such other details as may be acceptable.
 - (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 tree report detailing any trees that would be affected by the proposal
 - (h) 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);
2. Prior to the occupation of the proposed dwellinghouse, visibility splays of 2m x 43m shall be provided to the left and to the right at the junction access of the proposed vehicle driveway and the adjacent public road.
3. Prior to the occupation of the proposed dwellinghouse, off street parking shall be provided that is in accordance with the Fife Council parking standards i.e. two spaces for a 2 or 3 bedroom house and 3 spaces for anything larger.
4. Prior to the occupation of the proposed dwellinghouse, all access driveways shall be constructed at a gradient not exceeding 1 in 10 (10%) and shall have appropriate vertical curves to ensure adequate ground clearance for vehicles. For the avoidance of doubt, the first two metre length of the driveway to the rear of the public footway shall be constructed in a paved material (not concrete slabs).
5. Prior to the occupation of the proposed dwellinghouse, all works carried out on or adjacent to the public roads and footways shall be constructed and completed in accordance with the current Fife Council Transportation Development Guidelines.

Reason(s):

1. To be in compliance with Section 59 of The Town and Country Planning (Scotland) Act 1997, as amended by the Planning etc (Scotland) Act 2006.
2. In the interest of road safety; to ensure the provision of adequate visibility splays at the junctions of the vehicular access and the public road
3. In the interests of road safety. To ensure the provision of an adequate off street parking facilities.
4. In the interest of road safety; to ensure the provision of an adequate design layout and construction and to avoid severe gradients which would render the driveways unsuitable for vehicular use and to ensure that no deleterious material is dragged on to the public road.
5. In the interest of road and pedestrian safety; to ensure the provision of an adequate design layout and construction.

150 **Application No:** 21/02355/LBC

Date Decision Issued: 11/10/2021

Ward: St. Andrews

Proposal: Listed building consent for external alterations including installation of rooflights, roof cowls, installation of air conditioning units and re-roofing

Location: School Of Biology Bute Building South Street St Andrews Fife

Applicant: University Of St Andrews Estates Department Woodburn Place St. Andrews, Fife United Kingdom KY16 8LA

Agent: Oberlanders Architects 16 Melville Street Edinburgh Scotland EH3 7NS

Application Permitted - no conditions

151 **Application No:** 21/02356/FULL

Date Decision Issued: 11/10/2021

Ward: St. Andrews

Proposal: External alterations including installation of rooflights, roof cowls, installation of air conditioning units and re-roofing

Location: School Of Biology Bute Building South Street St Andrews Fife

Applicant: University Of St Andrews Estates department Woodburn Place St. Andrews, Fife United Kingdom KY16 8LA

Agent: Oberlanders Architects 16 Melville Street Edinburgh Scotland EH3 7NS

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

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

Reason(s):

1. In order to protect the amenity of nearby residents.

152 **Application No:** 21/02707/LBC

Date Decision Issued: 11/10/2021

Ward: St. Andrews

Proposal: Listed building consent for internal and external alterations

Location: First Floor 96 South Street St Andrews Fife KY16 9QD

Applicant: Mr Andrews Knight 18 The Scores St Andrews Fife KY16 9AS

Agent:

Application Permitted - no conditions

153 **Application No:** 21/02708/FULL

Date Decision Issued: 11/10/2021

Ward: St. Andrews

Proposal: Change of use from hairdresser (Class 1) to two flatted dwellings (Sui Generis)

Location: First Floor 96 South Street St Andrews Fife KY16 9QD

Applicant: Mr Andrews Knight 18 The Scores St Andrews Fife KY16 9AS

Agent:

Application Permitted - no conditions

154 **Application No:** 21/02317/FULL

Date Decision Issued: 15/10/2021

Ward: St. Andrews

Proposal: Extension to existing dormer

Location: 44 St Nicholas Street St Andrews Fife KY16 8BQ

Applicant: Mr Ross Greig 44 St Nicholas Street St Andrews Scotland KY16 8BQ

Agent: Gary Redpath Eden Park House Eden Park Cupar Scotland KY15 4HS

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. PRIOR TO WORKS COMMENCING ON SITE, the north elevation of the proposed extended dormer shall be submitted for approval in writing by this Planning Authority.

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

Reason(s):

1. To reserve the rights of the Planning Authority with respect to these details.

155 **Application No:** 21/02091/FULL

Date Decision Issued: 18/10/2021

Ward: St. Andrews

Proposal: Installation of replacement windows

Location: Little Hayes 2 St Leonards Road St Andrews Fife KY16 9DY

Applicant: Mr and Mrs P Nielsen Little Hayes St Leonards Road St Andrews Fife KY16 9DY

Agent: Amy Niven c/o Stuart Niven and Son Hillwood Industrial Estate Cameron St Andrews Fife KY16 8TR

Application Permitted - no conditions

Ward: St. Andrews

Proposal: Change of use from retail unit (Class 1) to form restaurant (Class 3) and external alterations to shopfront including installation of replacement window (amendment to 20/03049/FULL to allow for the sale of hot food and installation of flue to rear)

Location: 109A South Street St Andrews Fife KY16 9UH

Applicant: Mr Behrouz Abolghaseem 4 Beley Bridge St Andrews Scotland KY16 8LX

Agent: Ewan Campbell 53 Albert Street Aberdeen Scotland AB25 1XT

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The cumulative noise from all plant, machinery or equipment shall be such that any associated noise complies with NR 30 during day-time and NR 25 during night-time hours 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 0700-2300hours and night-time shall be 2300-0700hours.

2. Details of the installation and/or erection of any extract ventilation system, including details of the methods of treatments of emissions and filters to remove odours and control noise emissions must be submitted and approved in writing by this Planning Authority prior to installation and use. Any proposed system must be operated at all times when the restaurant/kitchen is in use and maintained in accordance with the manufacturer's instructions unless otherwise agreed in writing with this Planning Authority.
3. The hours of operation of the development hereby approved shall be restricted to between 09:00 and 22:00, 7 days per week, unless otherwise agreed in writing with Fife Council as Planning Authority.

Reason(s):

1. In the interests of residential amenity; to ensure adjacent residential dwellings are not subjected to adverse noise from plant equipment.
2. In the interests of residential amenity; to prevent odour associated with cooking affecting the residential property located adjacent the application site.
3. In the interest of protecting residential amenity; to ensure activity out with the unit does not impact on existing levels of residential amenity.

157 **Application No:** 21/02776/LBC

Date Decision Issued: 18/10/2021

Ward: St. Andrews

Proposal: Listed building consent for installation of multi-fuel stove and flue to class 1 shop

Location: West Unit 158 South Street St Andrews Fife KY16 9EQ

Applicant: Mr & Mrs Redford 158 South Street St. Andrews Scotland KY16 9eq

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

Application Permitted - no conditions

158 **Application No:** 21/02777/FULL

Date Decision Issued: 18/10/2021

Ward: St. Andrews

Proposal: Installation of multi-fuel stove and flue to class 1 shop

Location: West Unit 158 South Street St Andrews Fife KY16 9EQ

Applicant: Mr & Mrs Redford 158 South Street St. Andrews Scotland ky16 9eq

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

Application Permitted - no conditions

159 **Application No:** 21/02070/FULL

Date Decision Issued: 19/10/2021

Ward: St. Andrews

Proposal: Alterations to dwellinghouse including demolition of existing store, erection of extension to dwellinghouse, erection of garden room and installation of replacement windows and doors

Location: 17 Queens Gardens St Andrews Fife KY16 9TA

Applicant: Mrs J Redmond 17 Queens Gardens St Andrews Fife KY16 9TA

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

Application Permitted - no conditions

Ward: St. Andrews

Proposal: Listed Building Consent for alterations to dwellinghouse including demolition of existing store, erection of extension to dwellinghouse, erection of garden room and installation of replacement windows and doors

Location: 17 Queens Gardens St Andrews Fife KY16 9TA

Applicant: Mrs J Redmond 17 Queens Gardens St Andrews Fife KY16 9TA

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT, the proposed sliding door between the dining room and the kitchen shall be constructed in timber.
2. FOR THE AVOIDANCE OF DOUBT, the replacement front door shall be finished in white unless otherwise agreed in writing with the Planning Authority.

Reason(s):

1. To protect the internal character and appearance of this Category B Listed Building.
2. To protect the character and appearance of this Category B Listed Building.

161 **Application No:** 21/02332/FULL

Date Decision Issued: 19/10/2021

Ward: St. Andrews

Proposal: Change of use of from public open space to private garden ground and formation of vehicular access

Location: 39 Scooniehill Road St Andrews Fife KY16 8HZ

Applicant: Mr Andrew Strachan 39 Scooniehill Road St Andrews uk ky16 8hz

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

Application Refused

Reason(s):

1. It is considered that the proposed change of use to private garden ground would result in the loss of an essential area of open space and would have an unacceptable impact on the visual amenity and biodiversity of the area. As such it would not comply with policies 1, 3, 10 and 13 of FIFEplan (2017).

162Application No: 21/02702/FULL

Date Decision Issued: 19/10/2021

Ward: St. Andrews

Proposal: Single story extension to side of dwellinghouse and porch extension to front of dwellinghouse

Location: Balone House Craigtoun St Andrews Fife KY16 8NS

Applicant: Mr & Mrs Chris & Sarah Pritchard Balone House Craigtoun St Andrews Fife KY16 8NS

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

Application Permitted - no conditions

Ward: St. Andrews

Proposal: Replacement roof, refurbishment of existing roof lantern and installation of new rooflights and windows

Location: 1C Murray Park St Andrews Fife KY16 9AW

Applicant: Mr Julian Blampied 1C Murray Park St Andrews Fife KY16 9AW

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. BEFORE WORKS TO THE ROOF COMMENCE, full specification details for the roof finish shall be submitted for approval in writing by this Planning Authority.

Thereafter the re-instatement of the roof shall be carried out in accordance with the details approved unless changes are subsequently agreed in writing with the Planning Authority.

2. FOR THE AVOIDANCE OF DOUBT, the windows hereby approved shall be painted white to match the colour of the existing windows on the building.

Reason(s):

1. To reserve the rights of the Planning Authority with respect to these details.
2. In the interests of visual amenity; to ensure that the proposed development does not detract from the character and appearance of the St. Andrews Conservation Area, within which the site is located.

164 **Application No:** 21/02364/FULL

Date Decision Issued: 22/10/2021

Ward: St. Andrews

Proposal: Installation of replacement windows

Location: First Floor Left 18 Argyle Street St Andrews Fife KY16 9BU

Applicant: Ms Hala Zia First Floor Left 18 Argyle Street St Andrews Fife KY16 9BU

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

Application Permitted - no conditions

165 **Application No:** 21/02712/FULL

Date Decision Issued: 22/10/2021

Ward: St. Andrews

Proposal: Two storey extension to side of dwellinghouse

Location: 3 Tulloch Place St Andrews Fife KY16 8XJ

Applicant: Mr Ross Ward 3 Tulloch Place St. Andrews Fife KY16 8XJ

Agent:

Application Permitted - no conditions

166 **Application No:** 21/01992/FULL

Date Decision Issued: 26/10/2021

Ward: St. Andrews

Proposal: Change of use from Class 1 (retail) to Class 3 (cafe) including external alterations.

Location: Ground Floor 131 Market Street St Andrews Fife KY16 9PF

Applicant: Black Sheep Coffee Bar Limited 81 Southwark Street London United Kingdom SE1 0HX

Agent: Phil Pritchett PO Box 8052 Edinburgh United Kingdom EH16 5ZF

Application Refused

Reason(s):

1. In the interests of protecting the role and function of the core retail area of St Andrews; the proposed loss of a Class 1 premises to Class 3 premises by virtue of the lack of adequate marketing of the premises for Class 1 use over a sufficient period of time (minimum 2 years period) would be unjustified and as such would have an unacceptable and adverse impact on the viability and vitality of the core retail area through the loss of the commercial Class 1 premises. The proposed development is therefore considered contrary to Scottish Planning Policy (2014) and Policies 1 (b) criterion 4 and Policy 6 of the Adopted FIFEplan Fife Local Development Plan (2017).

167 **Application No:** 21/02222/FULL

Date Decision Issued: 26/10/2021

Ward: St. Andrews

Proposal: Change of use from physiotherapy practice (Class 2) to 2 flatted dwellings (Sui Generis) and external alterations including installation of replacement window

Location: 147A Market Street St Andrews Fife KY16 9PF

Applicant: The St Andrews Physiotherapy Practice 147A Market Street St Andrews Fife KY16 9PF

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

Application Permitted - no conditions

168 **Application No:** 21/03267/CLP

Date Decision Issued: 26/10/2021

Ward: St. Andrews

Proposal: Certificate of Lawfulness (Proposed) for replacement turret windows (previously approved under 07/02580/ELBC and 07/02341/EFULL)

Location: Castle Gate 32 East Scores St Andrews Fife KY16 9BE

Applicant: Mr & Mrs F MacInnis Ladies Lake The Scores St. Andrews Scotland KY16 9AR

Agent: Andrew Black The Mews 27 Tay Street Lane Dundee Scotland DD1 4EF

Application Permitted - no conditions

169 **Application No:** 21/02304/LBC

Date Decision Issued: 27/10/2021

Ward: St. Andrews

Proposal: Listed building consent for installation of replacement windows

Location: 9A College Street St Andrews Fife KY16 9AA

Applicant: Mr Malcolm Speirs 9A College Street St Andrews Fife KY16 9AA

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

Application Permitted - no conditions

170 **Application No:** 21/02880/LBC

Date Decision Issued: 27/10/2021

Ward: St. Andrews

Proposal: Listed building consent for internal alterations

Location: 25 Hamilton Grand 21 Golf Place St Andrews Fife KY16 9JA

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

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

Application Permitted - no conditions

171 **Application No:** 21/02881/LBC

Date Decision Issued: 27/10/2021

Ward: St. Andrews

Proposal: Listed building consent for internal alterations

Location: 26 Hamilton Grand 21 Golf Place St Andrews Fife KY16 9JA

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

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

Application Permitted - no conditions

Ward: St. Andrews
Proposal: First floor extension to dwellinghouse
Location: 11 Horseleys Park St Andrews Fife KY16 8RZ
Applicant: Mr and Mrs Kevin and Gaye Mullins 11 Horseleys Park St Andrews Fife KY16 8RZ
Agent: Daniel Johnston Station Yard Station Road Springfield Scotland KY15 5RU

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT, no windows shall be installed at a later date on the first floor of the south-west elevation of the extension hereby approved without the express consent of this Planning Authority.
2. BEFORE WORKS COMMENCE ON SITE, details of a 2.0 metre high privacy screen, to be placed on the north-west garden boundary should the existing boundary hedge be removed, shall be submitted for approval in writing by the Planning Authority.

Thereafter the development shall be carried out in accordance with the details approved, within 1 month of the hedge being removed, unless changes are subsequently agreed in writing with this Planning Authority.

Reason(s):

1. In the interests of safeguarding residential amenity.
2. In the interests of safeguarding residential amenity.

173 **Application No:** 21/02303/FULL

Date Decision Issued: 28/10/2021

Ward: St. Andrews

Proposal: Installation of replacement windows

Location: 9A College Street St Andrews Fife KY16 9AA

Applicant: Mr Malcolm Alan Speirs 9A College Street St Andrews Fife KY16 9AA

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

Application Permitted - no conditions

174 **Application No:** 21/02744/FULL

Date Decision Issued: 29/10/2021

Ward: St. Andrews

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

Location: 17 Scooniehill Road St Andrews Fife KY16 8HA

Applicant: Mr Ross Duncan 17 Scooniehill Road St Andrews Fife KY16 8HA

Agent: Peter Inglis Drumcairn Invergowrie Dundee UK DD2 5EL

Application Permitted - no conditions

175Application No: 21/01963/LBC

Date Decision Issued: 06/10/2021

Ward: Tay Bridgehead

Proposal: Listed Building Consent for external alterations including re-painting external finishes

Location: Drummond Leuchars Station Army Base Innes Road Leuchars Fife

Applicant: Mrs Susan Harper 177 1 Tutor Close Leuchars Fife KY16 OJX

Agent: Chris Wright DIO Bldg 177 1 Tutor Close Leuhcars Fife KY16 0LB

Application Permitted - no conditions

176 **Application No:** 21/02474/FULL

Date Decision Issued: 12/10/2021

Ward: Tay Bridgehead

Proposal: Erection of store and raised platform

Location: 14 Naughton Road Wormit Newport On Tay Fife DD6 8PE

Applicant: Mr S Willison 14 Naughton Road Wormit Newport On Tay Fife DD6 8PE

Agent: Daryl Barr 3 Angus Gardens Monifieth Scotland DD5 4UE

Application Permitted - no conditions

177 **Application No:** 21/02797/APN

Date Decision Issued: 12/10/2021

Ward: Tay Bridgehead

Proposal: Prior notification for formation of access

Location: Burnbrae Clay Road Balmullo St Andrews Fife KY16 0AG

Applicant: Mrs Jackie Taylor Burnbrae Burnbrae Nursery Clay Road Balmullo United Kingdom KY16 0AG

Agent:

Application Permitted - no conditions

178 **Application No:** 21/03060/CLP

Date Decision Issued: 15/10/2021

Ward: Tay Bridgehead

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

Location: 31 Victoria Street Newport On Tay Fife DD6 8DJ

Applicant: Miss Gail Brown 31 Victoria Street Newport On Tay Fife DD6 8DJ

Agent: Richard Dyer 10 Hill Crescent Wormit Scotland DD6 8PQ

Application Permitted - no conditions

179 **Application No:** 21/02732/FULL

Date Decision Issued: 20/10/2021

Ward: Tay Bridgehead

Proposal: Alterations and single storey side extension, formation of raised platform to front of dwellinghouse, erection of detached two storey domestic garage incorporating office/gym and storage area

Location: 9 Northview Terrace Wormit Newport On Tay Fife DD6 8PP

Applicant: Mr Adam and Tanya Smith 9 Northview Terrace Wormit Scotland DD6 8PP

Agent: Louise Mcbride 8 Brae Park Road EDINBURGH United Kingdom EH4 6DN

Application Permitted - no conditions

Ward: Tay Bridgehead
Proposal: External alterations to dwellinghouse including raised roof height and formation of balconies to rear
Location: 19 Riverside Road Wormit Newport On Tay Fife DD6 8LR
Applicant: Mr Scott Finnie 19 Riverside Road Wormit Newport On Tay Fife DD6 8LR
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. FOR THE AVOIDANCE OF DOUBT, both chimneys shall be reconstructed using the stone down-takings and the chimney cans from the existing chimneys and shall match the existing design; unless otherwise agreed in writing with this Planning Authority before works commence on site
2. NOTWITHSTANDING WHAT IS SHOWN ON THE APPROVED DRAWINGS, full specification details shall be submitted for both balcony balustrade designs, including their colour for the prior written approval of this Planning Authority.

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

3. All stone detailing shall be constructed in natural stone of a type, colour, size, and coursing to match the existing stonework.
4. The natural slate to the replacement roof shall match the existing slate on the building.

Reason(s):

1. To reserve the rights of the Planning Authority with respect to these details.
2. To reserve the rights of the Planning Authority with respect to these details.
3. In the interests of visual amenity; to ensure that the external finishing materials are appropriate to the character of the area.
4. In the interests of visual amenity; to ensure that the external finishing materials are appropriate to the character of the area.

Ward: Tay Bridgehead

Proposal: Single storey extension to side of dwellinghouse (renewal of 18/02463/FULL)

Location: 9 West Road Newport On Tay Fife DD6 8HH

Applicant: Mr & Mrs James Chanter 9-11 West Road Newport on Tay Scotland DD6 8HH

Agent: Andrew Black The Mews 27 Tay Street Lane Dundee Scotland DD1 4EF

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. BEFORE WORKS TO THE EXTENSION COMMENCE ON SITE, full external material specifications including colour, to walls including mouldings and cornicing shall be submitted for the prior approval in writing by this Planning Authority.

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

2. A sample panel of the external render finish as approved under condition 1 including the lining out and final colour, shall be made available to view on site by this Planning Authority for prior approval in writing BEFORE THE EXTENSION IS RENDERED. The Planning Authority shall be contacted once the panel is ready for review.

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

3. FOR THE AVOIDANCE OF DOUBT, the timber windows and doors shall be detailed using a cassette type timber astragal system the full details of which shall be submitted to this Planning Authority for PRIOR approval in writing BEFORE WORKS TO THE WINDOWS AND DOORS COMMENCE ON SITE.
4. The roof skylight specification including dimensions shall be submitted for PRIOR approval in writing by this Planning Authority BEFORE installation if different to that shown on approved drawing 07.

Reason(s):

1. In the interests of visual amenity; to ensure that the proposed external finishes do 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.
2. In the interests of visual amenity; to ensure that the proposed external finishes do 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.
3. In the interests of visual amenity; to ensure that the proposed external finishes do 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.
4. In the interests of visual amenity; to ensure that the proposed external details do 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.

Ward: Tay Bridgehead
Proposal: Listed building consent for internal and external alterations including single storey extension to side of dwellinghouse (renewal of 18/02462/LBC)
Location: 9 West Road Newport On Tay Fife DD6 8HH
Applicant: Solera Associates 9 West Road Newport on Tay Scotland DD6 8HH
Agent: Andrew Black The Mews 27 Tay Street Lane Dundee Scotland DD1 4EF

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. BEFORE WORKS TO THE EXTENSION COMMENCE ON SITE, full external material specifications including colour, to walls including mouldings and corncing shall be submitted for the prior approval in writing by this Planning Authority.

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

2. A sample panel of the external render finish as approved under condition 1 including the lining out and final colour, shall be made available to view on site by this Planning Authority for prior approval in writing BEFORE THE EXTENSION IS RENDERED. The Planning Authority shall be contacted once the panel is ready for review.

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

3. FOR THE AVOIDANCE OF DOUBT, the timber windows and doors shall be detailed using a cassette type timber astragal system the full details of which shall be submitted to this Planning Authority for PRIOR approval in writing BEFORE WORKS TO THE WINDOWS AND DOORS COMMENCE ON SITE.
4. The roof skylight specification including dimensions shall be submitted for PRIOR approval in writing by this Planning Authority BEFORE installation if different to that shown on approved drawing 06.

Reason(s):

1. In the interests of visual amenity; to ensure that the proposed external finishes do not detract from the character and appearance of this Category C Listed Building.
2. In the interests of visual amenity; to ensure that the proposed external finishes do not detract from the character and appearance of this Category C Listed Building.
3. In the interests of visual amenity; to ensure that the proposed external finishes do not detract from the character and appearance of this Category C Listed Building.
4. In the interests of visual amenity; to ensure that the proposed external details do not detract from the character and appearance of this Category C Listed Building.

183 **Application No:** 21/01340/FULL

Date Decision Issued: 07/10/2021

Ward: West Fife And Coastal Villages

Proposal: Erection of garage and boundary fence

Location: 34 Hawkhill Road Kincardine Alloa Fife FK10 4QT

Applicant: Mrs Alex Kerr 34 Hawkhill Road Kincardine Alloa Fife FK10 4QT

Agent:

Application Permitted - no conditions

184 **Application No:** 17/03549/NMV1

Date Decision Issued: 12/10/2021

Ward: West Fife And Coastal Villages

Proposal: Proposed erection of 5 dwellinghouses and garages and access road (Non Material Variation to amend boundary line to the west (rear) of Plot 4 to 17/03549/ARC)

Location: Land To Northeast Of 14 North Road Saline Fife

Applicant: Mr Steven Ewing The Auld Orchard Main Street Carnock Scotland KY12 9JG

Agent: Andrew Allan Architecture Ltd Stephen Fraser Balcairn House Viewfield Terrace Dunfermline UK KY12 7HY

Application Permitted - no conditions

185 **Application No:** 21/02512/FULL

Date Decision Issued: 13/10/2021

Ward: West Fife And Coastal Villages

Proposal: Two storey extension to dwellinghouse

Location: Dunduff Cottage Dunduff Dunfermline Fife KY12 0SF

Applicant: Mr Simon Bryant Dunduff Cottage Dunduff Dunfermline UK KY12 0SF

Agent: Ed Dalton 2 Montague Mews Leet Haugh Coldstream United Kingdom TD12 4FE

Application Permitted - no conditions

186 **Application No:** 21/03214/PN

Date Decision Issued: 15/10/2021

Ward: West Fife And Coastal Villages

Proposal: Prior Notification of the removal of colliery bing material

Location: Comrie Colliery Saline Road Kinneddar Saline Dunfermline Fife KY12 9LH

Applicant: I + H Brown Per Agent

Agent: Ironside Farrar Albert Muckley 111 McDonald Road Edinburgh EH7 4NW

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. UNLESS OTHERWISE AGREED IN WRITING BY FIFE COUNCIL AS PLANNING AUTHORITY, the proposed works shall be carried out in accordance with the details given in the Prior Notification submitted on 6th October 2021.

Reason(s):

1. To ensure that the proposed works are carried out in the manner specified.

187 **Application No:** 21/02180/LBC

Date Decision Issued: 22/10/2021

Ward: West Fife And Coastal Villages

Proposal: Listed Building Consent for internal and external alterations including installation of window

Location: Sheardrum Balgonar Saline Dunfermline Fife KY12 9TA

Applicant: Ms Ali Hibbert and Clare Hebbert Sheardrum Balgonar Saline Dunfermline Fife KY12 9TA

Agent: Frederick Whalley Schoolhouse Studio Cleish Kinross UK Ky13 0LR

Application Permitted - no conditions

188 **Application No:** 21/02559/FULL

Date Decision Issued: 22/10/2021

Ward: West Fife And Coastal Villages

Proposal: Single storey extensions and formation of raised decking

Location: 6A Main Street Low Valleyfield Dunfermline Fife KY12 8TF

Applicant: Mr & Mrs Phill & Zsofi Jones & Jozsef 6A Main Street Low Valleyfield
Dunfermline Fife KY12 8TF

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

Application Permitted - no conditions