



DEVELOPMENT SERVICES

George Walker Building Design Services
41 Woodlands Bank
Dalgety Bay
KY11 9SX

Direct Line: Kevin Treadwell
01383 609441
Email: Kevin.Treadwell@fife.gov.uk

Your Ref:

Our Ref: 07/03971/WFULL

Date: 7th January 2008

Dear Sir/Madam

APPLICATION NO.: 07/03971/WFULL
PROPOSAL: DEMOLITION OF EXISTING DWELLINGHOUSE AND
ERECTION OF 15 FLATTED DWELLINGS INCLUDING
ASSOCIATED CAR PARKING AND LANDSCAPING
ADDRESS: HILLPARK HOUSE 37 TOWNHILL ROAD
DUNFERMLINE FIFE

I refer to your client's current application for the above.

I understand from your client that the existing dwellinghouse is structurally unsound and this is the justification for the demolition. In this regard, I would be pleased to receive a report justifying the proposed demolition of the existing dwellinghouse.

I look forward to hearing from you.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Treadwell".

Kevin Treadwell
Planner
Development Promotion & Design

NEW CITY HOUSE
1 EDGAR STREET
DUNFERMLINE FIFE KY12 7EP
KEITH WINTER Head of Service

TELEPHONE 01383 609120

To: Development Service Manager (West)
 Fife Council
 New City House
 1 Edgar Street
 DUNFERMLINE
 KY12 7EP

FIFE COUNCIL		DEVELOPMENT SERVICES	FROM:
To.....	For/ACTION/REPLY/INFO	FDS:	
Rec'd	OBS/CTEE/SV	RESPONSE	
Monitor YES/NO	19 FEB 2008	----- days	

Transportation Services
 Fife Council
 New City House
 1 Edgar Street
 DUNFERMLINE
 KY12 7EP

Proposal: Demolition of Existing Dwellinghouse and Erection of
 15 Flatted Dwellings Including Associated Parking at
 Note: Hillpark House
 37 Townhill Road
 Dunfermline

App No: 07/03971/WFULL

File Reference: 07/03971

Transportation Ref: AF / T5/W/2

Date: 19 February 2008

Ask for: Andy Forrester Ext 5316

Map Ref 22	Construction Consent Required YES/NO	Road Bond Required YES/NO	Footway Crossing Permit Required YES/NO	OUTLINE DETAIL
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I have examined the above application and would comment as follows:

- 1) I have no objections to approval being granted.
- 2) I have no objections to approval being granted subject to the conditions listed below.
- 3) The application should be refused for the reasons given below.

This response supersedes my previous recommendation for refusal dated 16th January 2008 and is based on the revised layout shown on Drawing No. 07/463/06A.

I would welcome the imposition of the following conditions on the planning consent.

1. The new vehicular crossing of the footway shall be constructed in accordance with the current Fife Council Transportation Development Guidelines and to the satisfaction of the Senior Manager, Transportation Services. These works shall include the provision of adequate vertical curves to ensure sufficient ground clearance for vehicles taking access to and egress from the site.
2. The two existing vehicular crossings of the footway shall be reconstructed back to footway, in accordance with the current Fife Council Transportation Development Guidelines and to the satisfaction of the Senior Manager, Transportation Services.
3. The construction and delineation of the parking, manoeuvring, servicing, turning and access driveway areas shall be to the satisfaction of the Development Manager (Development Services).
4. Visibility splays 2.5m x 40m shall be provided and maintained clear of all obstructions exceeding one metre in height above the adjoining road channel level (to a point 1 metre out from the road channel in the oncoming direction)*, at the junction of the access to the site and Methven Drive, in accordance with the current Fife Council Transportation Development Guidelines.
5. A 2.4m x 60m visibility splay in the South direction shall be provided and maintained clear of all obstructions exceeding 0.75 metres** in height above the adjoining road channel level, at the junction of Methven Drive and Townhill Road, in accordance with the current Fife Council Transportation Development Guidelines.

6. There shall be provided within the curtilage of the site 2 No off-street parking spaces per flat, in accordance with the current Fife Council Transportation Development Guidelines. These spaces shall be for communal use and shall be retained for the lifetime of the development.

Reasons: In the Interests of Road Safety

- 1, 2 & 3. To ensure the provision of an adequate construction and ground clearance for vehicles.
- 4 & 5. To ensure the provision of adequate visibility splays at road junctions etc.
6. To ensure the provision of adequate off-street parking facilities.

Note/

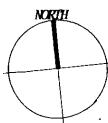
1. The revised layout shown on Drawing No. 07/463/06A indicates the provision of 2.5m x 40m visibility splays in both directions at the junction of the access to the site and Methven Drive.
*Due to the width of Methven Drive, I am prepared to accept the oncoming visibility splay being provided to a point 1 metre out from the nearside road channel in the oncoming direction.
2. **The 0.75 metre height for obstructions within the 2.4m x 60m splay in the South direction at Methven Drive's junction with Townhill Road is necessary, due to the gradient of Townhill Road in this direction. This splay can be provided if the existing boundary wall is lowered.
3. Condition 1 is necessary due to the camber of Methven Drive. The works to provide adequate ground clearance for vehicles shall be constructed as part of the applicant's footway crossing permit.

NB

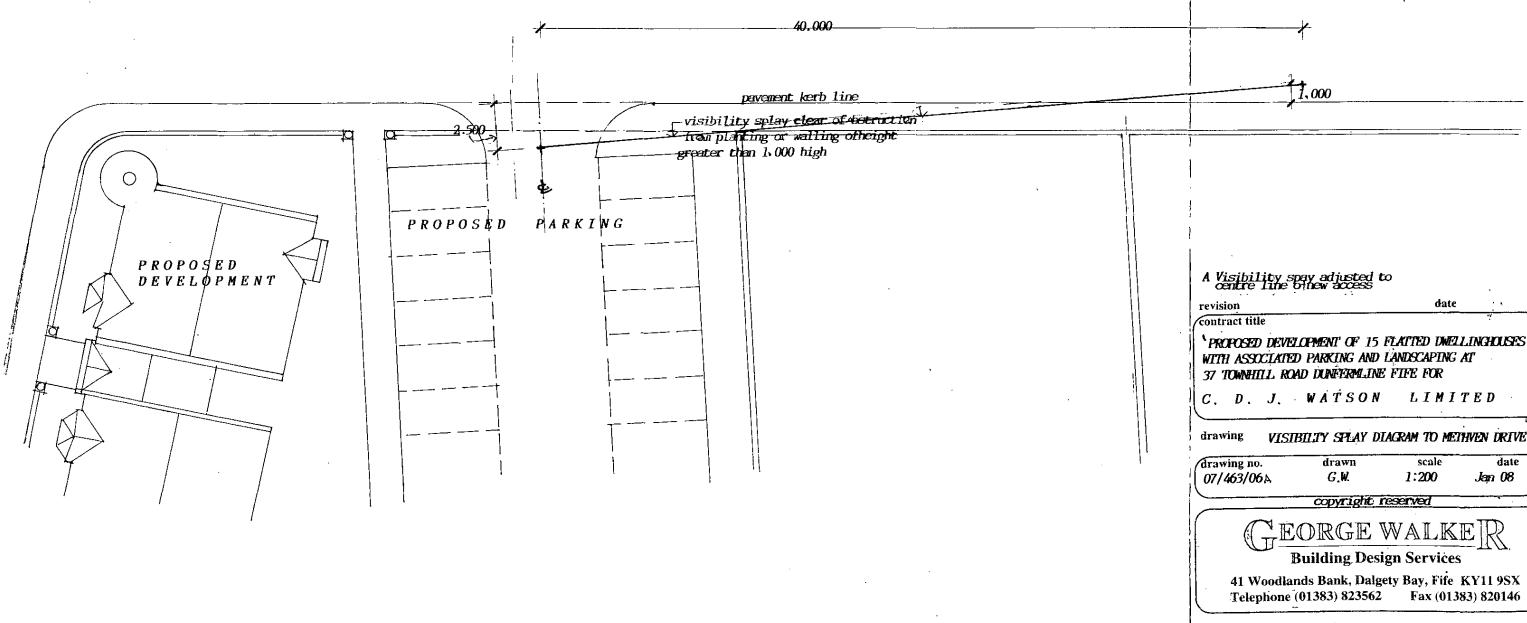
SENIOR MANAGER

W

I HEREBY CERTIFY THAT THIS IS A TRUE COPY
OF THE PLAN REFERRED TO IN THE APPLICATION
FOR PLANNING CONSENT DATED 11/07/05
SIGNED *[Signature]*



METHVEN DRIVE



Tree Surgeons

Lesson 1: Basics

Conclusions

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Tel: (01383) 478899

Fax: (01383) 428800

$$S_1 = \{2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30\}$$

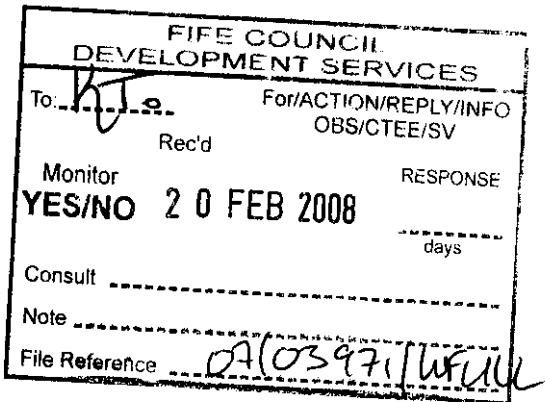
1100-1101

卷之三

Tel: (01592) 651331

Page (01392) 551925

25th October, 2007



Dear

Please receive our recommendations and quotation for tree work as requested.

Site: 37 Townhill Road, Dunfermline

The 4 x large mature Poplar trees are leaning dangerously towards the house and over a path. I would recommend felling as these trees are very brittle and unsafe.

Cost to fell and remove all arisings would be £900.00 + VAT

I would be pleased to discuss or clarify any detail.

Yours sincerely

pp

**Richard Pert
Plummer Brothers**

UPDATE COMMITTEE

From: Carole Fosset
To: Kevin Treadwell
Date: 10/04/2008 11:54:43
Subject: Revised Affordable Housing contribution for planning application ref: 07/03971/WFULL

Kevin,

The planning application ref: 07/03971/WFULL is for 15 flats at Hillpark House, 37 Townhill Road, Dunfermline. The initial affordable housing contribution required was a commuted sum of £131,250.

After the request of the developer, we have instructed a report from the District Valuer. Following the conclusions from the DV, the Commuted Sum in lieu of Affordable Housing contribution has now been revised to £75,000, to reflect the style and location of the proposed development.

Thanks for informing the developer regarding this decision.

Regards,

Carole

Carole Fosset
Housing Project Officer
Housing services
Rothesay House, Rothesay Place, Glenrothes KY7 5PQ
Tel: 08451 555555 ext 440992

From: Avril Graham
To: Kevin Treadwell
Date: 16/04/2008 13:54:05
Subject: Re: St Columba's and St Margaret's

07/03971/WTULL

Kevin

Thanks for your email.

At present we don't operate dual catchment arrangements for Roman Catholic schools. If a pupil of the roman catholic faith could not get into their catchment school and they wish to go to a school providing roman catholic provision, we would have to provide transport to the nearest roman catholic school.

For primary this could be in the next town but for secondary it becomes more complicated as the nearest secondary school to St Columbas is situated in Kirkcaldy.

Parents would have the choice of the catchment non-denominational school but if their decision was for a roman catholic school, the Council would have to comply.

Hope this helps.

Avril
>>> Kevin Treadwell 15/04/2008 15:32 >>>
Hi Avril,

Could you please confirm whether a dual catchment arrangement is in place for the above to schools similar to Bellyeoman?

If not, could you confirm whether it would be feasible to expand these schools to accomodate any additional pupils?

Thanks in advance.

Cheers,

Kevin Treadwell
Lead Officer
Development Promotion and Design