



Fife Council  
Economy, Planning and Employability Services  
Kingdom House  
Kingdom Avenue  
Glenrothes  
KY7 5LY

13 October 2023

Dear Sir / Madam

CHANGE OF USE OF UNIT FROM TRAMPOLINE CENTRE (CLASS 11) TO COMPARISON (NON-FOOD) RETAIL AND ANCILLARY (FOOD / NON-FOOD) RETAIL OF WHICH NOT MORE THAN 100 SQUARE METRES NET RETAIL FLOORSPACE SHALL BE FOR RETAIL SALE OF FOOD (ALL CLASS 1) AND INSTALLATION OF ACCESS RAMP.  
UNITS 2-3, PENTLAND PARK, GLENROTHES, FIFE KY6 2AL.

On behalf of our clients, Sackville UK Property Select III Nominee (3) Limited and Sackville UK Property Select III Nominee (4) Limited, we are pleased to submit a planning application for a change of use of Units 2-3, Pentland Park Glenrothes Fife KY6 2AL ('the Site').

This application seeks permission for:

“Change of use of unit from Class 11 Assembly and Leisure (Trampoline Centre) to Class 1 comparison (non-food) Retail and ancillary (food / non-food) retail of which not more than 100 square metres net retail floorspace shall be for Retail sale of food (all Class 1).”

The proposed change of use is sought to allow occupation of the unit by an existing retailer (Poundstretcher), who currently occupy Unit 6 within the wider Saltire Retail Park.

This planning application submission comprises the following:

Document	Prepared By
Application Forms and Certificates	Progress Planning Consultancy
Planning Statement (inc. Sequential / Town Centre First Assessment)	Progress Planning Consultancy



Drawing Title	Reference No.
Site Location Plan	G222158-D09-01
Site Block Plan	G222192-D09-02
As Existing Ground Floor Plan	G222158-A01-01-A
As Proposed Ground Floor Plan	G222158-A02-01-D
As Existing First Floor Plan	G222158-A01-02
As Proposed First Floor Plan	G222158-A02-02
As Proposed Elevations Plan	G222158-B02-01-C
As Existing Elevations strip out works	G222158-B03-01-A
As Existing Sections Plan	G222158-C01-01
As Proposed Sections Plan	G222158-C02-01

This planning application represents a revised application for development of the same character or description as a previously determined application (Ref. 23/01247/FULL). Accordingly, no application fee is due as part of this revised application submission.

Application 23/01247/FULL was refused on 28 August for the following reason:

“In the interests of avoiding the unjustified direction of non-bulky / DIY retail floorspace away from Glenrothes town centre; the submitted Town Centre First Assessment having failed to adequately address availability, suitability and viability, particularly in respect of alternatives within Glenrothes town centre's Kingdom Centre; with a view to ensuring such retail floorspace supports the vibrancy, health and resilience of the town centre as a place to enjoy and visit, being a location for such floorspace more accessible by and better supporting sustainable transport modes than Saltire Retail Park; consistent with adopted National Planning Framework 4 (2023) Policies 27 City, Town, Local and Commercial Centres, 28 Retail and 13 Sustainable Transport and adopted FIFEplan Fife Local Development Plan (2017) Policies 1: Development Principles and 6: Town Centres First.”

In light of this reason for refusal the application proposals have not altered from the previous application, instead the Town Centre First Assessment has been updated to provide a more detailed consideration of those alternative sites with the Kingdom Centre identified by the Council, to justify the proposed development.

We trust you find this in order and hope that you are able register and validate the application at your earliest opportunity. In the meantime, if you have any queries or required any additional information to support the application please contact me directly on 07850 655937.

Yours sincerely,



**Chris Gardner**

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