

Date: 19 June 2025
Our Ref: 6329/JN
Your Ref: 100716909-001

Planning Services
Fife Council
Fife House
North Street
GLENROTHES
KY7 5LT

Dear Sirs

Erection of Amenity Building with Cafe and Bar Facilities (Class 3), Formation of Outdoor Seating Area and Replacement Car Parking at Falside Mill, Kingsbarns

We enclose a planning application for the above proposal on behalf of David and Alyson Burns. We would advise that the statutory application fee of £714 will be paid under separate cover by the applicant.

Falside Mill is located to the south east of Boarhills and is an established event venue for weddings, functions and celebrations. In March 2025, planning permission was granted to form a small holiday caravan site to provide on-site accommodation for guests attending weddings and other functions at the steading (Ref. 24/02799/FULL). This development is currently being built out and is anticipated to be operational later this year. As the event venue has on average 3 weddings or functions each week, there is a need a quick turnaround of the self catering caravans therefore the proposed building's main function is to provide laundry facilities as well as a manager's office for guests checking in. The design of the building also incorporates a small Class 3 cafe and licensed facilities to compliment the event venue's facilities as well as providing food and drink to guests staying within the self catering caravans. A limited amount of outdoor seating, when weather permitted, is also proposed to further compliment the venue's facilities.

The amenity building is proposed to be located on a portion of land that currently comprises on site parking for the venue. As such, part of the proposals include the provision of replacement car parking spaces to ensure there are no net loss of existing parking spaces as a result of the development. The proposals would redesign the existing car park to provide 42 spaces with an area of land on the north side of the existing car used to accommodate an additional 30 spaces to provide a total of 72 on-site parking spaces which replicates the parking provision approved as part of the planning permission Ref. 18/03514/FULL.

The design of the building is high quality, incorporating timber and pantiles to fit in with the local vernacular. The building will also incorporate sustainable design with solar panels on the roof and air source heat pumps. The scale of the building is small and is in keeping with the scale of the overall venue. The building is not located within a prominent location within the site and visually, would be read as part of the existing venue and consented holiday caravan site therefore not introducing visual spread within the landscape. The additional car parking area would be an extension of the existing parking and therefore reduce its visual impact upon the surrounding landscape.

The proposals are designed to provide additional facilities to the established event's venue and therefore further increase its success benefitting both the local economy and employment opportunities within the site and local area. The proposed facilities are similar to a recent planning approval (23/01859/FULL) which provided small scale food and drink facilities which again complimented an existing tourist destination and it is considered that the merits of these current proposals mirror this development.

The proposals are not of a size that they would introduce an additional level of noise and disturbance and as noted are to compliment an existing venue and associated on-site guest accommodation rather than being a new venture and it is therefore unlikely that they would have any impact upon the existing amenities of the area.

In light of the above, it is considered that the proposals would compliment an existing and successful business. The proposed building is of a suitable scale and within a location that minimises any visual impact as well as being of a high quality, sustainable design fully in keeping with the rural area.

We trust that the foregoing and the associated submitted documentation and plans are satisfactory to allow this application to be formerly registered in early course. Should the Council require any further information or wish to discuss any aspect of this application, please do not hesitate to contact us.

Yours faithfully

JOE NARSAPUR

Encl