



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: 21/01087/FULL
Proposal: Formation of public garden including installation of information board, seating, statue and paved area and lowering of existing stone wall (renewal of Planning Permission 17/04088/FULL)
Address: Garden 1 Greyfriars Garden St Andrews 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 21/01087/FULL on Fife Council's Planning Applications Online.

CONDITIONS

1. BEFORE ANY WORK STARTS ON SITE, details of the specification and colour of the proposed external finishes including the paving stones, seats, plaques, planters and statue shall be submitted for approval in writing by this Planning Authority.

Reason: In the interests of visual amenity; to ensure that the external finishing materials are appropriate to the character of the Conservation Area.

2. BEFORE ANY WORK STARTS ON SITE, details of the finish of the lowered wall hereby approved shall be submitted for the prior written approval of Fife Council as Planning Authority. FOR THE AVOIDANCE OF DOUBT, the coping stones that adorn the top of the section of wall that is to be removed shall be reused to finish the new lowered wall.

Reason: In the interests of visual amenity; to ensure that the external finishing materials are appropriate to the character of the Conservation Area.

3. BEFORE ANY WORKS START ON SITE, a scheme of landscaping indicating the siting, numbers, species and heights (at time of planting) of all trees, shrubs and hedges to be planted, and the extent and profile of any areas of earthmounding, shall be submitted for approval in writing by this Planning Authority. The scheme as approved shall be implemented within the first planting season following the completion or occupation of the development, whichever is the sooner.

Reason: In the interests of visual amenity and to ensure a satisfactory standard of local environmental quality.

4. BEFORE ANY WORKS START ON SITE, details of the future management and aftercare of the public garden hereby approved shall be submitted for approval in writing by this Planning Authority. Thereafter the management and aftercare shall be carried out in accordance with these approved details.

Dated: 27th May 2021

Chris Smith
For Head of Planning Services
Fife Council

Reason: BEFORE ANY WORKS START ON SITE, details of the future management and aftercare of the public garden hereby approved shall be submitted for approval in writing by this Planning Authority. Thereafter the management and aftercare shall be carried out in accordance with these approved details.

REASON(S) FOR MAKING THIS DECISION

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

The proposal is seen as acceptable in meeting the relevant Development Plan policy and other relevant guidance. Further to this, it is considered that the proposal would enhance the character and appearance of the Conservation Area. As a result the application is recommended for approval subject to appropriate conditions.

PLANS

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

Reference	Plan Description
01	Location Plan
02	Existing various eg elevation, floor etc
03	Proposed various - elevation, floor etc

Dated:27th May 2021

Chris Smith
For Head of Planning Services
Fife Council

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.

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. 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

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. 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