



## DECISION NOTICE FULL PLANNING PERMISSION

Fife Council, in exercise of its powers under the Town and Country Planning (Scotland) Act 1997, as amended by the Planning etc. (Scotland) Act 2006 **GRANTS PLANNING PERMISSION** for the particulars specified below

**Application No:** 21/03195/FULL  
**Proposal:** Erection of workshop/studio (demolition of existing garage)  
**Address:** Building At East End Of The Temple Lower Largo Fife

You are legally required to fully comply with all the particulars as set out in the terms of this decision notice. The plans and any other submissions which form part of this Decision notice are as shown as 'Approved' for application reference 21/03195/FULL on Fife Council's Planning Applications Online.

### CONDITIONS

1. The development hereby approved shall only be used as a workshop/studio and for the avoidance of doubt the building shall not be used as a dwellinghouse or flat.

Reason: In order to retain full control over the development and to avoid the creation of an additional permanent dwellinghouse.

2. The Right of Way to the south of the application site shall be kept open throughout the duration of constructions works and thereafter unless otherwise agreed in writing with the Council as Planning Authority.

Reason: To ensure access along the Right of Way adjoining the site is not adversely affected by construction works.

3. IN THE EVENT THAT CONTAMINATION NOT 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

Dated:19th January 2022

Chris Smith  
For Head of Planning Services  
Fife Council

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

### **REASON(S) FOR MAKING THIS DECISION**

The reason(s) why the Council made this decision are: -

The proposal is considered acceptable in terms of design, detailing and choice of materials; and would protect and enhance the character and appearance of this property and surrounding area. It is considered, in this instance, that the proposal complies with the adopted FIFEplan (2017).

### **PLANS**

The plan(s) and other submissions which form part of this decision are: -

<b>Reference</b>	<b>Plan Description</b>
01	Location Plan
02	Topographic Site Plan
03	Site Layout
04	Existing Elevations
05	Floor Plan Proposed
06	Floor Plan Proposed
07	Floor Plan Proposed
08	Roof Plan
09	Proposed Elevations
10	Proposed Elevations
11	Proposed Elevations
12	Proposed Elevations
13	Sectional Details
14	Design and/or Access Statement
15	Block Plan
16	Low Carbon Sustainability Checklist
17	Flood Risk Assessment
18	SUDs and Flood Risk Assessment Certs
19	Drainage Plan
20	Additional Information
21	SUDs and Flood Risk Assessment Certs
22	SUDs and Flood Risk Assessment Certs

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## IMPORTANT NOTES ABOUT THIS DECISION

**IT IS YOUR RESPONSIBILITY TO ENSURE THAT ALL WORKS AUTHORISED BY THIS DECISION ARE CARRIED OUT STRICTLY IN ACCORDANCE WITH ALL OF THE CONDITIONS AND SPECIFICATIONS OF THE DECISION NOTICE, INCLUDING THESE NOTES.**

### DURATION

This permission will lapse 3 years from the date of this decision, unless there is a specific condition relating to the duration of the permission or development has commenced by that date.

### COMMENCEMENT/COMPLETION OF DEVELOPMENT

Prior to the development hereby approved commencing on site, you are required to submit written notification to Fife Council as Planning Authority of the intended date of commencement of the development (form attached), which for the avoidance of doubt shall not commence until this notification has been agreed in writing by this Council. On completion of the development, you are also required to submit written notification to this Council of this as soon as practicably possible.

### COALFIELD STANDING ADVICE - DEVELOPMENT LOW RISK AREA

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:

[www.gov.uk/government/organisations/the-coal-authority](http://www.gov.uk/government/organisations/the-coal-authority)

### LOCAL REVIEW

If you are not satisfied with the condition(s) imposed by the Council you may request a review of the decision by the Council's Local Review Body. The local review should be made in accordance with section 43A of the Town and Country Planning (Scotland) Act 1997 as amended by the Planning etc (Scotland) Act 2006 by notice sent within three months of the date specified on this notice. Please note that this date cannot be extended. The appropriate forms can be found following the links at [www.fifedirect.org.uk/planning](http://www.fifedirect.org.uk/planning). Completed forms should be sent to:

**Fife Council, Committee Services, Corporate Services Directorate  
Fife House  
North Street  
Glenrothes, Fife  
KY7 5LT**

**or emailed to [local.review@fife.gov.uk](mailto:local.review@fife.gov.uk)**

**LAND NOT CAPABLE OF BENEFICIAL USE**

If permission to develop land is refused or granted subject to conditions, whether by the Planning Authority or by the Scottish Minister, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he/she may serve on the Planning Authority a purchase notice requiring the purchase of his/her interest in the land in accordance with Part V Town and Country Planning (Scotland) Act, 1997.

**ENFORCEMENT**

Failure to carry out development in accordance with the approved details or to comply with any conditions on this decision notice may result in enforcement action being taken.

## USEFUL GUIDANCE

### BUILDING WARRANT

This permission does not exempt you from obtaining a Building Warrant under the Building (Scotland) Acts. For further information, please contact 03451 55 11 22.

### FIFE COUNCIL LAND, ROADS AND FOOTPATHS

The consent of Fife Council as the landowner may be required where development is on Council owned land, or where access is required over adopted roads and/or footpaths.

### AVOIDING DANGER FROM UNDERGROUND SERVICES

Freephone Dial-Before-You-Dig, Susiephone No. 08000 231 251 or email [dialbeforeyoudig@susiephone.co.uk](mailto:dialbeforeyoudig@susiephone.co.uk) . If you require any more information about Susiephone then please contact Susiephone Ltd, PO Box 12891, Loanhead, EH20 9WU.

### ROADS CONSTRUCTION CONSENT

This permission does not exempt you from obtaining a Roads Construction Consent under the Roads Scotland Act 1984. For further information please contact: Fife Council, Transportation and Environmental Services

### ADVICE FROM SCOTTISH WATER

The issue of a Building Warrant or Planning Permission does not cover aspects of the works for which separate approval is required from Scottish Water (SW). As Fife Council notifies SW of **all** applications which are approved, applicants should be aware that inspection of work which is not approved in advance by SW is often inconvenient and may result in the applicant incurring additional expense to remedy work undertaken incorrectly.

**Please  
contact:**

Scottish Water  
6 Castle Drive  
Dunfermline, Fife  
KY11 8GG

Tel: 0845 601 8855

Email: [customer.service@scottishwater.co.uk](mailto:customer.service@scottishwater.co.uk)