



APPLICATIONS DEALT WITH BY THE HEAD OF SERVICE
UNDER SCHEME OF DELEGATION
FROM 14/06/2021 - 11/07/2021

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

1 **Application No:** 21/01292/CLP **Date Decision Issued:** 16/06/2021

Ward: Buckhaven, Methil And Wemyss Villages

Proposal: Certificate of lawfulness (proposed) for erection of pergola to front of dwellinghouse

Location: 91 Whyte Rose Terrace Methil Leven Fife KY8 3AP

Applicant: Mr Albert Taylor 91 Whyte Rose Terrace Methil Scotland Ky8 3AP

Agent:

Application Permitted - no conditions

2 **Application No:** 21/00761/FULL **Date Decision Issued:** 29/06/2021

Ward: Buckhaven, Methil And Wemyss Villages

Proposal: Erection of replacement fence (part retrospect)

Location: Old Skip Store Site Muiredge Buckhaven Fife KY8 1HE

Applicant: Mr Robert Crockatt Buckhaven Building Supplies Muiredge Methilhaven Road
Buckhaven Scotland KY8 1EH

Agent:

Application Permitted - no conditions

3 **Application No:** 21/00525/FULL **Date Decision Issued:** 01/07/2021

Ward: Buckhaven, Methil And Wemyss Villages

Proposal: Formation of hardstanding to front of dwellinghouse

Location: 109 Victoria Road Buckhaven Leven Fife KY8 1BG

Applicant: Mr Colin Hogg 109 Victoria Road Buckhaven Fife United Kingdom KY8 1BH

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. Prior to the first use of the access driveway, visibility splays of 2m x 25m shall be provided to the North West and South East at the junction of the vehicular crossing and the public road and thereafter maintained in perpetuity, clear of all obstructions 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 access driveway, 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).
3. Prior to the first use of the access driveway, 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 the provision of adequate visibility at the junctions of the vehicular access and the public road.
2. In the interest of road safety; to ensure that no deleterious material is dragged on to the public road.
3. In the interest of road and pedestrian safety; to ensure the provision of an adequate design layout and construction.

4 **Application No:** 21/01486/ADV **Date Decision Issued:** 01/07/2021

Ward: Buckhaven, Methil And Wemyss Villages

Proposal: 1 no. non illuminated freestanding advertisement board

Location: Forthview Care Home 6 Sea Road Methil Leven Fife KY8 3DE

Applicant: Undefined Earn House Broxden Business Park Lamberkine Drive Perth
Scotland PH1 1RA

Agent: Kamila Struminska 4 Brook Street Broughty Ferry Dundee Scotland DD5 1DP

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The proposed sign shall be erected so that no part of the sign is positioned nearer than 450mm from the heel of the adjacent public footway.

Reason(s):

1. In the interest of road and pedestrian safety; to ensure the adequate position and location of signs alongside roadways and footways to ensure safe pedestrian and vehicle movement.

5 **Application No:** 21/01421/FULL **Date Decision Issued:** 07/07/2021

Ward: Buckhaven, Methil And Wemyss Villages

Proposal: Erection of outbuilding to rear of dwellinghouse

Location: 20 Herd Crescent Methilhill Leven Fife KY8 2DZ

Applicant: Mr John Webster 20 Herd Crescent Methilhill Scotland KY8 2DZ

Agent: Jordan Cowie 4 Coronation Crescent Leven Scotland KY8 4BJ

Application Permitted - no conditions

Ward: Buckhaven, Methil And Wemyss Villages
Proposal: Installation of sustainable urban drainage system associated with hydrogen production and storage facility
Location: Site At Fife Energy Park Links Drive Methil Fife
Applicant: Ms Lorna Archer Axis House 5 Axis House 5 Loanhead Drive Newbridge Scotland EH28 8TG
Agent: Colin Bryans 1 West Regent Street Glasgow UK G2 1RW

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. NO DEVELOPMENT SHALL COMMENCE ON SITE until the risk of actual or potential land contamination at the site has been investigated and a Preliminary Risk Assessment (Phase I Desk Study) has been submitted by the developer to and approved in writing by the local planning authority. Where further investigation is recommended in the Preliminary Risk Assessment, no development shall commence until a suitable Intrusive Investigation (Phase II Investigation Report) has been submitted by the developer to and approved in writing by the local planning authority. Where remedial action is recommended in the Phase II Intrusive Investigation Report, no development shall commence until a suitable Remedial Action Statement has been submitted by the developer to and approved in writing by the local planning authority. The Remedial Action Statement shall include a timetable for the implementation and completion of the approved remedial measures and a Verification Plan specifying how, when and by whom the installation will be inspected. All land contamination reports shall be prepared in accordance with CLR11, PAN 33 and the Council's Advice for Developing Brownfield Sites in Fife documents or any subsequent revisions of those documents. Additional information can be found at www.fifedirect.org.uk/contaminatedland
2. NO DEVELOPMENT SHALL COMMENCE ON SITE until a Geo-Environmental Site Specific Risk Assessment has been undertaken to ensure the site is suitable for the proposed end use and has been submitted for the written approval of Fife Council as planning authority. The chemical analysis test suite should be site-specific and encompass all the potential contaminants associated with all previous historical uses above site and its adjacent environs. Appropriate technical guidance should be referenced, including DoE (now DEFRA) Industry Profiles, whilst assessment criteria for soils and waters should reference the most current guideline values, such as: The Environment Agency (EA) and Scottish Environmental Protection Agencies' (SEPA) CLEA SGV's; the recently published LQM/CIEH S4ULs (Suitable for Use levels); Established Generic Assessment Criteria (GACs); and EA/SEPA's 'Assigning groundwater assessment criteria for pollutant inputs' document (WAT-PS-10-01).
3. THE SITE SHALL NOT BE BROUGHT INTO USE UNTIL remedial action at the site has been completed in accordance with the Remedial Action Statement approved pursuant to conditions 1 and 2. In the event that remedial action is unable to proceed in accordance with the approved Remedial Action Statement — or contamination not previously considered in either the Preliminary Risk Assessment or the Intrusive Investigation Report is identified or encountered on site — all work on site (save for site investigation work) shall cease immediately and the local planning authority shall be notified in writing within 2 working days. Unless otherwise agreed in writing with the local planning authority, development works shall not recommence until proposed revisions to the Remedial Action Statement have been submitted by the developer to, and approved in writing by, the local planning authority. Remedial action at the site shall thereafter be completed in accordance with the approved revised Remedial Action Statement. Following completion of any measures identified in the approved Remedial Action Statement — or any approved revised Remedial Action Statement — a Verification Report shall be submitted by the developer to the local planning authority. Unless otherwise agreed in writing with the local planning authority, no part of the site shall be brought into use until such time as the remedial measures for the whole site have been completed in accordance with the approved Remedial Action Statement — or the approved revised Remedial Action Statement — and a Verification Report in respect of those remedial measures has been submitted to and approved in writing by the local planning authority.
4. IN THE EVENT THAT CONTAMINATION IS ENCOUNTERED not identified by the developer prior to the grant of this planning permission, all development works on site (save for site investigation works) shall cease immediately and the local planning authority shall be notified in writing within 2 working days. Unless otherwise agreed in writing with the local planning authority, development

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

5. Construction of the development shall be carried out in accordance with the Construction Environmental Management Plan (CEMP) submitted in support of planning application reference 20/03271/FULL for the complete duration of the works, insofar as it applies to the development hereby approved.
6. Activities relating to the construction, alteration, repair or maintenance of buildings, structures or roads shall not take place outside the hours of: 08.00 and 18.00 hours Mondays to Fridays; 08.00 and 13.00 hours on Saturdays; with no working on Sundays or Public Holidays; all unless otherwise approved in writing by Fife Council as Planning Authority.
7. All works on site shall be carried out in accordance with the proposed mitigation measures identified in the Ecological Impact Assessment and the Habitats Regulations Assessment submitted in support of the development hereby approved.

Reason(s):

1. To ensure potential risk arising from previous land uses has been investigated and any requirement for remedial actions is suitably addressed.
2. To ensure potential risk arising from previous land uses has been investigated and any requirement for remedial actions is suitably addressed.
3. To provide satisfactory verification that remedial action has been completed to the planning authority's satisfaction.
4. To ensure all contamination within the site is dealt with.
5. In the interests of the environment, road safety and to safeguard the amenity of local residents.
6. In the interest of residential amenity; to minimise noise disturbance at nearby premises.
7. To ensure that proposed mitigation measures identified in the Habitats Regulations Assessment for the proposed H100 development are secured to protect the qualifying species from potential disturbance.

7 **Application No:** 20/02241/LBC **Date Decision Issued:** 16/06/2021

Ward: Burntisland, Kinghorn And West Kirkcaldy

Proposal: Listed Building Consent for internal and external alterations including installation of doors and formation of stairs to rear of dwellinghouse

Location: 69 Balwearie Road Kirkcaldy Fife KY2 5LT

Applicant: Mr Colin Scott Parkside 69 Balwearie Road Kirkcaldy UK KY2 5LT

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT, the hereby approved French doors shall be timber framed.
2. FOR THE AVOIDANCE OF DOUBT, the existing cornicing featured on the kitchen/dining room wall shall be retained.

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 protecting the special character of the building.

8 **Application No:** 20/02242/FULL **Date Decision Issued:** 16/06/2021

Ward: Burntisland, Kinghorn And West Kirkcaldy

Proposal: Formation of external stairs

Location: 69 Balwearie Road Kirkcaldy Fife KY2 5LT

Applicant: Mr Colin Scott Parkside 69 Balwearie Road Kirkcaldy UK KY2 5LT

Agent:

Application Permitted - no conditions

9 **Application No:** 17/03991/NMV1 **Date Decision Issued:** 18/06/2021

Ward: Burntisland, Kinghorn And West Kirkcaldy

Proposal: Erection of two storey extension to flatted dwelling and formation of vehicular access (Non-material variation to 17/03991/FULL for amendment to roof structure)

Location: 77A Pettycur Road Kinghorn Fife KY3 9RP

Applicant: Mr Stuart Mitchell The Square Butlaw South Queensferry EH30 9SJ

Agent:

Planning Permission Required

10 **Application No:** 21/00234/LBC

Date Decision Issued: 18/06/2021

Ward: Burntisland, Kinghorn And West Kirkcaldy

Proposal: Listed Building Consent for replacement roof tiles

Location: 33 Cromwell Road Burntisland Fife KY3 9EJ

Applicant: Mr Kevin Cahill 33 Cromwell Road Burntisland Fife KY3 9EJ

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. PRIOR TO WORKS COMMENCING ON SITE a schedule of works for the replacement roof shall be provided for written approval by Fife Council as Planning Authority, after which time all works shall be carried out as agreed.

FOR THE AVOIDANCE OF DOUBT the schedule of works shall include all works to the existing roof timbers, leadwork and insulation.

2. PRIOR TO ANY WORKS COMMENCING ON SITE, finalised details of the replacement slate tiles shall be submitted for written approval by Fife Council as Planning Authority.

FOR THE AVOIDANCE OF DOUBT, the replacement slates shall match the adjoining property in terms of colour, form, dimensions, layout and detailing.

Reason(s):

1. In the interests of protecting the fabric and character of this Category (C) Listed Building.
2. In the interests of visual amenity; to ensure that the external finishing materials are appropriate to the character of the area.

11 **Application No:** 21/00725/FULL **Date Decision Issued:** 23/06/2021

Ward: Burntisland, Kinghorn And West Kirkcaldy

Proposal: Formation of first floor balcony to rear of dwellinghouse

Location: 37 Inchkeith Crescent Kirkcaldy Fife KY1 1GL

Applicant: Mr Scott Wilson 37 Inchkeith Crescent Kirkcaldy Scotland KY1 1GL

Agent:

Application Permitted - no conditions

12 **Application No:** 21/01498/CLP **Date Decision Issued:** 23/06/2021

Ward: Burntisland, Kinghorn And West Kirkcaldy

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

Location: 12 Alexander Iii Street Kinghorn Burntisland Fife KY3 9SD

Applicant: Mr And Mrs Marshall 12 Alexander Iii Street Kinghorn Burntisland Fife KY3 9SD

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

Application Permitted - no conditions

13 **Application No:** 20/02572/FULL **Date Decision Issued:** 29/06/2021

Ward: Burntisland, Kinghorn And West Kirkcaldy

Proposal: Alterations to shopfront

Location: 223 High Street Burntisland Fife KY3 9AE

Applicant: Barrie Dear Ltd. T/a Dears Pharmacy 67 Bank Street Lochgelly Scotland KY5 9QN

Agent: Charlie McCudden 15 Grange Road Burntisland Scotland KY3 0HH

Application Permitted - no conditions

14 **Application No:** 20/02573/LBC **Date Decision Issued:** 29/06/2021

Ward: Burntisland, Kinghorn And West Kirkcaldy

Proposal: Listed Building Consent for external alterations, including signage and replacement door

Location: 223 High Street Burntisland Fife KY3 9AE

Applicant: Barrie Dear Ltd T/a Dears Pharmacy 67 Bank Street Lochgelly Scotland KY5 9QN

Agent: Charlie McCudden 15 Grange Road Burntisland Scotland KY3 0HH

Application Permitted - no conditions

15 **Application No:** 21/01500/FULL **Date Decision Issued:** 02/07/2021

Ward: Burntisland, Kinghorn And West Kirkcaldy

Proposal: Single storey extension to rear and 2 storey extension to side of dwellinghouse

Location: 28 Duncanson Drive Burntisland Fife KY3 9JS

Applicant: Ms Rita Attewell 28 Duncanson Drive Burntisland Fife KY3 9JS

Agent: DAVID T SMITH ARCHITECTURAL SERVICES 4 ABDEN PLACE
KINGHORN SCOTLAND KY3 9TZ

Application Permitted - no conditions

16 **Application No:** 21/01490/FULL **Date Decision Issued:** 08/07/2021

Ward: Burntisland, Kinghorn And West Kirkcaldy

Proposal: Single storey extension to front of dwellinghouse and erection of domestic garage

Location: Bonspiel 46A Boglily Road Kirkcaldy Fife KY2 5NF

Applicant: Mr Douglas Davie 46A Boglily Road Kirkcaldy Scotland KY2 5NF

Agent:

Application Permitted - no conditions

17 **Application No:** 21/01572/FULL **Date Decision Issued:** 08/07/2021

Ward: Burntisland, Kinghorn And West Kirkcaldy

Proposal: First floor side extension and installation of dormers to front

Location: 4 Lakeside Road Kirkcaldy Fife KY2 5QJ

Applicant: Mr Mark Lynch 4 Lakeside Road Klrkcaldy UK KY2 5QJ

Agent:

Application Permitted - no conditions

18 **Application No:** 20/03111/FULL **Date Decision Issued:** 09/07/2021

Ward: Burntisland, Kinghorn And West Kirkcaldy

Proposal: One and a half storey side extension to dwellinghouse

Location: 1A Darney Terrace Kinghorn Burntisland Fife KY3 9RF

Applicant: Miss Sinoed Lloyd 1A Darney Terrace Kinghorn Scotland KY3 9RF

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. BEFORE THE DEVELOPMENT IS OCCUPIED 3no. off-street parking spaces shall be provided in accordance with the current Fife Council Transportation Development Guidelines and thereafter maintained and kept available as such for the lifetime of the development.

Reason(s):

1. To ensure adequate provision of off-street car parking.

Ward: Burntisland, Kinghorn And West Kirkcaldy

Proposal: Erection of agricultural building (dairy / milking parlour) (Amendment to planning reference 19/03661/FULL for re-location of agricultural building and changes to cladding) (retrospective)

Location: Bankhead Of Raith Farm Bankhead Of Raith C48 From Bairns Bridge Wood Access Road To Torbain Road Kirkcaldy Torbain Kirkcaldy Fife

Applicant: The Buffalo Farm The Buffalo Farm 01 Boglily Road Kirkcaldy Scotland KY2 5XY

Agent: Andrew Robb Broomhouses 2 Industrial Estate Glasgow Road Lockerbie Scotland DG11 2SD

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. Within 3 months of this permission, the risk of actual or potential land contamination at the site shall be investigated and a Preliminary Risk Assessment (Phase I Desk Study) shall be submitted by the developer to and approved in writing by the local planning authority. Where further investigation is recommended in the Preliminary Risk Assessment, a suitable Intrusive Investigation (Phase II Investigation Report) shall be submitted by the developer to and approved in writing by the local planning authority. Where remedial action is recommended in the Phase II Intrusive Investigation Report, a suitable Remedial Action Statement shall be submitted by the developer to and approved in writing by the local planning authority. The Remedial Action Statement shall include a timetable for the implementation and completion of the approved remedial measures and a Verification Plan specifying how, when and by whom the installation will be inspected.

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

2. In the event that remedial action is unable to proceed in accordance with the approved Remedial Action Statement — or contamination not previously considered in either the Preliminary Risk Assessment or the Intrusive Investigation Report is identified or encountered on site — all work on site (save for site investigation work) shall cease immediately and the local planning authority shall be notified in writing within 2 working days. Unless otherwise agreed in writing with the local planning authority, development works shall not recommence until proposed revisions to the Remedial Action Statement have been submitted by the developer to and approved in writing by the local planning authority. Remedial action at the site shall thereafter be completed in accordance with the approved revised Remedial Action Statement. Following completion of any measures identified in the approved Remedial Action Statement — or any approved revised Remedial Action Statement — a Verification Report shall be submitted by the developer to the local planning authority.
3. IN THE EVENT THAT CONTAMINATION IS ENCOUNTERED not identified by the developer prior to the grant of this planning permission, the site shall be saved for site investigation works, and the local planning authority shall be notified in writing within 2 working days.

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

4. For the avoidance of doubt, the existing wall along the northern boundary of the site shall be retained as detailed on approved plan 02. If any stabilisation measures are required, these shall be agreed in writing with

Fife Council as Planning Authority before any works start on site.

5. Before the milking parlour comes in to use, the wall on the northern site boundary hereby approved (shown as hatched section on approved plan 02) shall be constructed in full. For the avoidance of doubt, the wall will be constructed from stone salvaged from the demolition of the listed buildings on site, as far as possible.

Reason(s):

1. To ensure potential risk arising from previous land uses has been investigated and any requirement for remedial actions is suitably addressed.
2. To provide satisfactory verification that remedial action has been completed to the planning authority's satisfaction.
3. To ensure all contamination on site is dealt with.
4. In the interests of protecting visual amenity and the built historic environment; to ensure that the existing historic wall is retained and to provide partial screening of the development in order to minimise its impact on its countryside setting.
5. In the interests of protecting visual amenity; to provide partial screening of the development in order to minimise its impact on its countryside setting.

20 **Application No:** 21/00327/FULL

Date Decision Issued: 22/06/2021

Ward: Cowdenbeath

Proposal: Single storey extension to rear of dwellinghouse (retrospective)

Location: 51 Sinclair Drive Cowdenbeath Fife KY4 9NY

Applicant: Mr Robert Oleszek 51 Sinclair Drive Cowdenbeath KY4 9NY

Agent: Fine Designs 13 Park Avenue Dunfermline KY12 7HX

Application Permitted - no conditions

21 **Application No:** 20/02856/FULL

Date Decision Issued: 25/06/2021

Ward: Cowdenbeath

Proposal: Change of use from bank offices (Class 2) to form flatted dwelling (Sui Generis) at first floor level, and formation of decking, hardstanding and parking (retrospective)

Location: 102 High Street Cowdenbeath Fife KY4 9NF

Applicant: Mr RON SHEVAS THE MOORLANDS BY KELTY KELTY SCOTLAND KY4 0JR

Agent: Alan Stables Ludgate 35A Ludgate Alloa Scotland FK10 1DS

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. 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 on Drawing No Planning 001 Rev D. 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 adequate off-street parking facilities.

22 **Application No:** 21/01304/FULL

Date Decision Issued: 25/06/2021

Ward: Cowdenbeath

Proposal: Formation of raised platform and steps to rear of dwellinghouse

Location: 104 Beechbank Crescent Kelty Fife KY4 0LT

Applicant: Mr M Annandale 104 Beechbank Crescent Kelty KY4 0LT

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

Application Permitted - no conditions

23 **Application No:** 21/01309/FULL **Date Decision Issued:** 25/06/2021

Ward: Cowdenbeath

Proposal: Single storey extension to front of dwellinghouse

Location: 9 Aitken Avenue Kelty Fife KY4 0BE

Applicant: Mr Stewart Horn 9 Aitken Avenue Kelty KY4 0BE

Agent: Grant Allan 45 Pitmedden Road Dunfermline KY11 8FJ

Application Permitted - no conditions

24 **Application No:** 21/01561/CLP

Date Decision Issued: 25/06/2021

Ward: Cowdenbeath

Proposal: Certificate of Lawfulness (Proposed) for installation of 2 no. rooflights

Location: 20 Union Street Kelty Fife KY4 0EE

Applicant: Mr Kevin Hudson 20 Union Street 9 Antonine Gardens Camelon Falkirk Kelty
United Kingdom KY4 0EF

Agent: Scott McFarlane 9 Antonine Gardens Camelon FALKIRK United Kingdom FK1
4NY

Application Permitted - no conditions

25 **Application No:** 21/00111/FULL

Date Decision Issued: 01/07/2021

Ward: Cowdenbeath

Proposal: Erection of dwellinghouse with associated access

Location: Glenbank House 36 Foulford Road Cowdenbeath Fife KY4 9AS

Applicant: Mr Gerard Harris 36 Foulford Road Cowdenbeath Fife KY4 9AS

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

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 shall be submitted to and approved in writing by this Planning Authority. No works shall be carried out on site until this Planning Authority has approved these details. Thereafter, the development shall be carried out in accordance with these approved details.
2. The two windows which serves the first floor level bedroom that is within the eastern side of the dwellinghouse shall be obscurely glazed and retained as such for the lifetime of the development.
3. PRIOR TO THE OCCUPATION OF THE, HEREBY APPROVED, DWELLINGHOUSE; there shall be provided within the curtilage of the site two parking spaces for vehicles in accordance with current Fife Council Transportation Development Guidelines and as per the layout shown on the approved site and roof plan (Plan Reference 04B). The parking spaces shall be retained for the lifetime of the development.

Reason(s):

1. In the interests of visual amenity; to ensure that the colour of the external finishing materials are appropriate to the character of the area.
2. In the interest of safeguarding residential amenity.
3. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.

Ward: Cowdenbeath

Proposal: Increase deck size, alter balustrade material and relocate steps to rear of dwellinghouse (revision of 19/01802/FULL)

Location: 18 Gray Park Cowdenbeath Fife KY4 9EZ

Applicant: Mr Craig Russell 18 Gray Park Cowdenbeath KY4 9EZ

Agent: Grant Young 35 Curling Knowe Crossgates KY4 8AX

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. For the avoidance of doubt, no clear glazed windows shall be installed in the south-east-facing side elevation of the approved extension, unless otherwise agreed in writing with Fife Council as Planning Authority.
2. IN THE EVENT THAT CONTAMINATION NOT PREVIOUSLY IDENTIFIED by the developer prior to the grant of this planning permission is encountered during the development, all development works on site (save for site investigation works) shall cease immediately and the planning authority shall be notified in writing within 2 working days.

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

3. BEFORE THE DECKING HEREBY APPROVED COMES INTO USE, the approved obscured glazed screen shall be erected on the eastern end of the decking as detailed on the approved plan. Thereafter this obscure screen shall be retained for the lifetime of the decking.

Reason(s):

1. In the interest of residential amenity, to mitigate against direct overlooking to the rear garden ground of No. 16.
2. To ensure all contamination within the site is dealt with.
3. In the interest of residential amenity, to mitigate against direct overlooking to the rear garden ground of No. 16.

27 **Application No:** 20/03160/FULL

Date Decision Issued: 14/06/2021

Ward: Cupar

Proposal: Remove upper portion of east gable chimney head, repair, and re-instate chimney head

Location: 1 Royal Mews 20 St Catherine Street Cupar Fife KY15 4HH

Applicant: Mrs Gilli Pagan Royal Mews St Catherine Street Cupar United Kingdom KY15 4HH

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. BEFORE RECONSTRUCTION WORKS COMMENCE ON SITE, full specification details of the lime render to the chimney, including its colour, shall be submitted for 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 this Planning Authority.

2. All new stone details shall be constructed in natural stone of a type, colour, size, and texture to match the existing stonework.
3. Traditional mortar mixes shall be used consisting of lime and aggregate (no cement) , specifications for which shall be submitted to this Planning Authority for approval in writing BEFORE RECONSTRUCTION WORKS START ON SITE.

Reason(s):

1. In the interests of visual amenity; to ensure that the proposed finishes do not detract from the character and appearance of this Category B Listed Building and the Cupar Conservation Area within which the site is located.
2. In the interests of visual amenity; to ensure that the proposed finishes do not detract from the character and appearance of this Category B Listed Building and the Cupar Conservation Area within which the site is located.
3. In the interests of visual amenity; to ensure that the proposed finishes do not detract from the character and appearance of this Category B Listed Building and the Cupar Conservation Area within which the site is located.

28 **Application No:** 20/03163/LBC

Date Decision Issued: 14/06/2021

Ward: Cupar

Proposal: Listed Building Consent to remove upper portion of east gable chimney head, repair, and re-instate chimney head

Location: 1 Royal Mews 20 St Catherine Street Cupar Fife KY15 4HH

Applicant: Mrs Gilli Pagan Royal Mews St Catherine Street Cupar United Kingdom KY15 4HH

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. BEFORE RECONSTRUCTION WORKS COMMENCE ON SITE, full specification details of the lime render to the chimney, including its colour, shall be submitted for 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 this Planning Authority.
2. All new stone details shall be constructed in natural stone of a type, colour, size, and texture to match the existing stonework.
3. Traditional mortar mixes shall be used consisting of lime and aggregate (no cement) , specifications for which shall be submitted to this Planning Authority for approval in writing BEFORE ANY RECONSTRUCTION WORKS START ON SITE.

Reason(s):

1. In the interests of visual amenity; to ensure that the proposed finishes do not detract from the character and appearance of this Category B Listed Building.
2. In the interests of visual amenity; to ensure that the proposed finishes do not detract from the character and appearance of this Category B Listed Building.
3. In the interests of visual amenity; to ensure that the proposed finishes do not detract from the character and appearance of this Category B Listed Building.

29 **Application No:** 20/02593/FULL

Date Decision Issued: 17/06/2021

Ward: Cupar

Proposal: Change of use from dwellinghouse (class 9) to office (class 2)

Location: Villa 3 Elmwood College Carslogie Road Cupar Fife KY15 4HY

Applicant: Mr Stewart Rogerson Ferguson Building Craibstone Estate Bucksburn
Aberdeen United Kingdom AB21 9YA

Agent: Gordon Ross 216 St. Vincent Street Glasgow Scotland G2 5SG

Application Permitted - no conditions

30 **Application No:** 21/00985/CLP

Date Decision Issued: 17/06/2021

Ward: Cupar

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

Location: Burn View Kemback Bridge Kemback Cupar Fife KY15 5TP

Applicant: Mr Martin Gaimster Burnview Kemback Bridge Cupar Scotland KY15 5TP

Agent:

Application Permitted - no conditions

31 **Application No:** 21/01291/FULL **Date Decision Issued:** 18/06/2021

Ward: Cupar

Proposal: Partial repair and refurbishment of front porch

Location: 11 Barony Millgate Cupar Fife KY15 5ER

Applicant: Mr Ian Hawkins 11 Barony Millgate Cupar Fife KY15 5ER

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The extended part of the front porch, excluding its top decorative cornice, shall be re-rendered in a lime render which shall be coloured and scored to closely match the natural stonework of the original porch unless otherwise agreed in writing with this 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.

32 **Application No:** 21/00677/FULL

Date Decision Issued: 25/06/2021

Ward: Cupar

Proposal: Erection of extension to existing Community Centre (Class 10)

Location: Castlehill Centre Castlehill Cupar Fife KY15 4HA

Applicant: Raymond Young Castlehill Community Centre Old Castlehill School Cupar
Scotland KY15 4HA

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. Prior to the commencement of works on site, a sample of the proposed roof slate shall be submitted to the planning authority for their approval before use on the building.
2. All new and/or replacement rainwater goods shall be in cast iron.
3. BEFORE ANY WORKS START ON SITE, the developer shall secure the implementation of a programme of archaeological work in accordance with a detailed written scheme of investigation which has been submitted by the developer and approved in writing by this Planning Authority.

Reason(s):

1. In the interests of visual amenity; to ensure that the development does not detract from the character and appearance of the immediate area.
2. In the interests of visual amenity; to ensure that the development does not detract from the character and appearance of the immediate area.
3. 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.

33 **Application No:** 21/01213/FULL **Date Decision Issued:** 25/06/2021

Ward: Cupar

Proposal: Single storey extension to rear of dwellinghouse

Location: Arden Westfield Road Cupar Fife KY15 5DS

Applicant: Mr Donald Fisher Arden Westfield Road Cupar Fife KY15 5DS

Agent: David Williamson 89 Giles Street Edinburgh UK EH6 6BZ

Application Permitted - no conditions

34 **Application No:** 20/02830/FULL

Date Decision Issued: 09/07/2021

Ward: Cupar

Proposal: Erection of dwellinghouse with associated parking

Location: Land North Of 57 Bonnygate North Burnside Cupar Fife

Applicant: Mrs Audrey Kinnersley Kinford House 5A Regent Terrace Dunshalt Scotland KY14 7HB

Agent: Gordon Morton Lomond Cottage 1 Regent Terrace Dunshalt Scotland KY14 7HB

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. Prior to the occupation of the dwellinghouse hereby approved, 2 No. off-street parking spaces shall be provided within the curtilage of the site in accordance with the current Fife Council Parking Standards. The off street parking spaces shall thereafter be maintained and kept available for the purposes of off street parking.
2. Throughout site preparation works and during the construction of the new dwellinghouse, recommendations made in Section 3 of the approved tree report (Heritage Environmental Limited - June 2021) will be followed in full.
3. 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 Fife Council as Planning Authority. Once agreed, the agreed programme of works shall be undertaken on site with the findings reported back to Fife Council. Development on the new dwellinghouse shall only then commence upon written agreement with Fife Council.
4. Before the dwellinghouse hereby approved is occupied, full details of the solar/pv panels shall be submitted to Fife Council for prior written approval. The approved details shall then be constructed on site, prior to the dwellinghouse being occupied.

Reason(s):

1. In the interest of natural heritage; to ensure trees to be retained are protected.
2. In the interests of road safety; to ensure adequate provision of off-street car parking.
3. 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.
4. In the interest of visual amenity; to ensure the visual impact of the approved panels do not have a detrimental visual impact on their surroundings.

35 **Application No:** 21/00480/FULL **Date Decision Issued:** 18/06/2021

Ward: Dunfermline Central

Proposal: Change of use of retail unit (Class 1) to tanning salon (Class 2) (Part retrospect)

Location: Land To West Of Macdonald Square Main Street Halbeath Fife

Applicant: PVY Ltd 5 Garvock Hill Dunfermline Scotland KY12 7TZ

Agent: Stewart Graham 229 Balgreen Road Edinburgh scotland EH11 2RZ

Application Permitted - no conditions

36 **Application No:** 20/03024/FULL

Date Decision Issued: 22/06/2021

Ward: Dunfermline Central

Proposal: Change of use from flatted dwelling (Sui Generis) to dental and healthcare clinic (Class 2) and external alterations including installation of handrail and installation of door

Location: 40 Millhill Street Dunfermline Fife KY11 4TG

Applicant: Mr Kevin Kit 40 Millhill Street Dunfermline Fife KY11 4TG

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

Application Refused

Reason(s):

1. In the interests of road safety; the proposed development would have no off-street parking spaces which would lead to an increase in the number of cars parking on-street on the surrounding roads which could impede traffic flow and could constitute a safety hazard to other road users, furthermore, the proposal could also eventually displace vehicles to other streets within the surrounding area which could create issues with on-street parking within neighbouring streets. The proposal would, therefore, be contrary to Policies 1 and 3 of the Adopted FIFEPlan (2017) and Making Fife's Places Supplementary Guidance (2018).

37 **Application No:** 21/01310/ADV

Date Decision Issued: 24/06/2021

Ward: Dunfermline Central

Proposal: Display of 3no. non-illuminated freestanding signs

Location: Freescale Site Dunlin Drive Dunfermline Fife

Applicant: Mr Tam Cunningham Fife College Halbeath Campus Dunfermline Scotland
KY11 8DY

Agent: Elizabeth Snook 98 Greenway Business Centre Harlow Business Park Harlow
United Kingdom CM19 5QE

Application Permitted - no conditions

38 **Application No:** 21/01485/CLP

Date Decision Issued: 24/06/2021

Ward: Dunfermline Central

Proposal: Certificate of Lawfulness (Proposed) for change of use of office (Class 4) to storage building (Class 6)

Location: North Lodge Pittencrieff Park Dunfermline Fife KY12 8AP

Applicant: Fife Council Education Service Rothesay House Rothesay Place Glenrothes Scotland KY6 1BN

Agent: John Purves Bankhead Central 1 Bankhead Park Glenrothes Scotland KY7 6GH

Application Permitted - no conditions

39 **Application No:** 21/00784/FULL

Date Decision Issued: 02/07/2021

Ward: Dunfermline Central

Proposal: Change of use from retail unit (Class 1) to hot food takeaway (Sui Generis) and external alterations including installation of windows and door and extraction system

Location: 18 Hospital Hill Dunfermline Fife KY11 3AT

Applicant: Mr Usman Ali Sultan 11 Aberdour road Dunfermline Scotland Ky11 4pb

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The total noise from the extraction system, hereby approved, shall be such that any associated noise does not exceed NR 25 in bedrooms, during the night; and NR 30 during the day in all habitable rooms, when measured within any noise sensitive property, with windows open for ventilation. For the avoidance of doubt, day time shall be 0700-2300hrs and night time shall be 2300-0700hrs. WITHIN THREE MONTHS OF THE EXTRACTION SYSTEM BEING BROUGHT INTO USE; written evidence demonstrating that the aforementioned noise rating levels have been achieved shall be submitted to and approved in writing by Fife Council as Planning Authority.

Reason(s):

1. In the interests of safeguarding residential amenity.

40 **Application No:** 21/01286/ADV

Date Decision Issued: 02/07/2021

Ward: Dunfermline Central

Proposal: Display of 2no. Fascia Sign, 1no. Projecting Sign and 2no. internal sale posters

Location: Pittsburgh Retail Park Main Street Halbeath Fife

Applicant: Mrs Sara Humphries B3 Mucklestone Business Centre Eccleshall Road
Mucklestone Market Drayton United Kingdom TF9 4FB

Agent:

Application Permitted - no conditions

41 **Application No:** 20/03119/FULL **Date Decision Issued:** 08/07/2021

Ward: Dunfermline Central

Proposal: Change of use from first floor level vacant units (Class 2) to four offices (Class 4) and external alterations including installation of door, air conditioning units and extraction vents (as amended).

Location: 55 High Street Dunfermline Fife KY12 7DL

Applicant: Mrs Aileen 55 High Street Dunfermline Fife KY12 7DL

Agent: Neil Greenshields 5 Clerwood Place Edinburgh Scotland EH12 8PJ

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. Before works commence on site, finishing details of the door, ventilation systems and render shall be submitted for the prior written approval of Fife Council as Planning Authority. Once approved, the approved details shall be implemented on site in full prior to the occupation of the units.

Reason(s):

1. To ensure any works undertaken would have no adverse impact on the special architectural and historic interest of the listed building and the special architectural or historic character or appearance of the conservation area.

42 **Application No:** 20/03120/LBC

Date Decision Issued: 08/07/2021

Ward: Dunfermline Central

Proposal: Listed Building Consent for internal and external alterations including installation of door, air conditioning units and extraction vent

Location: 55 High Street Dunfermline Fife KY12 7DL

Applicant: Mrs Aileen 55 High Street Dunfermline Fife KY12 7DL

Agent: Neil Greenshields 5 Clerwood Place Edinburgh Scotland EH12 8PJ

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. Before works commence on site, finishing details of the door, ventilation systems and render shall be submitted for the prior written approval of Fife Council as Planning Authority. Once approved, the approved details shall be implemented on site in full prior to the occupation of the units.

Reason(s):

1. To ensure any works undertaken would have no adverse impact on the special architectural and historic interest of the listed building and the special architectural or historic character or appearance of the conservation area.

43 **Application No:** 21/01272/APN

Date Decision Issued: 08/07/2021

Ward: Dunfermline Central

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

Location: Leckerstone Farm Dunfermline Fife KY11 3DL

Applicant: Mr John Hutcheson Leckerstone Farm Dunfermline Fife KY11 3DL

Agent: Shirley Marshall Dromore Farm Lochfoot Dumfries Dumfries & Galloway DG2
8AU

Application Permitted - no conditions

44 **Application No:** 21/01174/FULL

Date Decision Issued: 21/06/2021

Ward: Dunfermline North

Proposal: Single storey extension with raised platform to rear of dwellinghouse and alterations to roof to form additional living space

Location: 93 Arthur Street Dunfermline Fife KY12 0JJ

Applicant: Ms Michelle Falconer 93 Arthur Street Dunfermline Fife KY12 0JJ

Agent: Andrew Megginson Andrew Megginson Architecture 128 Dundas Street New Town Edinburgh Scotland EH3 5DQ

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. BEFORE THE APPROVED DECK AREA IS BROUGHT INTO USE the 1.8m high (when measured from the finished floor level of the deck) obscure panels at both the west and east ends of the deck area (as per submitted plan Fife Council Reference 04A) shall be installed and shall be retained for the lifetime of the development as such.

Reason(s):

1. In the interests of safeguarding residential amenity.

45 **Application No:** 21/01247/FULL

Date Decision Issued: 23/06/2021

Ward: Dunfermline North

Proposal: Erection of shed and boundary fences and gates to rear of flatted dwelling

Location: 60 Campbell Street Dunfermline Fife KY12 0QL

Applicant: Mr John Cassells 60 Campbell Street Dunfermline Fife KY12 0QL

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

Application Permitted - no conditions

46 **Application No:** 21/01729/CLP

Date Decision Issued: 25/06/2021

Ward: Dunfermline North

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

Location: 8A Forest Road Townhill Dunfermline Fife KY12 0ES

Applicant: Mr & Mrs - Moran 8A Forest Road Townhill United Kingdom KY12 0ES

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

Application Permitted - no conditions

47 **Application No:** 21/01489/CLP

Date Decision Issued: 16/06/2021

Ward: Dunfermline South

Proposal: Certificate of lawfulness (proposed) for conversion of integral garage to form habitable living space

Location: 5 Threave Loan Dunfermline Fife KY11 8FN

Applicant: Mr Philip Patterson 5 Threave Loan Dunfermline Fife KY11 8FN

Agent:

Application Permitted - no conditions

48 **Application No:** 21/01233/FULL **Date Decision Issued:** 17/06/2021

Ward: Dunfermline South

Proposal: Single storey extension to rear of dwellinghouse

Location: 44 Macpherson Avenue Dunfermline Fife KY11 8XA

Applicant: Mr Jason Thirlwall 44 Macpherson Avenue Dunfermline Scotland KY11 8HP

Agent: Darren Beresford 237 Baldridgeburn Dunfermline UK KY12 9EG

Application Permitted - no conditions

49 **Application No:** 21/00919/FULL **Date Decision Issued:** 02/07/2021

Ward: Dunfermline South

Proposal: Extension to side of dwellinghouse and formation of external staircase

Location: 38 Aberdour Road Dunfermline Fife KY11 4PE

Applicant: Ms Isabelle Burns 38 Aberdour Road Dunfermline Fife KY11 4PE

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

Application Permitted - no conditions

50 **Application No:** 21/00939/FULL **Date Decision Issued:** 02/07/2021

Ward: Dunfermline South

Proposal: Single storey extension to side of dwellinghouse

Location: 30 Broom Grove Dunfermline Fife KY11 8QZ

Applicant: Mrs J Rennie 30 Broom Grove Dunfermline United Kingdom KY11 8QZ

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

Application Permitted - no conditions

51 **Application No:** 21/01362/FULL **Date Decision Issued:** 06/07/2021

Ward: Dunfermline South

Proposal: Single storey extension to rear of dwellinghouse, porch extension to front of dwellinghouse and conversion of integral garage to form habitable accommodation

Location: 21 Inverewe Place Dunfermline Fife KY11 8FH

Applicant: Mr T Crielly 21 21 Inverewe Place Dunfermline Scotland KY11 8FH

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

Application Permitted - no conditions

52 **Application No:** 21/01313/CLP

Date Decision Issued: 07/07/2021

Ward: Dunfermline South

Proposal: Certificate of lawfulness (proposed) for internal and external alterations to dwellinghouse including installation of window and conversion of domestic garage to habitable living accommodation

Location: 35 Bennachie Way Dunfermline Fife KY11 8JA

Applicant: Mr and Mrs K Tindall 35 Bennachie Way Dunfermline Scotland KY11 8JA

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

Application Permitted - no conditions

53 **Application No:** 21/00962/FULL

Date Decision Issued: 15/06/2021

Ward: East Neuk And Landward

Proposal: Single storey extension and installation of rooflights and air source heat pump to rear of dwellinghouse

Location: 31 Shore Street Cellardyke Fife KY10 3BD

Applicant: Mr Micheal Downes 31 Shore Street Cellardyke Anstruther United Kingdom KY10 3BD

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The total noise from all plant, machinery or equipment shall be such that any associated noise complies with NR 25 in bedrooms, during the night; and NR 30 during the day in all habitable rooms, when measured within any noise sensitive property, with windows open for ventilation.
2. FOR THE AVOIDANCE OF DOUBT, the hours of operation of the development relating to the erection, construction, alteration, repair or maintenance of buildings or structures shall be restricted to between 8.00 am and 18.00 pm Monday to Friday and 8.00 am to 13.00 pm on Saturday. No operations or work activity shall take place on a Sunday or Public Holidays unless otherwise agreed in writing with Fife Council as Planning Authority.
3. BEFORE ANY WORKS START ON SITE, details and a specification of the air source heat pump shall be submitted for approval in writing by this Planning Authority.

Reason(s):

1. In the interests of safeguarding the residential amenity of adjoining and nearby residents.
2. In the interests of safeguarding the residential amenity of adjoining and nearby residents.
3. In the interests of safeguarding the residential amenity of adjoining and nearby residents.

54 **Application No:** 21/00963/LBC **Date Decision Issued:** 15/06/2021

Ward: East Neuk And Landward

Proposal: Listed Building Consent for internal and external alterations including single storey extension and installation of rooflights to rear of dwellinghouse

Location: 31 Shore Street Cellardyke Fife KY10 3BD

Applicant: Mr Micheal Downes 31 Shore Street Cellardyke Anstruther United Kingdom KY10 3BD

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

Application Permitted - no conditions

55 **Application No:** 21/01172/FULL

Date Decision Issued: 17/06/2021

Ward: East Neuk And Landward

Proposal: Single storey extension to rear of dwellinghouse and erection of two storey double garage

Location: 2 West Lingo Farm Cottages Lathockar St Andrews Leven Fife KY9 1JG

Applicant: Miss K Fraser 2 West Lingo Farm Cottages Lathockar St Andrews Leven Fife KY9 1JG

Agent: Scott Rafferty 24 Fernhill Drive Windygates Leven Fife KY8 5ED

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT, the proposed two storey double 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. Furthermore, the proposed studio shall not be sold separately, leased or rented or otherwise disposed of other than as part of the existing dwellinghouse on site.

Reason(s):

1. In the interests of residential amenity; in order to retain full control over the development and to avoid the creation of an additional permanent dwellinghouse or business and ensure compliance with the Development Plan.

56 **Application No:** 21/01237/FULL **Date Decision Issued:** 17/06/2021

Ward: East Neuk And Landward

Proposal: Erection of single storey extension (garage/utility) to side and replacement roof

Location: 20 St Adrians Place Anstruther Fife KY10 3DX

Applicant: Mr Stuart Hutchison 20 St. Adrian's Place Anstruther UK KY10 3DX

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

Application Permitted - no conditions

57 **Application No:** 21/01255/FULL

Date Decision Issued: 23/06/2021

Ward: East Neuk And Landward

Proposal: Erection of detached domestic garage

Location: Watermans Cottage Dreel Terrace Ovenstone Anstruther Fife KY10 2RR

Applicant: Mr Alan Howie Watermans Cottage Dreel Terrace Ovenstone Scotland KY10 2RR

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT, the proposed garage/workshop 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. Furthermore, the proposed garage/workshop shall not be sold separately, leased or rented or otherwise disposed of other than as part of the existing dwellinghouse on site.

Reason(s):

1. In the interests of residential amenity; in order to retain full control over the development and to avoid the creation of an additional permanent dwellinghouse or business and ensure compliance with the Development Plan.

58 **Application No:** 21/01259/FULL

Date Decision Issued: 23/06/2021

Ward: East Neuk And Landward

Proposal: External alterations to dwellinghouse including installation of replacement windows and doors and formation of hardstanding and steps.

Location: 15 High Street Pittenweem Anstruther Fife KY10 2LA

Applicant: Mr James Gough 15 High Street Pittenweem Scotland KY10 2LA

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT, the proposed windows and door hereby approved shall be finished externally in white painted timber upon installation and thereafter permanently maintained as such. Astragals should match the existing windows with no visible trickle vents.

Reason(s):

1. In the interests of safeguarding residential amenity; to ensure that the character and appearance of the Pittenweem Conservation Area and Category C Listed Building is maintained.

59 **Application No:** 21/01260/LBC

Date Decision Issued: 23/06/2021

Ward: East Neuk And Landward

Proposal: Listed Building Consent for alterations to dwellinghouse including alterations to layout, and relocation of staircase, new and replacement windows and doors, external alterations to create new steps, repair of retaining wall, and new pedestrian access to rear garden

Location: 15 High Street Pittenweem Anstruther Fife KY10 2LA

Applicant: Mr James Gough 15 High Street Pittenweem Scotland KY10 2LA

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT, the proposed windows and door hereby approved shall be finished externally in white painted timber upon installation and thereafter permanently maintained as such. Astragals should match the existing windows with no visible trickle vents.

Reason(s):

1. In the interests of safeguarding residential amenity; to ensure that the character and appearance of the Pittenweem Conservation Area and Category C Listed Building is maintained.

60 **Application No:** 21/00103/FULL

Date Decision Issued: 25/06/2021

Ward: East Neuk And Landward

Proposal: Change of use from art studio to dwellinghouse (Class 9), repairs to windows, repairs to roof/replacement tiles, repainting and erection of fence [SITE: THE STUDIO, 54A HIGH STREET, PITTENWEEM]

Location: 54 High Street Pittenweem Anstruther Fife KY10 2PL

Applicant: Miss Sarah McLeod 3 Flat 1/2 Carillon Road Glasgow Scotland G51 1QL

Agent: Ian Reid Mercat House 1 Church Street St Andrews Scotland KY16 9NW

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. BEFORE ANY WORKS START ON SITE, a full condition/repair survey shall be undertaken and the results of this including the extent of the works to the roof shall be submitted for prior approval in writing by the Planning Authority. The roofing materials, shall match those of the existing building in size, type, colour, specification and texture .Thereafter the development shall be carried out in accordance with the details approved unless changes are subsequently agreed in writing with this Planning Authority.
2. BEFORE ANY WORK STARTS ON SITE, finalised details (BS/RAL) and a sample of the proposed paint colour for the repainting of the doors shall be submitted for the written approval of this Planning Authority.

Reason(s):

1. In the interests of protecting the fabric and character of the conservation area; to ensure that the external finishing materials are appropriate.
2. In the interests of visual amenity; to ensure that the external finishing materials are appropriate to the character of the conservation area.

61 **Application No:** 21/00104/LBC

Date Decision Issued: 25/06/2021

Ward: East Neuk And Landward

Proposal: Listed Building Consent for repairs to windows, repairs to roof/replacement tiles, repainting, erection of fence, installation of flue/vents and internal alterations to layout including the installation of a staircase
[SITE: THE STUDIO, 54A HIGH STREET, PITTENWEEM]

Location: 54 High Street Pittenweem Anstruther Fife KY10 2PL

Applicant: Ms Sarah McLeod 3 Flat 1/2 Carillon Road Glasgow Scotland G51 1QL

Agent: Ian Reid Mercat House 1 Church Street St Andrews Scotland KY16 9NW

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. BEFORE ANY WORKS START ON SITE, a full condition/repair survey shall be undertaken and the results of this including the extent of the works to the roof shall be submitted for prior approval in writing by the Planning Authority. The roofing materials, shall match those of the existing building in size, type, colour, specification and texture .Thereafter the development shall be carried out in accordance with the details approved unless changes are subsequently agreed in writing with this Planning Authority.
2. BEFORE ANY WORK STARTS ON SITE, finalised details (BS/RAL) and a sample of the proposed paint colour for the repainting of the doors shall be submitted for the written approval of this Planning Authority.

Reason(s):

1. In the interests of protecting the fabric and character of a listed building; to ensure that the external finishing materials are appropriate.
2. In the interests of visual amenity; to ensure that the external finishing materials are appropriate to the character of the listed building and conservation area.

62 **Application No:** 21/00568/FULL

Date Decision Issued: 25/06/2021

Ward: East Neuk And Landward

Proposal: Change of use from lawyers office (Class 2) to flatted dwelling (Sui generis) and external alterations including installation of flue and extraction vents

Location: First Floor 1 St Andrews Road Anstruther Fife KY10 3HA

Applicant: Mr Douglas Turner Priormuir by St Andrews St Andrews Fife KY16 8LP

Agent:

Application Permitted - no conditions

63 **Application No:** 21/01386/FULL

Date Decision Issued: 05/07/2021

Ward: East Neuk And Landward

Proposal: Alteration to previously approved 20/00334/FULL to omit proposed dormer onto roof terrace, raise level of roof terrace and add new external staircase to give access to roof terrace

Location: Old Coastguard Station Admiralty Lane Elie Leven Fife KY9 1BN

Applicant: Mr Allan Neilson Old Coastguard Station Admiralty Lane Elie Scotland KY9 1BN

Agent: Ewan Lauchland 21 Portland Road Kilmarnock United Kingdom KA1 2BT

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT, the proposed 1.5 metre high glass screen enclosing the balcony shall be finished in obscure glazing in a colour to match the slates and shall thereafter be retained as such for the lifetime of the balcony area.

Reason(s):

1. In the interests of safeguarding residential amenity.

64 **Application No:** 20/02329/FULL **Date Decision Issued:** 08/07/2021

Ward: East Neuk And Landward

Proposal: Single storey extension to holiday park hub

Location: North Bank Farm Lathockar St Andrews Fife

Applicant: Gleneagles Holiday Park Ltd 5 Dishlandtown Street Arbroath UK DD11 1QX

Agent: Peter Inglis Drumcairn Invergowrie Dundee UK DD2 5EL

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. Prior to the first use of the approved extension (swimming pool), there shall be 4 No. additional off street parking spaces provided within the curtilage of the site, as indicated on drawing no. 1019.100.01 rev. A, and these spaces shall be made available for public use.

Reason(s):

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

65 **Application No:** 21/00822/LBC

Date Decision Issued: 09/07/2021

Ward: East Neuk And Landward

Proposal: Listed Building Consent for external alterations including re-painting of window heads, jambs, sills and quoins

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

Applicant: Mrs Joanne Stewart 28 28 High Street South Crail United Kingdom KY10 3TE

Agent:

Application Permitted - no conditions

66 **Application No:** 21/01160/LBC

Date Decision Issued: 09/07/2021

Ward: East Neuk And Landward

Proposal: Listed Building Consent for alterations to existing entrance vestibule, including formation of rooflight, recladding external walls and formation of balcony with associated internal and external alterations.

Location: Crichton House High Street West Anstruther Fife KY10 3DJ

Applicant: Mr & Mrs David & Heather Moffitt Crichton House High Street West Anstruther Scotland KY10 3DJ

Agent: JON FRULLANI UNIT 5, DISTRICT 10, 25 GREENMARKET DUNDEE UNITED KINGDOM DD1 4QB

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT, the proposed window and door hereby approved shall be finished externally in a timber aluminium clad window and door upon installation and thereafter permanently maintained as such.

Reason(s):

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

67 **Application No:** 21/01161/FULL

Date Decision Issued: 09/07/2021

Ward: East Neuk And Landward

Proposal: Alterations to existing entrance vestibule including alterations to the cladding, roof and formation of balcony

Location: Crichton House High Street West Anstruther Fife KY10 3DJ

Applicant: Mr & Mrs David & Heather Moffitt Crichton House High Street West Anstruther Scotland KY10 3DJ

Agent: JON FRULLANI UNIT 5, DISTRICT 10, 25 GREENMARKET DUNDEE UNITED KINGDOM DD1 4QB

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT, the proposed window and door hereby approved shall be finished externally in a timber aluminium clad window and door upon installation and thereafter permanently maintained as such.

Reason(s):

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

68 **Application No:** 20/03065/FULL **Date Decision Issued:** 16/06/2021

Ward: Glenrothes Central And Thornton

Proposal: Two storey extension to rear of dwellinghouse

Location: 22 Bighty Crescent Glenrothes Fife KY7 5AP

Applicant: Miss D Vause 22 Bighty Crescent Glenrothes KY7 5AP

Agent: John Raeburn 12 Tanna Drive Glenrothes KY7 6FX

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. For the avoidance of doubt, no clear-glazed windows shall be installed in the first floor side elevations of the approved extension, unless otherwise agreed in writing with this Planning Authority.

Reason(s):

1. In the interest of residential amenity; to mitigate direct overlooking to neighbouring rear garden areas.

69 **Application No:** 20/02808/FULL **Date Decision Issued:** 23/06/2021

Ward: Glenrothes Central And Thornton

Proposal: Extension to domestic outbuilding to rear of dwellinghouse

Location: 46 Cameron Park Thornton Kirkcaldy Fife KY1 4BA

Applicant: Mr Paul Carruthers 46 Cameron Park Thornton KY1 4BA

Agent:

Application Refused

Reason(s):

1. In the interests of visual amenity; the proposal is contrary to Policies 1 and 10 of the Adopted FIFEplan 2017, in that the proposed extended domestic outbuilding in terms of its size, scale, massing and siting, would have an overbearing impact on neighbouring residential properties to the detriment of the character of the surrounding area.

70 **Application No:** 21/01398/FULL **Date Decision Issued:** 01/07/2021

Ward: Glenrothes Central And Thornton

Proposal: Erection of security fencing to rear and side of business units (Class 4, 5, 6)

Location: Land North Of Flemington Road Glenrothes Fife

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

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

Application Permitted - no conditions

71 **Application No:** 21/01355/FULL **Date Decision Issued:** 02/07/2021

Ward: Glenrothes Central And Thornton

Proposal: Single storey extension to rear of dwellinghouse

Location: 129 Inveraray Avenue Glenrothes Fife KY7 4QR

Applicant: Ms Pamela Allan 129 Inveraray Avenue Glenrothes KY7 4QR

Agent: Ronan McGirr 13 Park Avenue Dunfermline KY12 7HX

Application Permitted - no conditions

72 **Application No:** 21/01303/CLE

Date Decision Issued: 17/06/2021

Ward: Glenrothes North, Leslie And Markinch

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

Location: 7 Viewforth Glenrothes Fife KY7 6NY

Applicant: Mrs Audrey McFarlane The Slate House Newfargie Perth Scotland PH2 9QT

Agent:

Application Permitted - no conditions

73 **Application No:** 21/01514/CLP

Date Decision Issued: 23/06/2021

Ward: Glenrothes North, Leslie And Markinch

Proposal: Certificate of lawfulness (proposed) for external alterations to garage to form ancillary living accommodation

Location: 2 Alexandra Crescent Markinch Glenrothes Fife KY7 6AP

Applicant: Mr and Mrs I Todd 2 Alexandra Crescent Markinch Scotland KY7 6AP

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

Application Permitted - no conditions

74 **Application No:** 21/01239/CLP

Date Decision Issued: 25/06/2021

Ward: Glenrothes North, Leslie And Markinch

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

Location: 9 Glebe Place Glenrothes Fife KY7 6QX

Applicant: Mr Brendan Napier 9 Glebe Place Glenrothes Fife KY7 6QX

Agent: Guido Maclellan The Arch 2 Kingdom Court Kippen Scotland FK8 3DN

Application Permitted - no conditions

75 **Application No:** 21/01807/CLP

Date Decision Issued: 01/07/2021

Ward: Glenrothes North, Leslie And Markinch

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

Location: 16 Balgeddie Park Glenrothes Fife KY6 3NY

Applicant: Mr Imran Ali 16 Balgeddie Park Glenrothes Scotland KY6 3NY

Agent: Jonathan Marlow 42 Main Street Springfield Cupar Fife KY15 5SQ

Application Permitted - no conditions

76 **Application No:** 21/01156/FULL **Date Decision Issued:** 02/07/2021

Ward: Glenrothes North, Leslie And Markinch

Proposal: Formation of replacement extended raised patio, steps and balustrades to rear/side of dwellinghouse

Location: 5 John Knox Gardens Glenrothes Fife KY7 6FJ

Applicant: Mr Andrew Mitchell 5 John Knox Gardens Glenrothes KY7 6FJ

Agent: Grant Young 35 Curling Knowe Crossgates KY4 8AX

Application Permitted - no conditions

77 **Application No:** 21/01464/FULL **Date Decision Issued:** 05/07/2021

Ward: Glenrothes North, Leslie And Markinch

Proposal: Installation of 2 dispensing robots to front of shop (part retrospective)

Location: 8 Cadham Centre Glenrothes Fife KY7 6RU

Applicant: Cadham Pharmacy Ltd. 8 Cadham Centre Glenrothes KY7 6RU

Agent: Derek Grubb 317 Rona Place Glenrothes KY7 6RR

Application Permitted - no conditions

Ward: Glenrothes North, Leslie And Markinch
Proposal: Part-conversion of and extension to former agricultural building to form dwellinghouse (Class 9)
Location: Newton Of Stratherry Farm Fife
Applicant: Mr James Murray Newton of Stratherry Farm Newton of Stratherry Leslie Scotland KY6 3HY
Agent: Jon Frullani Unit 5, District 10, 25 Greenmarket Dundee United Kingdom DD1 4QB

Application Permitted with Conditions

Approve subject to the following condition(s):-

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

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

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

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

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

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

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

4. BEFORE THE FIRST OCCUPATION OF THE DWELLINGHOUSE HEREBY APPROVED, there shall have been provided two parking spaces for that dwellinghouse within the curtilage of that dwellinghouse in accordance with the current Fife Council Transportation Development Guidelines. These parking spaces shall be retained throughout the lifetime of the development for the purposes of in curtilage parking.
5. Glazing serving the first floor landing (rooflight excluded) shall be obscurely glazed throughout the lifetime of the development.
6. BEFORE THE FIRST OCCUPATION OF THE DWELLINGHOUSE HEREBY APPROVED, space shall have been enclosed within the curtilage in accordance with details which shall have been submitted to and approved in writing by the planning authority.

Reason(s):

1. To ensure potential risk arising from previous land uses has been investigated and any requirement for remedial actions is suitably addressed.
2. To provide satisfactory verification that remedial action has been completed to the planning authority's satisfaction.
3. To ensure all contamination within the site is dealt with.
4. In the interests of road safety; to ensure the provision of adequate in curtilage parking provision.
5. To avoid overlooking of neighbouring residential property.
6. To ensure the provision of private useable garden space.

79 **Application No:** 21/00824/FULL **Date Decision Issued:** 07/07/2021

Ward: Glenrothes North, Leslie And Markinch

Proposal: Extensions to dormer extension to side of dwellinghouse

Location: Bailies Wynd Kirk Brae Markinch Fife KY7 6EP

Applicant: Mrs A Ferguson Bailies Wynd Kirk Brae Markinch KY7 6EP

Agent: Craig Spence 19 Groves Place Balbirnie Green Markinch KY7 6QT

Application Permitted - no conditions

80 **Application No:** 21/00652/LBC

Date Decision Issued: 22/06/2021

Ward: Glenrothes West And Kinglassie

Proposal: Listed building consent for widening of vehicular access to front of dwellinghouse (work completed)

Location: 2 Redwells Road Kinglassie Lochgelly Fife KY5 0YH

Applicant: Mr Gordon Waters Redwells Manse 2 Redwells Road Kinglassie KY5 0YH

Agent: Andrew Piatkowski East End 32 Main Street Coaltown Of Balgonie KY7 6HS

Application Permitted - no conditions

81 **Application No:** 21/01337/FULL **Date Decision Issued:** 05/07/2021

Ward: Glenrothes West And Kinglassie

Proposal: Porch extension to side of dwellinghouse

Location: 41 Ryan Road Glenrothes Fife KY6 2EN

Applicant: Mr D Cooper 41 Ryan Road Glenrothes KY6 2EN

Agent: John Raeburn 12 Tanna Drive Glenrothes KY7 6FX

Application Permitted - no conditions

82 **Application No:** 21/01285/FULL **Date Decision Issued:** 17/06/2021

Ward: Howe Of Fife And Tay Coast

Proposal: Single storey extension to side of dwellinghouse

Location: Kirk View House Kinsleith Parbroath Luthrie Cupar Fife KY15 4NR

Applicant: Mr & Mrs A Hughes Kirk View House Luthrie Cupar UK KY15 4NR

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

Application Permitted - no conditions

83 **Application No:** 21/00925/FULL **Date Decision Issued:** 21/06/2021

Ward: Howe Of Fife And Tay Coast

Proposal: Erection of porch

Location: Burnside Cottage Cupar Road Newburgh Fife KY14 6HR

Applicant: Mrs Laura Turner Burnside Cottage Cupar Road Newburgh Fife KY14 6HR

Agent: John Thomson 34 Huntingtower Park Glenrothes Fife KY6 3QF

Application Permitted - no conditions

84 **Application No:** 20/01618/LBC **Date Decision Issued:** 22/06/2021

Ward: Howe Of Fife And Tay Coast

Proposal: Listed building consent for internal alterations

Location: Kilmany Parish Church Kilmany Cupar Fife KY15 4PT

Applicant: Mr Phillip Doig 137 High Street Newburgh Fife KY14 6DY

Agent: Dakers Fleming Forgandakey Forgan Newport-on-Tay Fife DD6 8RB

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. Before any works start on site, full finishing and fixing details shall be submitted for consideration and approval by Fife Council as Planning Authority. For the avoidance of doubt, these shall include but not be limited to details of, secondary glazing, partition walls and doors. Detailed plans/photographs shall supplement proposed finishing details, showing exactly where they would be installed. Once approved, the approved details shall be carried out on site, unless otherwise agreed in writing with Fife Council as Planning Authority.

Reason(s):

1. In the interest of protecting the historic character of the building; to ensure that the proposed finishing details are sympathetic to the history and importance of the building.

85 **Application No:** 21/01217/FULL **Date Decision Issued:** 24/06/2021

Ward: Howe Of Fife And Tay Coast

Proposal: Formation of raised platform (retrospective)

Location: Burnside Kirk Wynd Strathmiglo Cupar Fife KY14 7QS

Applicant: Mr Graham Bowie Burnside Kirk Wynd Strathmiglo Cupar Fife KY14 7QS

Agent: Colin Ross 49 Willowbrae Avenue Edinburgh United Kingdom EH8 7HF

Application Permitted - no conditions

86 **Application No:** 21/01391/FULL **Date Decision Issued:** 25/06/2021

Ward: Howe Of Fife And Tay Coast

Proposal: Single storey extension to rear of dwellinghouse

Location: 18 Bower Park Gateside Cupar Fife KY14 7TD

Applicant: Mr Gregor MacLean Algo Business Centre Glenearn Road Perth Scotland
PH2 0NJ

Agent:

Application Permitted - no conditions

Ward: Howe Of Fife And Tay Coast
Proposal: Erection of dwellinghouse and associated parking
Address: land to the south of Halhill Farm, by Collessie, KY15 7RH
Location: Land To The South Of Halhill Farmhouse Collessie Fife
Applicant: Mr William Barr Halhill Farm Collessie Cupar United Kingdom KY15 7RH
Agent: Nicola Donaldson Meadow Bank Balfargvie Road Cupar United Kingdom
KY15 4AJ

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. PRIOR TO THE COMMENCEMENT OF DEVELOPMENT a landscaping plan highlighting the native species of native origin shall be submitted to, and approved in writing by, Fife Council as planning authority. The garden boundary planting shall be species-rich native hedgerow, appropriate for this rural location. Thereafter the landscaping shall be planted in the first planting season following completion of the dwellinghouse.
2. All planting carried out on site shall be maintained by the developer in accordance with good horticultural practice for a period of 5 years from the date of planting. Within that period any plants which are dead, damaged, missing, diseased or fail to establish shall be replaced annually.
3. Prior to any works starting on site, visibility splays of 3m x 175m to the North and 3m x 210m to the South shall be provided at the junction where the private access meets with the existing C28 Classified Public Road and thereafter maintained in perpetuity, clear of all obstructions exceeding 1.05 metres above the adjoining carriageway level. For the avoidance of doubt, to secure this visibility splay and to ensure that it is maintained in perpetuity, all shrubs, grass, bushes etc. within the existing adopted verge will need to be removed completely
4. Prior to the occupation of the proposed dwellinghouse, the first three metre length of the private access to the rear of the C28 Classified Public Road 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 shall be constructed and completed in accordance with the current Fife Council Transportation Development Guidelines
6. Prior to the occupation of the proposed 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 driveway in a forward gear. The turning area shall be formed outwith the parking areas and shall be retained throughout the lifetime of the development.
7. Prior to the occupation of the proposed dwellinghouse, there shall be 2 No. off street parking spaces provided within the curtilage of the site
8. Prior to commencement of works on site, details of wheel cleaning facilities shall be submitted and approved by this Planning Authority. The wheel cleaning facility shall thereafter be installed and maintained prior to commencement of site works and for the complete duration of the works.
9. 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.

Reason(s):

1. In the interests of protecting and safeguarding the natural environment.
2. In the interests of visual amenity and effective landscape management; to ensure that adequate measures are put in place to protect the landscaping and planting in the long term.
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.in accordance with the current Fife Council Transportation Development Guidelines.
4. In the interest of road safety; 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. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.
7. In the interest of road safety; to ensure that all vehicles taking access to and egress from the site can do so in a forward gear
8. In the interest of road safety to ensure that no mud, debris or other deleterious material is carried on to the public road.
9. To ensure all contamination within the site is dealt with.

88 **Application No:** 21/01373/FULL **Date Decision Issued:** 01/07/2021

Ward: Howe Of Fife And Tay Coast

Proposal: Erection of domestic stables

Location: Starrbank Starr Luthrie Cupar Fife KY15 4NZ

Applicant: Mr and Mrs Stuart Paul Starrbank House Luthrie Cupar Scotland KY15 4NZ

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The 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 commercial activity, including events, riding classes, shows or competitions etc. shall be allowed at the site.

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.

89 **Application No:** 21/01513/APN **Date Decision Issued:** 07/07/2021

Ward: Howe Of Fife And Tay Coast

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

Location: Burnside Of Innerleith Innerleith Giffordtown Ladybank Cupar Fife KY15 7UP

Applicant: Mr Sean Will Burnside of Innerleith Innerleith Cupar Scotland KY15 7UP

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

Application Permitted - no conditions

90 **Application No:** 21/00503/FULL **Date Decision Issued:** 16/06/2021

Ward: Inverkeithing And Dalgety Bay
Proposal: Two storey extension to side of dwellinghouse, single storey extension to rear and domestic garage
Location: 4 Queen Margarets Place North Queensferry Inverkeithing Fife KY11 1JN
Applicant: Mss _ Innes & Baillie 4 Queen Margarets Place North Queensferry Inverkeithing Fife KY11 1JN
Agent: Kirsty Watson Station Masters Office Station Road South Queensferry United Kingdom EH30 9JP

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. BEFORE ANY WORK STARTS ON SITE, details of the specification and colour of the proposed external finishes shall be submitted for approval in writing by this Planning Authority. All works shall thereupon be carried out as agreed.
2. FOR THE AVOIDANCE OF DOUBT, the off-street parking hardstanding area to the front of the curtilage shall be formed using porous materials

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 road safety; to ensure run off water is directed to a permeable or porous area or surface within the curtilage of the dwellinghouse.

91 **Application No:** 21/00767/FULL **Date Decision Issued:** 18/06/2021

Ward: Inverkeithing And Dalgety Bay

Proposal: First floor extension and balcony to rear of dwellinghouse

Location: 5 Lower Glebe Aberdour Fife KY3 0XJ

Applicant: Mr R Davidson 5 Lower Glebe Aberdour Fife UK KY3 0XJ

Agent: Nicholas Goward King James VI Business Centre Friarton Rd Perth UK PH2
8DY

Application Permitted - no conditions

92 **Application No:** 21/01380/CLP

Date Decision Issued: 22/06/2021

Ward: Inverkeithing And Dalgety Bay

Proposal: Certificate of lawfulness (proposed) for external alterations to dwellinghouse including installation of windows and door and conversion of garage to form habitable living accommodation

Location: 13 Hopetoun View Dalgety Bay Dunfermline Fife KY11 9NS

Applicant: Mr Eric Salmond 13 Hopetoun View Dalgety Bay Dunfermline Fife KY11 9NS

Agent: Andrew Piatkowski East End 32 Main Street Coaltown Glenrothes UK KY7 6HS

Application Permitted - no conditions

93 **Application No:** 21/01730/CLP

Date Decision Issued: 22/06/2021

Ward: Inverkeithing And Dalgety Bay

Proposal: Certificate of Lawfulness (Proposed) for conservatory extension to rear of dwellinghouse

Location: 16 Stephens Park Inverkeithing Fife KY11 1FB

Applicant: Mr And Mrs G And E Fleming 16 Stephens Park Inverkeithing Fife KY11 1FB

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

Application Permitted - no conditions

Ward: Inverkeithing And Dalgety Bay
Proposal: Erection of 8 no. commercial units (Class 4, 5 and 6) with associated landscaping, access and parking
Location: Former Havelock Site West Way Hillend Industrial Park Dalgety Bay Fife
Applicant: Mr Glynn Scott Fife House North Steet Glenrothes UK KY7 5LT
Agent: David Murray Bankhead Central 1 Bankhead Park Glenrothes UK KY7 6GH

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

1. PRIOR TO THE COMMENCEMENT OF DEVELOPMENT, the developer shall submit a preliminary Air Quality Assessment to establish if an Air Quality Assessment is required and, if so, what level of detail (Simply or Detailed) it shall be. The preliminary assessment shall reference the following documents:

Scotland's Clean Air For Scotland, Development Planning & Development Management (January 2017);
Local Air Quality Management - Technical Guidance (updated 2016 - TG16)
Air Quality in Fife, a Developer's Guide.

Thereafter, the development shall progress in accord with any mitigation measures set out in the Air Quality Assessment during the construction and operation phases of development.

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

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

3. No activities shall be carried out on the premises, including deliveries to or dispatches from, the premises outside the following hours:

07:00 to 20:00 (Monday to Friday, inclusive)
08:00 to 17:00 (Saturdays only)
09:00 to 17:00 (Sundays and Public Holidays only)

Activities taking place on Sundays or Public Holidays shall ensure there is no detrimental impact on the residential amenity of neighbouring properties.

Any variation on the above limitations can only be approved with the written approval of the planning authority.

4. The total noise from all plant, machinery or equipment shall be such that any associated noise complies with NR 25 in bedrooms, during the nights; 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 defined as between the hours of 07:00 to 23:00 and night time shall be between 23:00 to 07:00 hours.
5. Visibility splays 2.4 metres x 43 metres shall be provided and maintained clear of all obstructions exceeding 600mm in height above the adjoining road channel level, at the junction of the vehicular access and West Way, in accordance with the current Fife Council Transportation Development Guidelines. The visibility splays

shall be retained through the lifetime of the development.

6. PRIOR TO THE OCCUPATION OF EACH UNIT, the developer shall submit a Noise Management Plan.

Thereafter, the development shall progress in accord with the Noise Management Plan, unless agreed in writing by the planning authority.

Reason(s):

1. In the interest of amenity; to ensure any air quality impacts arising from the development are appropriately mitigated.
2. To ensure all contamination within the site is dealt with.
3. In the interest of amenity; to ensure nearby sensitive receptors are not adversely impacted in terms of residential amenity from operations on site.
4. In the interests of residential amenity; to ensure neighbouring properties are not significantly adversely affected by noise from the site.
5. In the interest of road safety; to ensure the provision of adequate visibility at the junctions of the vehicular access with the public road.
6. In the interests of amenity; to ensure neighbouring properties are not significantly adversely affected by noise from the site.

95 **Application No:** 21/00604/FULL

Date Decision Issued: 25/06/2021

Ward: Inverkeithing And Dalgety Bay

Proposal: Installation of replacement painting and harling finishes to side of dwellinghouse

Location: Pierhead House Pierhead North Queensferry Inverkeithing Fife KY11 1LA

Applicant: Mr Dan Perris Pierhead House Pierhead North Queensferry Inverkeithing Fife KY11 1LA

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. PRIOR TO WORKS COMMENCING ON SITE, finalised details of the lime based harling and breathable paint finish shall be submitted for written approval by Fife Council as Planning Authority. All works shall then be carried out as agreed.

Reason(s):

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

96 **Application No:** 21/00612/LBC

Date Decision Issued: 25/06/2021

Ward: Inverkeithing And Dalgety Bay

Proposal: Listed Building Consent for painting and harling of dwellinghouse

Location: Pierhead House Pierhead North Queensferry Inverkeithing Fife KY11 1LA

Applicant: Mr Dan Perris Pierhead House Pierhead House Pierhead, North Queensferry
Fife United Kingdom KY11 1LA

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. PRIOR TO WORKS COMMENCING ON SITE, finalised details of the lime based harling and breathable paint finish shall be submitted for written approval by Fife Council as Planning Authority. All works shall then be carried out as agreed.

Reason(s):

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

97 **Application No:** 20/02771/FULL

Date Decision Issued: 06/07/2021

Ward: Inverkeithing And Dalgety Bay

Proposal: Single storey extension to rear of dwellinghouse

Location: 1 Station Place Aberdour Burntisland Fife KY3 0SN

Applicant: Ms Kate Contreras 1 Station Place Aberdour Burntisland Fife KY3 0SN

Agent: Neil Millsop 2 SHORE ROAD ABERDOUR UK KY3 9HY

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT, the existing 1.8m high boundary fence sited on the west boundary of the development site shall be retained for the lifetime of this development unless otherwise agreed in writing by Fife Council as Planning Authority.
2. FOR THE AVOIDANCE OF DOUBT, the render on the south elevation of the hereby approved extension shall match the existing boundary wall in terms of colour. Prior to works commencing, finalised details of the render colour shall be submitted for written approval and all works shall then be carried out as agreed.

Reason(s):

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

98 **Application No:** 21/00798/FULL

Date Decision Issued: 05/07/2021

Ward: Kirkcaldy Central

Proposal: Formation of hardstanding to front of dwellinghouse

Location: 17 Douglas Street Kirkcaldy Fife KY1 1QG

Applicant: Mrs Gillian Everitt 17 Douglas Street Kirkcaldy Scotland KY1 1QG

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT, the hereby approved monoblock shall match the existing monoblock including to the front of the curtilage unless otherwise agreed in writing by Fife Council as Planning Authority.

Reason(s):

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

99 **Application No:** 21/00564/FULL

Date Decision Issued: 09/07/2021

Ward: Kirkcaldy Central

Proposal: Installation of replacement windows and door and replacement roof on garden room

Location: 4 West Fergus Place Kirkcaldy Fife KY1 1UR

Applicant: Mr & Mrs Emeleus 4 West Fergus Place Kirkcaldy Scotland KY1 1UR

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

Application Permitted - no conditions

100 **Application No:** 21/00899/FULL

Date Decision Issued: 09/07/2021

Ward: Kirkcaldy Central

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

Location: 20 Cairngorm Crescent Kirkcaldy Fife KY2 5RF

Applicant: Mr Alan Gospill 20 Cairngorm Crescent Kirkcaldy Scotland KY2 5RF

Agent: Clair Morton 3 Ritchie Place Bo'ness West Lothian EH51 9TU

Application Permitted - no conditions

Ward: Kirkcaldy East

Proposal: Listed Building Consent for partial demolition of outbuilding and alterations to boundary walls to create site access

Location: Viewforth High School Loughborough Road Kirkcaldy Fife KY1 3DE

Applicant: Whiteburn Viewforth LLP 1 Jackson's Entry Edinburgh Scotland EH8 8PJ

Agent: Mark Lean 18 Walker Street Edinburgh Scotland EH3 7LP

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. PRIOR TO ANY WORKS COMMENCING ON SITE, a method statement for the duntaking and rebuilding works, including details of where and how the demolished stone is to be stored, shall be submitted for the written approval of the Planning Authority.

FOR THE AVOIDANCE OF DOUBT, stone from the wall/building to be demolished should be reclaimed and re-used where possible during the construction of the proposed replacement wall. All additional materials required to rebuild the wall shall consist of natural stone of a colour and coursing to match the existing stonework. Making good should include raking out and repair of the traditional masonry including lime mortar.

2. BEFORE ANY WORK STARTS ON SITE, details of the material/colour/finish of the proposed railings and the proposed fixing details shall be submitted for approval in writing by this 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 visual amenity; to ensure that the external finishing materials are appropriate to the character of the area and to limit the impact on the listed building.

102 **Application No:** 20/01904/NMV1

Date Decision Issued: 18/06/2021

Ward: Kirkcaldy East

Proposal: Erection of single storey extension to side of dwellinghouse, domestic garage, and boundary fence (Non-Material Variation to 20/01904/FULL)

Location: 23 Hayfield Road Kirkcaldy Fife KY1 2JP

Applicant: Ms Catherine Greens 23 Hayfield Road Kirkcaldy Scotland KY1 2JP

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

Application Permitted - no conditions

103 **Application No:** 21/01184/FULL

Date Decision Issued: 02/07/2021

Ward: Kirkcaldy East

Proposal: Single storey extension to rear of dwellinghouse and erection of outbuilding

Location: 43 Cameron Drive Kirkcaldy Fife KY1 3AF

Applicant: Mrs Caroline Whyte 43 Cameron Drive Kirkcaldy Fife KY1 3AF

Agent: John Wyvar 34 Barrhill Road Kirkintilloch United Kingdom G66 3PW

Application Permitted - no conditions

104 **Application No:** 21/01195/ADV

Date Decision Issued: 07/07/2021

Ward: Kirkcaldy East

Proposal: Installation of 4 no. non illuminated fascia signs

Location: Matthews Foods Holdings Limited Millie Street Kirkcaldy Fife KY1 2NL

Applicant: Matthew's Foods (Scotland) Ltd 230 Unit 1 Barratt Trading Estate 230/260
Garscube Road Glasgow United Kingdom G44 9RR

Agent: Douglas Fotheringham 2 Clairmont Gardens Glasgow Scotland G3 7LW

Application Permitted - no conditions

105 **Application No:** 21/00085/FULL

Date Decision Issued: 16/06/2021

Ward: Kirkcaldy North

Proposal: Installation of bay window to front of dwellinghouse

Location: 12 Whalsay Place Kirkcaldy Fife KY2 6FQ

Applicant: Mr Logan Wright 12 Whalsey Place Kirkcaldy Scotland KY2 6FQ

Agent: Robert Barker 9 Castledyke Gardens Carstairs Village Scotland ML11 8TN

Application Permitted - no conditions

106 **Application No:** 21/00953/FULL

Date Decision Issued: 02/07/2021

Ward: Kirkcaldy North

Proposal: Change of use of domestic garage to provide self-contained ancillary accommodation

Location: 57 Newtonmore Drive Kirkcaldy Fife KY2 6FZ

Applicant: Mr Stuart Penrose 57 Newtonmore Drive Kirkcaldy UK KY2 6FZ

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. 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. The ancillary accommodation hereby approved shall not be sold or let separately from the existing main dwellinghouse.

Reason(s):

1. In order for Fife Council as Planning Authority to retain full control over the development and to avoid the creation of a permanent separate dwellinghouse.

107 **Application No:** 21/01483/FULL

Date Decision Issued: 09/07/2021

Ward: Kirkcaldy North

Proposal: Single storey extension and alterations to domestic garage

Location: 13 Ralston Drive Kirkcaldy Fife KY2 6HX

Applicant: Mr Steven Lee 13 Ralston Drive Kirkcaldy Scotland KY2 6HX

Agent: Natalie Cooper 12 12 Cedar Close Tadley United Kingdom RG26 3SL

Application Permitted - no conditions

108 **Application No:** 21/01654/CLP

Date Decision Issued: 16/06/2021

Ward: Leven, Kennoway And Largo

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

Location: 5 Lundin View Leven Fife KY8 5TL

Applicant: Mr And Mrs Rocks 5 Lundin View Leven Fife KY8 5TL

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

Application Permitted - no conditions

109 **Application No:** 21/01079/ADV

Date Decision Issued: 17/06/2021

Ward: Leven, Kennoway And Largo

Proposal: Display of 4 No. illuminated and 4 No. non-illuminated fascia signs and 1 No. illuminated freestanding sign

Location: Leven Road Garage Leven Road Kennoway Fife KY8 5HX

Applicant: Mr Robert Hutchison Leven Road Kennoway Fife KY8 5HX

Agent: Scott Dryburgh Causewayhead Kennoway Leven Fife KY8 5LB

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The free-standing illuminated sign should be positioned and mounted entirely within the proposed site boundary and should be no less than 450mm from the rear of the adjacent public footway.

Reason(s):

1. In the interest of road and pedestrian safety; to ensure the free flow and safety of pedestrians.

Ward: Leven, Kennoway And Largo
Proposal: Single storey extension to front of dwellinghouse
Location: The Hayloft Wester Durie Steading Durie Leven Fife KY8 5RE
Applicant: Mr S Watt The Hayloft Leven Road Leven United Kingdom KY1 5DB
Agent: Craig Johnstone 32 The Castings Dunfermline United Kingdom KY12 9AU

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.

111 **Application No:** 21/01223/FULL

Date Decision Issued: 18/06/2021

Ward: Leven, Kennoway And Largo

Proposal: Extension to outbuilding

Location: 38 Main Street Lower Largo Leven Fife KY8 6BT

Applicant: Mr Euan Fraser Crampie 38 Main Street Lower Largo Scotland KY8 6BT

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

Application Permitted - no conditions

112Application No: 21/00146/FULL

Date Decision Issued: 21/06/2021

Ward: Leven, Kennoway And Largo

Proposal: Erection of reverse vending machine unit for recycling purposes and associated works

Location: Lidl Foodstore Mitchell Street Leven Fife KY8 4HJ

Applicant: Lidl Great Britain 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. Prior to the recycling facility coming into use, the proposed parking spaces within the site and as amended on the proposed site plan AL(0) 013 shall be provided and available for use for the purposes of vehicular parking. The parking spaces shall remain in perpetuity for the lifetime of the development.

Reason(s):

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

113 **Application No:** 21/01714/CLP

Date Decision Issued: 23/06/2021

Ward: Leven, Kennoway And Largo

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

Location: 15 Kilmux Park Kennoway Leven Fife KY8 5SU

Applicant: Mr And Mrs Dewar 15 Kilmux Park Kennoway Scotland KY8 5SU

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

Application Permitted - no conditions

114 **Application No:** 20/02604/LBC

Date Decision Issued: 25/06/2021

Ward: Leven, Kennoway And Largo

Proposal: Listed building consent for internal and external alterations to church hall to form dwellinghouse including installation of replacement doors and windows, installation of rooflights, repainting and installation of replacement roof tiles

Location: Largo And Newburn Parish Church Hall 28 Church Place Upper Largo Leven Fife KY8 6EH

Applicant: Mr & Mrs D Crichton Monzie Esate Monzie Crieff United Kingdom PH7 4HE

Agent: Graham Blackadder 5 Middleton Park Keltybridge Kinross-shire United Kingdom KY4 0GZ

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. Prior to work commencing on site. a full schedule of works shall be submitted in relation to the following for written approval by Fife Council as Planning Authority. All works shall be undertaken as approved;
 - Removal and re-rendering of external walls
 - All masonry work
 - All roof work being undertaken
 - All internal works

Reason(s):

1. In the interest of protecting the historic character of the Category B listed building.

Ward: Leven, Kennoway And Largo
Proposal: Change of use from Church hall (Class 10) to dwellinghouse (Class 9) with external alterations including installation of replacement doors and windows, installation of rooflights, repainting and installation of replacement roof tiles
Location: Largo And Newburn Parish Church Hall 28 Church Place Upper Largo Leven Fife KY8 6EH
Applicant: Mr & Mrs D Crichton Monzie Estate Monzie Crieff United Kingdom PH7 4HE
Agent: Graham Blackadder 5 Middleton Park Keltybridge Kinross-shire United Kingdom KY4 0GZ

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. Prior to work commencing on site. a full schedule of works shall be submitted in relation to the following for written approval by Fife Council as Planning Authority. All works shall be undertake as approved;
 - Removal and re-rendering of external walls
 - All masonry work
 - All roof work being undertaken
2. Prior to the first occupation of the proposed dwellinghouse, there shall be 2 off-street parking spaces provided for that dwellinghouse within the curtilage of the site. The off street parking spaces shall remain in place for the lifetime of the development for the purposes of off street parking.

Reason(s):

1. In the interest of protecting the historic character of the building and surrounding conservation area.
2. In the interest of road safety; to ensure the provision of adequate of street parking spaces.

116 **Application No:** 21/01322/ADV

Date Decision Issued: 29/06/2021

Ward: Leven, Kennoway And Largo

Proposal: Display of 2no internally illuminated fascia signs, 1no internally illuminated projecting sign and 1no internally illuminated ATM surround

Location: Lloyds T S B 40 High Street Leven Fife KY8 4NA

Applicant: TSB Henry Duncan House 120 George Street Edinburgh Scotland EH2 4LH

Agent: Laura Carniel 34 York Way London UK N1 9AB

Application Permitted - no conditions

117 **Application No:** 21/01345/FULL

Date Decision Issued: 05/07/2021

Ward: Leven, Kennoway And Largo

Proposal: Installation of vehicle barrier to entrance of park

Location: Silverburn Park Largo Road Leven Fife

Applicant: Fife Employment Access Trust 3 Silverburn Cottages Silverburn Park Leven
Fife KY8 5PU

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. Between November and March the barrier shall remain in an open position from 7.00am to 6.00pm, 7 days a week. Between April and October the barrier shall remain in an open position from 6.00am to 10.00pm, 7 days a week.

Reason(s):

1. In the interest of road safety; to ensure queueing traffic does not extend on to the A915 classified road.

118Application No: 21/01354/FULL

Date Decision Issued: 05/07/2021

Ward: Leven, Kennoway And Largo

Proposal: Single storey extension to rear of dwellinghouse

Location: 19 Turpie Road Leven Fife KY8 4FB

Applicant: Ms Karen Fancey 19 Turpie Road Leven Scotland KY8 4FB

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

Application Permitted - no conditions

119 **Application No:** 21/00632/FULL

Date Decision Issued: 06/07/2021

Ward: Rosyth

Proposal: Change of use from retail unit (Class 1) to dog grooming service (Class 2)

Location: 15 Main Street Limekilns Dunfermline Fife KY11 3HL

Applicant: Mr Phillip Boyling 2 Main Street Limekilns Fife KY11 3HL

Agent:

Application Permitted - no conditions

Ward: Rosyth
Proposal: Erection of dwellinghouse (demolition of existing dwellinghouse)
Location: 4 Saltpans Charlestown Dunfermline Fife KY11 3EB
Applicant: Mr David McMorrine 4 Saltpans Charlestown Scotland KY11 3EB
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. IN THE EVENT THAT CONTAMINATION NOT PREVIOUSLY IDENTIFIED by the developer prior to the grant of this planning permission is encountered during the development, all development works on site (save for site investigation works) shall cease immediately and the planning authority shall be notified in writing within 2 working days.

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

2. Prior to the occupation of the dwelling, the construction of any widening of the vehicular crossing of the footway shall be carried out in accordance with the current Fife Council Transportation Development Guidelines.
3. Prior to the occupation of the dwelling, all access driveways shall be constructed at a gradient not exceeding 1 in 10 (10%) and shall have appropriate vertical curves to ensure adequate ground clearance for vehicles. The first two metre length of the driveway to the rear of the public footway shall be constructed in a paved material (not concrete slabs).
4. Prior to the occupation of the dwelling, there shall be provided within the curtilage of the site 3 parking spaces for vehicles in accordance with current Fife Council Transportation Development Guidelines and as per the layout shown on Drawing No 247 -00. The parking spaces shall be retained for the lifetime of the development.

Reason(s):

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

121 **Application No:** 21/01142/FULL

Date Decision Issued: 17/06/2021

Ward: St. Andrews

Proposal: Erection of replacement boundary fence to rear of dwellinghouse

Location: 7 Carron Place St Andrews Fife KY16 8QU

Applicant: Mr Philip Russell 7 Carron Place St Andrews, Fife Scotland KY16 8QU

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The fence hereby approved shall be stained a mid-brown colour upon installation, unless otherwise agreed in writing with this Planning Authority BEFORE WORKS COMMENCE ON SITE.

Reason(s):

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

122Application No: 21/01166/FULL

Date Decision Issued: 17/06/2021

Ward: St. Andrews

Proposal: Formation of new driveway and installation of electric vehicle charging point

Location: 3 St Leonards Road St Andrews Fife KY16 9DY

Applicant: Mr Andrew Popple 3 St Leonards Road St Andrews Scotland KY16 9DY

Agent:

Application Permitted - no conditions

123 **Application No:** 21/01600/CLP

Date Decision Issued: 17/06/2021

Ward: St. Andrews

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

Location: 3 Bonfield Road Strathkinness St Andrews Fife KY16 9RR

Applicant: Mr and Mrs G Baxter 3 Bonfield Road Strathkinness Scotland KY16 9RR

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

Application Permitted - no conditions

124 **Application No:** 21/00194/CLP

Date Decision Issued: 21/06/2021

Ward: St. Andrews

Proposal: Certificate of Lawfulness (Proposed) for replacement of garage doors with sliding doors

Location: 59 Ruthven Place St Andrews Fife KY16 8SJ

Applicant: Mr and Mrs Niall and Katie Duncan 59 Ruthven Place St Andrews Scotland KY16 8SJ

Agent: Ian Hiddleston 1 1 Laurel Dundee United Kingdom DD3 6JA

Application Permitted - no conditions

125 **Application No:** 21/00844/ADV

Date Decision Issued: 21/06/2021

Ward: St. Andrews

Proposal: Advertisement Consent for the erection of non illuminated freestanding lectern style interpretation boards

Location: Interpretation Boards Various Sites St Andrews Fife

Applicant: Hanna Lundstrom Walter Bower House Main Street Guardbridge Fife KY16 0US

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. Consent is granted for a period of ten years from the date of consent.

Reason(s):

1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.

Ward: St. Andrews
Proposal: Display of 1no non illuminated fascia sign and 1no non illuminated projecting sign
Location: 183 South Street St Andrews Fife KY16 9EE
Applicant: Mrs Carina Metayer-Nuebert Kinfern Kincaple St Andrews United Kingdom KY16 9SH
Agent: Gary Paterson 14 Sandylands Road Cupar United Kingdom KY15 5JS

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. All existing holes on the shopfront shall be filled in using a suitably coloured traditional lime mortar mix consisting of lime and aggregate (no cement) to match the colour of the existing stonework, a specification for which shall be submitted to this Planning Authority for prior approval in writing, BEFORE THE PROJECTING SIGN IS INSTALLED.
2. Notwithstanding what is shown on approved drawing 04 A the canopies are NOT approved.
3. BEFORE THE HANGING SIGN IS INSTALLED, specification details of the bracket fixing, including colour shall be submitted for prior approval in writing by the Planning Authority.

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

Reason(s):

1. In the interests of visual amenity, to ensure the repair of the existing wall frontage with appropriate traditional materials is carried out to safeguard the character and appearance of this Category C Listed Building before adding a new wall fixture.
2. In order to clarify the full extent of the approved works.
3. In the interests of visual amenity; to ensure the proposed development does not detract or damage the character and appearance of this Category C Listed Building.

Ward: St. Andrews
Proposal: Listed Building Consent for internal alterations, re-painting shopfront windows and entrance door and installation of new signage
Location: 183 South Street St Andrews Fife KY16 9EE
Applicant: Mrs Carina Metayer-Nuebert Kinfern Kincaple St Andrews UK KY16 9SH
Agent: GARY PATERSON 14 Sandylands Road Cupar United Kingdom KY15 5JS

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. All existing holes on the shopfront shall be filled in using a suitably coloured traditional lime mortar mix consisting of lime and aggregate (no cement) to match the colour of the existing stonework, a specification for which shall be submitted to this Planning Authority for prior approval in writing, BEFORE THE PROJECTING SIGN IS INSTALLED.
2. Notwithstanding what is shown on approved drawing 04 B the canopies and external displays are NOT approved.
3. WITHIN 3 MONTHS OF THE DATE OF THIS DECISION NOTICE, the metal fixtures painted Lakeland Green associated with the old canopy fixtures on the shop frontage shall be re-painted in a matt colour which closely matches the colour of the existing stonework and thereafter be maintained.
4. BEFORE THE HANGING SIGN IS INSTALLED, specification details of the bracket fixing, including its colour 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 this Planning Authority.

Reason(s):

1. In the interests of visual amenity, to ensure the repair of the existing wall frontage with appropriate traditional materials is carried out to safeguard the character and appearance of this Category C Listed Building before adding a new wall fixture.
2. In order to clarify the full extent of the approved works.
3. In the interests of visual amenity; to ensure the proposed colour finishes do not detract from the colour and appearance of this Category C Listed Building.
4. In the interests of visual amenity; to ensure the proposed development does not detract or damage the character and appearance of this Category C Listed Building.

Ward: St. Andrews
Proposal: Alterations to dwellinghouse including pitch roof over existing, formation of bay window and alterations to existing garage including formation of bay window
Location: 1 The Pleasance Strathkinness Fife KY16 9SD
Applicant: Mr T Burley & Ms R Maitland 1 The Pleasance Strathkinness Fife KY16 9SD
Agent: Richard Taylor King James VI Business Centre Friarton Rd Perth UK PH2 8DY

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. BEFORE ANY WORK STARTS ON SITE, full specification details, including colour, of the following external finishes shall be submitted for PRIOR approval in writing by this Planning Authority.
 - Standing seam zinc roof and roof skew to cottage
 - Timber cladding to roof and walls of garden office

Thereafter the development shall be carried out in accordance with the detailed finishes approved unless changes are subsequently agreed in writing with this Planning Authority.
2. BEFORE THE DEVELOPMENT IS OCCUPIED, 2 off-street parking spaces shall be provided within the curtilage of the garden office in accordance with the current Fife Council Transportation Development Guidelines and shall thereafter be maintained and kept available as such 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 of the area.
2. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.

129 **Application No:** 21/01122/FULL

Date Decision Issued: 25/06/2021

Ward: St. Andrews

Proposal: Installation of replacement windows, doors and tiles

Location: Buchanan Building Union Street St Andrews Fife KY16 9PH

Applicant: Mr Stewart King Estates Department Woodburn Place Woodburn Place St Andrews United Kingdom KY16 8LA

Agent: Building Consultancy Avison Young Sutherland House 149 St Vincent Street Glasgow Scotland G2 5NW

Application Permitted - no conditions

Ward: St. Andrews

Proposal: Two storey extension to dwellinghouse and erection of domestic outbuilding

Location: 26 Church Road Strathkinness Fife KY16 9XR

Applicant: Mr Andrew Oxley 26 Church Road Strathkinnes Scotland KY16 9XR

Agent: Craig Murray 56 Harris Road Carnoustie Scotland DD7 7NS

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. BEFORE ANY WORK STARTS ON SITE, full specification details, including colour, of all the proposed external finishes shall be submitted for PRIOR approval in writing by this Planning Authority.

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

2. The self-contained garden building accommodation hereby approved shall only be used as domestic accommodation ancillary to the main dwellinghouse and not as a separate dwellinghouse. Furthermore the building shall not be used, let or rented or otherwise disposed of other than as part of the existing dwellinghouse.
3. BEFORE THE DEVELOPMENT IS OCCUPED, 3 off-street parking spaces shall be provided within the curtilage of the site in accordance with the current Fife Council Transportation Development Guidelines and shall thereafter be maintained and kept available as such 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 of the area.
2. In order to retain full control over the development and to avoid the creation of an additional separate dwellinghouse.
3. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.

131 **Application No:** 21/01281/FULL

Date Decision Issued: 28/06/2021

Ward: St. Andrews

Proposal: Conversion of integral garage to form habitable accommodation

Location: 6 Provost Niven Close St Andrews Fife KY16 9BL

Applicant: Dr Alistair Dorward 6 Provost Niven Close S Andrews Scotland PA16 9BL

Agent:

Application Refused

Reason(s):

1. In the interests of road safety; the loss of the garage would result in a shortfall in parking provision for the site which would not comply with Fife Council Development Guidelines Parking Standards and this would exacerbate the demands placed on the limited off street parking facilities within the forecourt which in turn would impact on the existing parking problems on Argyle Street, to the detriment of road safety and as such would be contrary to Policies 1 and 3 of the Adopted FIFEplan (2017).

Ward: St. Andrews
Proposal: Erection of dwellinghouse and associated access (demolition of existing dwellinghouse)
Location: Westfield Cottage Denhead St Andrews Fife KY16 8PB
Applicant: Mr Robert Thurston Hatton Law House Leven Fife Scotland KY8 5QD
Agent: Greig Mathieson Scotframe Inverurie Business Park Souterford Avenue Inverurie Scotland AB51 0ZJ

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. Prior to the occupation of the dwellinghouse hereby approved, there shall be 3 No. off street parking spaces provided for the 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.
2. Prior to occupation of the dwellinghouse hereby approved, visibility splays of 2m x 43m shall be provided to the North and to the South at the junction of the vehicular crossing and the 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.
3. Prior to the occupation of the dwellinghouse hereby approved, the first two metre length of the vehicular access to the rear of the public road shall be constructed in a paved material (not concrete slabs).
4. No development shall commence on site until a suitable Coal Mining Intrusive Investigation (including ground gas risk assessment) has been submitted to and approved in writing by the local planning authority. Where remedial action is recommended in the Intrusive Investigation Report, no development shall commence until a suitable Remedial Action Statement has been submitted to and approved in writing by the local planning authority. The Remedial Action Statement shall include a timetable for the implementation and completion of the approved remedial measures. Once approved, measures detailed in the Remedial Action Statement will be implemented on site, in full.

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

5. Prior to any demolition works commencing on site, full details of the bat roost mitigation measures shall be submitted for prior written approval. For the avoidance of doubt, these include the measures suggested in Section 5.4 in the approved bat report, specifically, details of the bat box and tree it shall be erected on. Once approved, the approved details shall be erected on site prior to any demolition works commencing on site and be retained for the lifetime of the development.
6. Prior to any works commencing on the construction of the new dwellinghouse, full details of the bat roost mitigation measures shall be submitted for written prior approval. For the avoidance of doubt, these include the measures suggested in Section 5.4 in the approved bat report, specifically, details of the bat slate and where it shall be located. Once approved, the approved details shall be carried out on site and be retained for the lifetime of the development.
7. The total noise from the Air Source Heat Pump, hereby approved, shall be such that any associated noise does not exceed NR 25 in bedrooms, during the night; and NR 30 during the day in all habitable rooms, when measured within any noise sensitive property, with windows open for ventilation. For the avoidance of doubt, day time shall be 0700-2300hrs and night time shall be 2300-0700hrs.

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 visibility at the junctions of the vehicular access and the public road.

3. In the interest of road safety; to ensure the provision of an adequate design layout and construction and to avoid any deleterious materials being dragged onto the public road by the vehicular movements associated with the development.
4. To ensure potential risk arising from previous land uses has been investigated and any requirement for remedial actions is suitably addressed.
5. In the interest of protecting natural heritage assets; to ensure appropriate bat mitigation measures are provided on site.
6. In the interest of protecting natural heritage assets; to ensure appropriate bat mitigation measures are provided on site.
7. In the interests of safeguarding residential amenity.

133Application No: 21/01328/FULL

Date Decision Issued: 09/07/2021

Ward: St. Andrews

Proposal: Re-painting shopfront windows and entrance door

Location: 183 South Street St Andrews Fife KY16 9EE

Applicant: Mrs Carina Metayer-Nuebert Kinfern Kincaple St Andrews United Kingdom
KY16 9SH

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. Notwithstanding what is shown on approved drawing 04 A the canopies and external displays are NOT approved.
2. WITHIN 3 MONTHS OF THE DATE OF THIS DECISION NOTICE, the metal fixtures painted Lakeland Green associated with the old canopy fixtures on the shop frontage shall be re-painted in a matt colour which closely matches the colour of the existing stonework and thereafter be maintained as such.

Reason(s):

1. In order to clarify the full extent of the approved works.
2. In the interests of visual amenity; to ensure the proposed colour finishes do not detract from the colour and appearance of this Category C Listed Building.

134 **Application No:** 21/00699/FULL

Date Decision Issued: 17/06/2021

Ward: Tay Bridgehead

Proposal: Alterations to windows and door openings, replacement rooftiles and installation of flue

Location: Seamills Cottage High Road Newport On Tay Fife DD6 8HB

Applicant: Mr John Berry Tayfield House Newport On Tay Dundee Scotland DD6 8HA

Agent: Adam Johnston Earn House Broxden Business Park Lamberkine Drive Perth Scotland PH1 1RA

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. BEFORE WORKS COMMENCE ON THE ROOF, full specification details shall be given on the height (where relevant), style, size and colour of the clay chimney can, rain cowl, flue liner and roof vents for PRIOR approval in writing from this Planning Authority.

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

Reason(s):

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

135 **Application No:** 21/00727/FULL

Date Decision Issued: 18/06/2021

Ward: Tay Bridgehead

Proposal: Siting of replacement mobile clubhouse (removal of existing clubhouse)

Location: Tayport Harbour Harbour Road Tayport Fife

Applicant: Tayport Harbour Trust Tayport Harbour Harbour Road Tayport Fife

Agent: Jon Frullani UNIT 5, DISTRICT 10, 25 GREENMARKET DUNDEE UNITED KINGDOM DD1 4QB

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. In the event that the portable mobile structure hereby approved becomes obsolete or redundant it must be removed from the harbour WITHIN 3 MONTHS of it becoming obsolete or redundant, unless otherwise agreed in writing with Fife Council as Planning Authority.

Reason(s):

1. To minimise the level of visual intrusion and ensure the reinstatement of the site to a satisfactory standard to protect the character and appearance of the Category B Listed Building.

136 **Application No:** 21/01203/FULL

Date Decision Issued: 18/06/2021

Ward: Tay Bridgehead

Proposal: Dormer extensions to front and rear of flatted dwelling

Location: 1 East Queen Street Newport On Tay Fife DD6 8AY

Applicant: Miss Jill Strachan 1 East Queen Street Newport On Tay Fife DD6 8AY

Agent:

Application Permitted - no conditions

137 **Application No:** 21/01190/FULL

Date Decision Issued: 21/06/2021

Ward: Tay Bridgehead

Proposal: Single storey extension to rear of dwellinghouse

Location: 28 River Terrace Guardbridge Fife KY16 0XA

Applicant: Mr & Mrs J Thomson 28 River Terrace Guardbridge Fife Scotland KY16 0XA

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

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. BEFORE THE EXTENSION IS BROUGHT INTO USE, the existing hit and miss timber boundary fence aligning the rear south-west boundary shall be increased in height to 2.0 metres for a length of 4.5 metres and be permanently maintained as such. The height increase shall start at the south-eastern end of the existing fence and run for 4.5 metres in a north-western direction.

Reason(s):

1. In the interests of safeguarding the privacy and amenity of the neighbouring property.

138 **Application No:** 21/00695/FULL

Date Decision Issued: 24/06/2021

Ward: Tay Bridgehead

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

Location: 28 William Street Tayport Fife DD6 9HN

Applicant: Mr Ian Cameron 28 William Street Tayport Fife Scotland DD6 9HN

Agent: Neil Cruickshank The Old School Greystone Carmyllie Arbroath, Angus
Scotland DD11 2RJ

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. FOR THE AVOIDANCE OF DOUBT, no additional windows shall be formed thereafter on the rear extension hereby approved without the express consent of the Planning Authority.
2. The pitched roof of the extension hereby approved shall be clad in natural slate.

Reason(s):

1. In the interests of safeguarding residential amenity of neighbouring property.
2. 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: Installation of ground mounted solar array
Location: Woodchipping Plant Main Street Guardbridge St Andrews Fife KY16 0UU
Applicant: Eden Campus Consultancy Ltd Estates Office Woodburn Place St Andrews
United Kingdom KY16 8LA
Agent: Lisa Proudfoot Exchange Tower 19 Canning Street Edinburgh Scotland EH3
8EG

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The development hereby approved shall be implemented in accordance with the plan(s) stamped as forming part of this permission unless a variation is required by a condition of the permission or a non-material change has been agreed in writing by Fife Council as Planning Authority.
2. NO DEVELOPMENT SHALL COMMENCE ON SITE until the risk of actual or potential land contamination at the site has been investigated and a Preliminary Risk Assessment (Phase I Desk Study) has been submitted by the developer to and approved in writing by the local planning authority. Where further investigation is recommended in the Preliminary Risk Assessment, no development shall commence until a suitable Intrusive Investigation (Phase II Investigation Report) has been submitted by the developer to and approved in writing by the local planning authority. Where remedial action is recommended in the Phase II Intrusive Investigation Report, no development shall commence until a suitable Remedial Action Statement has been submitted by the developer to and approved in writing by the local planning authority. The Remedial Action Statement shall include a timetable for the implementation and completion of the approved remedial measures and a Verification Plan specifying how, when and by whom the installation will be inspected. All land contamination reports shall be prepared in accordance with CLR11, PAN 33 and the Council's Advice for Developing Brownfield Sites in Fife documents or any subsequent revisions of those documents. Additional information can be found at www.fifedirect.org.uk/contaminatedland
3. THE SITE SHOULD NOT BE BROUGHT INTO USE UNTIL remedial action at the site has been completed in accordance with the Remedial Action Statement approved pursuant to condition 2. In the event that remedial action is unable to proceed in accordance with the approved Remedial Action Statement — or contamination not previously considered in either the Preliminary Risk Assessment or the Intrusive Investigation Report is identified or encountered on site — all work on site (save for site investigation work) shall cease immediately and the local planning authority shall be notified in writing within 2 working days. Unless otherwise agreed in writing with the local planning authority, development works shall not recommence until proposed revisions to the Remedial Action Statement have been submitted by the developer to, and approved in writing by, the local planning authority. Remedial action at the site shall thereafter be completed in accordance with the approved revised Remedial Action Statement. Following completion of any measures identified in the approved Remedial Action Statement — or any approved revised Remedial Action Statement — a Verification Report shall be submitted by the developer to the local planning authority. Unless otherwise agreed in writing with the local planning authority, no part of the site shall be brought into use until such time as the remedial measures for the whole site have been completed in accordance with the approved Remedial Action Statement — or the approved revised Remedial Action Statement — and a Verification Report in respect of those remedial measures has been submitted to and approved in writing by the local planning authority.
4. IN THE EVENT THAT CONTAMINATION IS ENCOUNTERED not identified by the developer prior to the grant of this planning permission, all development works on site (save for site investigation works) shall cease immediately and the local planning authority shall be notified in writing within 2 working days. Unless otherwise agreed in writing with the local planning authority, development work on site shall not recommence until either (a) a Remedial Action Statement has been submitted by the developer to and approved in writing by the local planning authority or (b) the local planning authority has confirmed in writing that remedial measures are not required. The Remedial Action Statement shall include a timetable for the implementation and completion of the approved remedial measures. Thereafter remedial action at the site shall be completed in accordance with the approved Remedial Action Statement. Following completion of any measures identified in the approved Remedial Action Statement, a Verification Report shall be submitted to the local planning authority. Unless otherwise agreed in writing with the local planning authority, no part of the site shall be brought into use until such time as the

remedial measures for the whole site have been completed in accordance with the approved Remedial Action Statement and a Verification Report in respect of those remedial measures has been submitted by the developer to and approved in writing by the local planning authority.

5. Construction of the development shall be carried out in accordance with the agreed Construction Environmental Management Plan (CEMP) for the complete duration of the works.
6. No HGV construction vehicles shall access the site during peak traffic times between 08.00 - 09.30 and 16:00 - 18:00 on weekdays.
7. All works on site shall be carried out in accordance with the detailed Landscape & Environmental Management Plan (LEMP) submitted by WSP Consultants as part of the planning application hereby approved. The LEMP's suite of habitat mitigation, maintenance and monitoring regime shall be considered and applied throughout the site's design, construction, operation and decommissioning phases.
8. UNLESS OTHERWISE AGREED IN WRITING BY FIFE COUNCIL AS PLANNING AUTHORITY, the following works cannot be carried out between the months of September and February inclusive: Establishment of the construction compound; Installation of site fencing, security gates, site lighting and appropriate signage across the site; Operational site remediation works; A stake out plan whereby the proposed development infrastructure is marked out using GPS; Construction of the access road.

Reason(s):

1. To ensure that the development is carried out in accordance with the approved plans unless otherwise agreed.
2. To ensure potential risk arising from previous land uses has been investigated and any requirement for remedial actions is suitably addressed.
3. To provide satisfactory verification that remedial action has been completed to the planning authority's satisfaction.
4. To ensure all contamination within the site is dealt with.
5. In the interests of the environment, road safety and to safeguard the amenity of local residents.
6. In the interest of road safety, to ensure that there is no detrimental impact on the flow of traffic during peak times.
7. To include features of biodiversity value within the site's landscape design, focus habitats and species on the Site's nature conservation interest, mitigate disturbance to wildlife and environment during all phases of the development, and maintain and monitor the site's biodiversity interest.
8. To ensure that proposed mitigation measures identified in the Habitats Regulations Assessment for the proposed development are secured to protect the qualifying species from potential disturbance arising from in-combination effects.

Ward: Tay Bridgehead
Proposal: Infrastructure works and installation of district heating network pipelines
Location: Eden Campus Main Street Guardbridge Fife KY16 0UU
Applicant: University Of St Andrews Estates Office Woodburn Place St Andrews Scotland KY16 8LA
Agent: Lisa Proudfoot Exchange Tower 19 Canning Street Edinburgh Scotland EH3 8EG

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. Throughout the duration of the construction period, the prevention and control measures to minimise or prevent the disturbance or spread of asbestos identified in section 7 of the ERS 'CAR-Soil Assessment and Plan of Works' (30th June 2021) document shall be complied with in full.
2. The developer shall secure the implementation of an archaeological watching brief, to be carried out by an archaeologist/archaeological organisation approved by the Planning Authority, during development work. The retained archaeologist/archaeological organisation shall be afforded access at all reasonable times to observe work in progress, record, and recover items of interest and finds. Notification of the commencement date, site contact person and name of archaeologist/archaeological organisation retained by the developer shall be submitted in writing not less than 14 days before development commences.
3. The pipeline shall be positioned as shown on the plans approved as part of this planning permission. Micrositing is permitted within the redline boundary however before any deviation from the approved plans is undertaken, full details of the new position shall be submitted to Fife Council as planning authority for written approval.

Reason(s):

1. To ensure the site is free of contamination.
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. To allow flexibility in the position of the pipeline and to ensure that amenity and environmental assets are protected.

141 **Application No:** 21/01078/FULL **Date Decision Issued:** 15/06/2021

Ward: West Fife And Coastal Villages

Proposal: One and half storey extension to existing garage

Location: 2 New Row Lane Kincardine Alloa Fife FK10 4PR

Applicant: Mr A Dougan 2 New Row Lane Kincardine FK10 4PR

Agent: Mark Tomkinson Office 29, Alloa Business Ctr Whins Rd Alloa
Clackmannanshire FK10 3SA

Application Permitted - no conditions

142Application No: 20/02892/FULL

Date Decision Issued: 25/06/2021

Ward: West Fife And Coastal Villages

Proposal: Change of use from domestic outbuildings to form wedding/events venue (Sui Generis) (in retrospect)

Location: Windmill Cottage Craigflower Dunfermline Fife KY12 8LN

Applicant: Mr Alan Roberts Windmill Cottage Windmill Cottage Crombie Fife KY12 8LN

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

Application Permitted - no conditions

143 **Application No:** 21/01163/LBC

Date Decision Issued: 25/06/2021

Ward: West Fife And Coastal Villages

Proposal: Listed building consent for internal alterations to dwellinghouse (work completed)

Location: 6 Mid Causeway Culross Fife KY12 8HS

Applicant: Mr Paul Wilson 6 Mid Causeway Culross Fife KY12 8HS

Agent: Stewart Kemp 4 Towerview Court Auchtermuchty Cupar Fife KY14 7AN

Application Permitted - no conditions

144 **Application No:** 21/01029/FULL

Date Decision Issued: 28/06/2021

Ward: West Fife And Coastal Villages

Proposal: Change of use of part of park/playing field to community market

Location: Village Green Balgownie West Culross Fife

Applicant: Mrs Lynne Nelson Blair Mains Culross Dunfermline, Fife Scotland KY12 8JW

Agent:

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. The use of the site as community market hereby permitted shall be discontinued no later than 24th June 2024.
2. The use of the site as a market including set up and operation is restricted to Thursdays, Fridays, Saturdays and Sundays only between the hours of 12:00 hours and 17:00 hours, during the period of 1st of April to the 30th of September in each calendar year. All market stalls are to be removed from the site by 17:00 hours on the days of operation.

Reason(s):

1. To review the use of the village market on the open space.
2. To manage the continued use of the site as open space.

145Application No: 21/01666/FULL

Date Decision Issued: 29/06/2021

Ward: West Fife And Coastal Villages

Proposal: Single storey extension to side of dwellinghouse

Location: East Grange Lodge Shiresmill Blairhall Dunfermline Fife KY12 9PY

Applicant: Mr Craig Campbell East Grange Lodge Blairhall Blairhall Dunfermline United Kingdom KY12 9PY

Agent: GREIG STRANG 1 Coats Crescent Alloa uk FK10 2AQ

Application Permitted - no conditions

Ward: West Fife And Coastal Villages

Proposal: Change of use from garden ground and agricultural land to allow siting of holiday glamping pods (3 units) with associated parking

Location: Meadow View Hillend Saline Dunfermline Fife KY12 9TD

Applicant: Mr Raymond Nicol Meadowview Hillend Saline Scotland KY12 9TD

Agent: Chuanne Simon 237 Baldridgeburn Dunfermline UK KY12 9EG

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. Prior to the glamping pod business use commencing, details of a turning area for a car shall be submitted to and approved by the planning authority. Thereafter, the turning area shall be implemented prior to the operation of the site and retained through 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.

147 **Application No:** 21/00435/FULL

Date Decision Issued: 02/07/2021

Ward: West Fife And Coastal Villages

Proposal: Change of use of part of dwellinghouse (Class 9) to Cafe (Class 3)

Location: Dunimarle Castle Balgownie West Culross Dunfermline Fife KY12 8JN

Applicant: Mr Salim Mohamed Dunimarle Castle Dunimarle Culross Scotland KY12 8JN

Agent: David Johnson 20 Torphichen Street Edinburgh Scotland EH3 8JB

Application Permitted - no conditions

148 **Application No:** 21/00540/LBC

Date Decision Issued: 02/07/2021

Ward: West Fife And Coastal Villages

Proposal: Listed Building Consent for internal alterations to form cafe (class 3)

Location: Dunimarle Castle Balgownie West Culross Dunfermline Fife KY12 8JN

Applicant: Mr Salim Mohamed Dunimarle Castle Balgownie Culross Scotland KY12 8JN

Agent: DAVID JOHNSON 20 Torphichen Street Edinburgh Scotland EH3 8JB

Application Permitted - no conditions

149 **Application No:** 21/00809/FULL

Date Decision Issued: 02/07/2021

Ward: West Fife And Coastal Villages

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

Location: 1 Pitdinnie Avenue Cairneyhill Fife KY12 8BP

Applicant: Mr And Mrs Alan McDonough 1 Pitdinnie Avenue Cairneyhill Scotland KY12 8BP

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

Application Permitted - no conditions

Ward: West Fife And Coastal Villages

Proposal: Erection of log cabin for holiday accommodation with associated infrastructure and access (Section 42 application to remove condition 2 of 20/00381/FULL which ties the sale and lease of the holiday accommodation to Wester Bonhard dwellinghouse)

Location: Wester Bonhard Bonhard Road Carnock Fife KY12 9JD

Applicant: Mr Ewan Mitchell Wester Bonhard Farmhouse Wester Bonhard Road Carnock Dunfermline United Kingdom KY12 9JD

Agent: Ed Dalton 2 Montague Mews Leet Haugh Coldstream United Kingdom TD12 4FE

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. THE LOG CABIN HEREBY APPROVED, shall be used as holiday accommodation only, shall not be sold or let as a permanent dwellinghouse and shall not be occupied for a continual period of more than 12 continuous weeks in any calendar year.
2. BEFORE ANY WORKS COMMENCE ON SITE, detailed samples of the colour of all proposed external finishes shall be submitted for approval in writing by this Planning Authority. Thereafter, the approved colours shall be implemented in full within 6 months of the date of occupation of the holiday accommodation and shall thereafter be retained and maintained for the lifetime of the development.
3. PRIOR TO THE OCCUPATION OF THE HOLIDAY ACCOMMODATION HEREBY APPROVED, there shall be provided within the curtilage of the site a turning area for a car. The turning area shall be formed outwith the parking areas and shall be retained through the lifetime of the development.
4. PRIOR TO THE OCCUPATION OF THE HOLIDAY ACCOMMODATION HEREBY APPROVED, visibility splays 2.4m x 43m shall be provided and maintained clear of all obstructions exceeding 1 metre in height above the adjoining road channel level, at the junction of the vehicular access and the public road, in accordance with the current Fife Council Transportation Development Guidelines. The visibility splays shall be retained for the lifetime of the development.
5. PRIOR TO THE OCCUPATION OF THE HOLIDAY ACCOMMODATION HEREBY APPROVED, there shall be provided within the curtilage of the site 2 parking spaces for vehicles in accordance with current Fife Council Transportation Development Guidelines. The parking spaces shall be retained for the lifetime of the development.

Reason(s):

1. In order to ensure that proper control is retained over the development and that the site does not form permanent residential accommodation.
2. In the interests of visual amenity; to ensure that the external finishing materials are appropriate to the character of the area.
3. In the interest of road safety; to ensure that all vehicles taking access to and egress from the site can do so in a forward gear.
4. In the interest of road safety; to ensure the provision of adequate visibility at road junctions etc.
5. In the interest of road safety; to ensure the provision of adequate off-street parking facilities.

151 **Application No:** 21/01246/FULL

Date Decision Issued: 05/07/2021

Ward: West Fife And Coastal Villages

Proposal: Erection of boundary fence (retrospective)

Location: 52 Oaklea Saline Dunfermline Fife KY12 9TP

Applicant: Mr John Crossett 52 Oaklea Saline Dunfermline Fife KY12 9TP

Agent:

Application Permitted - no conditions

152Application No: 21/01350/FULL

Date Decision Issued: 05/07/2021

Ward: West Fife And Coastal Villages

Proposal: Single storey extension to rear of dwellinghouse

Location: 12 Parkland Grove Comrie Dunfermline Fife KY12 9XW

Applicant: Mr & Mrs Sutton 12 Parkland Grove Comrie Dunfermline Fife KY12 9XW

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

Application Permitted - no conditions

153 **Application No:** 21/01576/APN

Date Decision Issued: 07/07/2021

Ward: West Fife And Coastal Villages

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

Location: Land At Glassiebarns Craiguscar Road Milesmark Fife

Applicant: Mr Hamish Irvine Craiguscar Farm Craiguscar Road Dunfermline United Kingdom KY12 9HT

Agent: Steve Raine 13A Park Lane Haddington United Kingdom EH41 4EH

Application Permitted - no conditions

154 **Application No:** 20/02077/FULL

Date Decision Issued: 09/07/2021

Ward: West Fife And Coastal Villages

Proposal: Extension to waste management shed (in retrospect)

Location: Fife Council Environmental Services Lochhead Landfill Site North Of Wellwood
Dunfermline Fife KY12 0RX

Applicant: Mr John Conaghan Lochhead Landfill Site Off A823 Wellwood Scotland KY12
0RX

Agent: Morag Eaton No.50 Stirling Business Centre Wellgreen Stirling Scotland FK8
2DZ

Application Permitted - no conditions

Ward: West Fife And Coastal Villages
Proposal: Change of use from non-use to residential; alterations and extension to dwellinghouse and conversion of outbuilding (Section 42 to vary wording of condition 2 of 06/01862/WFULL to remove restriction on use of domestic outbuildings)
Location: Windmill Cottage Craigflower Dunfermline Fife KY12 8LN
Applicant: Mr Alan Roberts Windmill Cottage Windmill Cottage Craigflower Crombie Fife KY12 8LN
Agent: Linda Duff - Pitreavie Drive Pitreavie Business Park Dunfermline United Kingdom KY11 8UH

Application Permitted with Conditions

Approve subject to the following condition(s):-

1. For the avoidance of doubt, mono block paving shall not be used to surface any parking areas or driveways within the site
2. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(Scotland) Order, 1992 (or any Order revoking and re-enacting that Order) no development within Classes 1 to 6 shall be undertaken without the express prior consent of this Planning Authority.

Reason(s):

1. In the interests of visual amenity, to ensure that the finishing materials are appropriate to the character of the area.
2. In the opinion of this Planning Authority the additional degree of planning control is necessary due to the special character of the layout and the need to prevent uncontrolled site coverage.