

Agenda Item 5 (1)

**5A BRAEHEAD, ST. MONANS.
*REF. 11/03241/FULL***

**NOTICE OF REVIEW
(submitted by applicant)**



Enterprise, Planning and Protective Services, Forth House Abbotshall Road Kirkcaldy KY1 1RU

Tel: 08451 55 11 22

Fax: 01592 583199

Email: development.central@fife.gov.uk

Planning Department

Applications cannot be validated until all necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 000030826-001

The online ref number is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the Planning Authority about this application.

Applicant or Agent Details

Are you an applicant, or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

Applicant Agent

Agent Details

Please enter Agent details

Company/Organisation:

Ref. Number:

First Name: *

Last Name: *

Telephone Number: *

Extension Number:

Mobile Number:

Fax Number:

Email Address: *

You must enter a Building Name or Number, or both:*

Building Name:

Building Number:

Address 1 (Street): *

Address 2:

Town/City: *

Country: *

Postcode: *

Is the applicant an individual or an organisation/corporate entity? *

Individual Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title: *	<input type="text" value="Mr"/>
Other Title:	<input type="text"/>
First Name: *	<input type="text" value="Henry"/>
Last Name: *	<input type="text" value="Guthrie"/>
Company/Organisation:	<input type="text"/>
Telephone Number:	<input type="text"/>
Extension Number:	<input type="text"/>
Mobile Number:	<input type="text"/>
Fax Number:	<input type="text"/>
Email Address:	<input type="text"/>

You must enter a Building Name or Number, or both:*

Building Name:	<input type="text"/>
Building Number:	<input type="text" value="5a"/>
Address 1 (Street): *	<input type="text" value="Braehead"/>
Address 2:	<input type="text"/>
Town/City: *	<input type="text" value="St Monans"/>
Country: *	<input type="text" value="Anstruther"/>
Postcode: *	<input type="text" value="KY10 2AW"/>

Site Address Details

Full postal address of the site (including postcode where available):

Address 1:	<input type="text" value="5A BRAEHEAD"/>	Address 5:	<input type="text"/>
Address 2:	<input type="text" value="ST MONANS"/>	Town/City/Settlement:	<input type="text" value="ANSTRUTHER"/>
Address 3:	<input type="text"/>	Post Code:	<input type="text" value="KY10 2AW"/>
Address 4:	<input type="text"/>		

Please identify/describe the location of the site or sites.

Northing	<input type="text" value="701762"/>	Easting	<input type="text" value="352566"/>
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Description of the Proposal

Please provide a description of the proposal to which your review relates. The description should be the same as given in the application form, or as amended with the agreement of the planning authority: *
(Max 500 characters)

Please see supporting documents. Following visit from planning officer all plans have been revised. Original decision letter attracts objection letter. The matter was supposed to have been raised at the community council meeting. No one who attended the meeting knew of the application. No minutes were taken at the meeting to confirm it had even been discussed. Full documentation is available from Mr Guthrie.

Type of Application

What type of application did you submit to the planning authority? *

- Application for planning permission (including householder application but excluding application to work minerals).
- Application for planning permission in principle.
- Further application.
- Application for approval of matters specified in conditions.

What does your review relate to? *

- Refusal Notice.
- Grant of permission with Conditions imposed.
- No decision reached within the prescribed period (two months after validation date) – deemed refusal.

Statement of reasons for seeking review

You must state in full, why you are seeking a review of the planning authority's decision (or failure to make a decision). Your statement must set out all matters you consider require to be taken into account in determining your review. If necessary this can be provided as a separate document in the 'Supporting Documents' section: * (Max 500 characters)

Note: you are unlikely to have a further opportunity to add to your statement of appeal at a later date, so it is essential that you produce all of the information you want the decision-maker to take into account.

You should not however raise any new matter which was not before the planning authority at the time it decided your application (or at the time of expiry of the period of determination), unless you can demonstrate that the new matter could not have been raised before that time or that it not being raised before that time is a consequence of exceptional circumstances.

Please see supporting documents. Following visit from planning officer all plans have been revised. Original decision letter attracts objection letter. The matter was supposed to have been raised at the community council meeting. No one who attended the meeting knew of the application. No minutes were taken at the meeting to confirm it had even been discussed. Full documentation is available from Mr Guthrie.

Have you raised any matters which were not before the appointed officer at the time the determination on your application was made? *

Yes No

If yes, you should explain in the box below, why you are raising the new matter, why it was not raised with the appointed officer before your application was determined and why you consider it should now be considered in your review: * (Max 500 characters)

Please see supporting documents. Following visit from planning officer all plans have been revised. Original decision letter attracts objection letter. The matter was supposed to have been raised at the community council meeting. No one who attended the meeting knew of the application. No minutes were taken at the meeting to confirm it had even been discussed. Full documentation is available from Mr Guthrie.

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review. You can attach these documents electronically later in the process: * (Max 500 characters)

letter of refusal, location plan, existing design & access statement, block plan proposal revised, pictures, block plan revised & proposal

Application Details

Please provide details of the application and decision.

What is the application reference number? *

11/03241/full

What date was the application submitted to the planning authority? *

17/06/11

Has a decision been made by the planning authority? *

Yes No

What date was the decision issued by the planning authority? *

10/08/11

Review Procedure

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Can this review continue to a conclusion, in your opinion, based on a review of the relevant information provided by yourself and other parties only, without any further procedures? For example, written submission, hearing session, site inspection. *

Yes No

Please indicate what procedure (or combination of procedures) you think is most appropriate for the handling of your review. You may select more than one option if you wish the review to be conducted by a combination of procedures.

Please select a further procedure *

Inspection of the land subject of the appeal. (Further details below are not required)

Please explain in detail in your own words why this further procedure is required and the matters set out in your statement of appeal it will deal with? * (Max 500 characters)

Mr Guthrie would like an opportunity to be involved with this process- especially since he has information relating to the community council meeting. Also a site visit would be helpful
An submission was made in error in October 2011. this should have been the appeal submission. Appeal submission was then made against wrong decision. This is the appeal against the original decision.

In the event that the Local Review Body appointed to consider your application decides to inspect the site, in your opinion:

Can the site be clearly seen from a road or public land? *

Yes No

Is it possible for the site to be accessed safely and without barriers to entry? *

Yes No

Checklist - Application for Notice of Review

Please complete the following checklist to make sure you have provided all the necessary information in support of your appeal. Failure to submit all this information may result in your appeal being deemed invalid.

Have you provided the name and address of the applicant? * Yes No

Have you provided the date and reference number of the application which is the subject of this review? * Yes No

If you are the agent, acting on behalf of the applicant, have you provided details of your name and address and indicated whether any notice or correspondence required in connection with the review should be sent to you or the applicant? *

Yes No N/A

Have you provided a statement setting out your reasons for requiring a review and by what procedure (or combination of procedures) you wish the review to be conducted? *

Yes No

Note: You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. You may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

Please attach a copy of all documents, material and evidence which you intend to rely on (e.g. plans and drawings) which are now the subject of this review *

Yes No

Note: Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice (if any) from the earlier consent.

Declare - Notice of Review

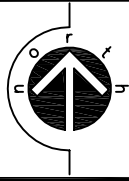
I/We the applicant/agent certify that this is an application for review on the grounds stated.

Declaration Name: Robin Marlin

Declaration Date: 09/11/2011

Submission Date: 09/11/2011

1:1250 (A4)



**PLANNING
LOCATION PLAN**



OS license Number: 100047474

GRP Canopies PLC

Canopy House, Ramsay Street, Coalsnaughton, Clackmannanshire, FK13 6LH

PLANNING - 14.06.2011

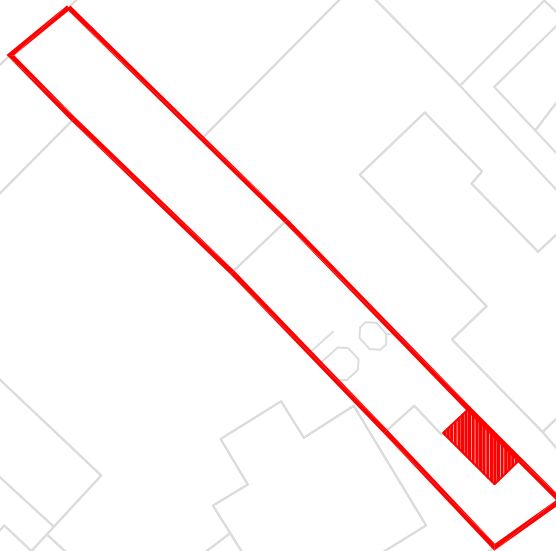
e: mail@123v.com w: www.123v.com t: 01259 753800

1:500 (A4)



PLANNING

BLOCK PLAN PROPOSED



OS license Number: 100047474

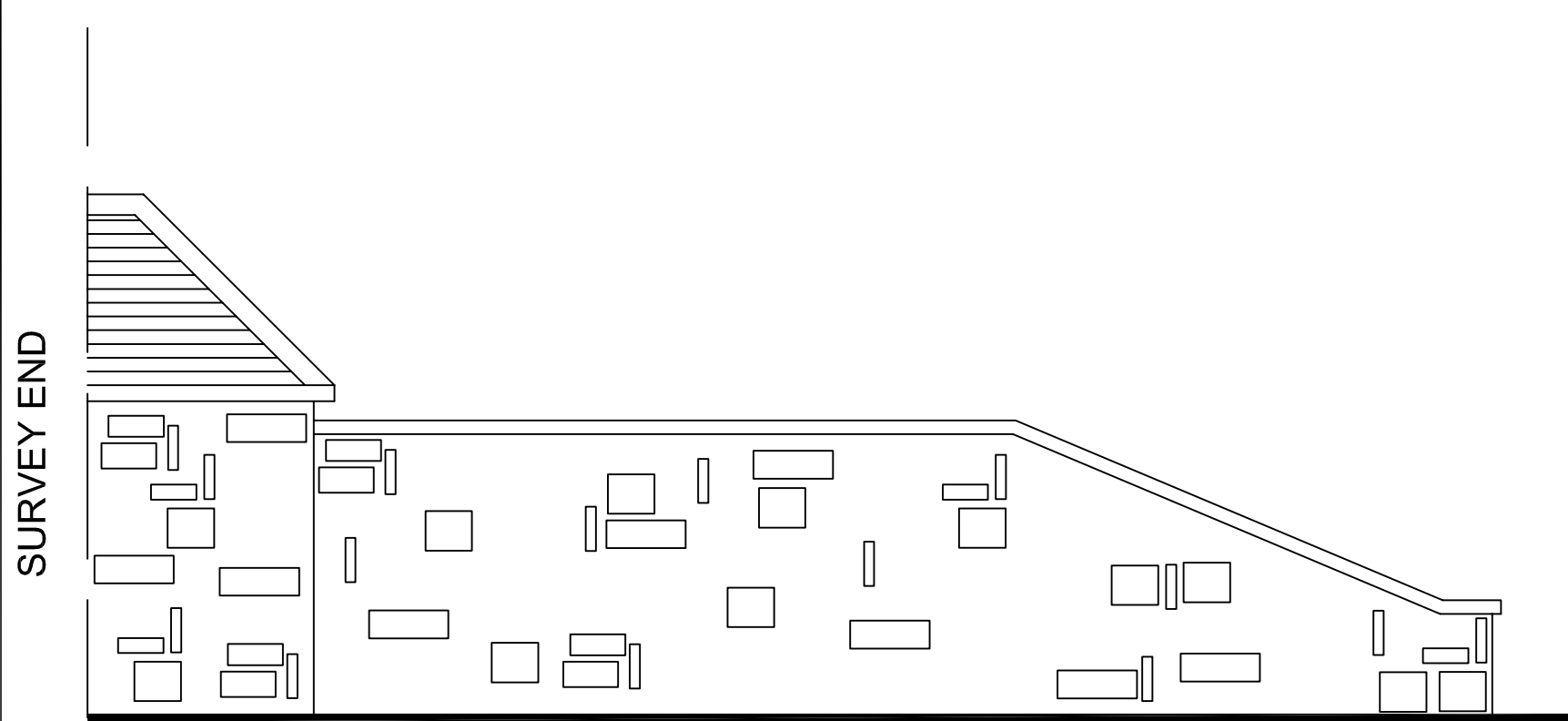
GRP Canopies PLC

Canopy House, Ramsay Street, Coalsnaughton, Clackmannanshire, FK13 6LH

PLANNING - 14.06.2011

e: mail@123v.com w: www.123v.com t: 01259 753800

35260

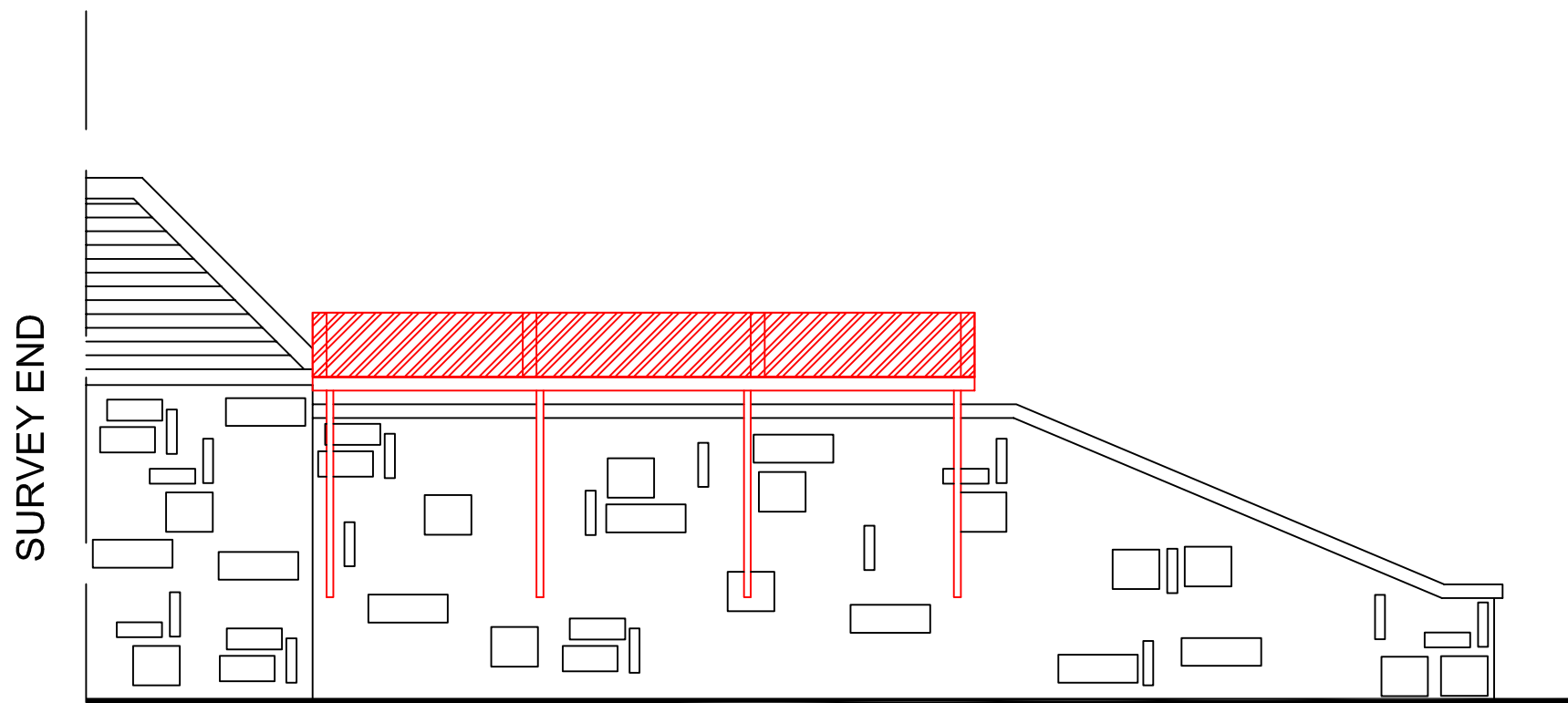


SIDE AS PROPOSED

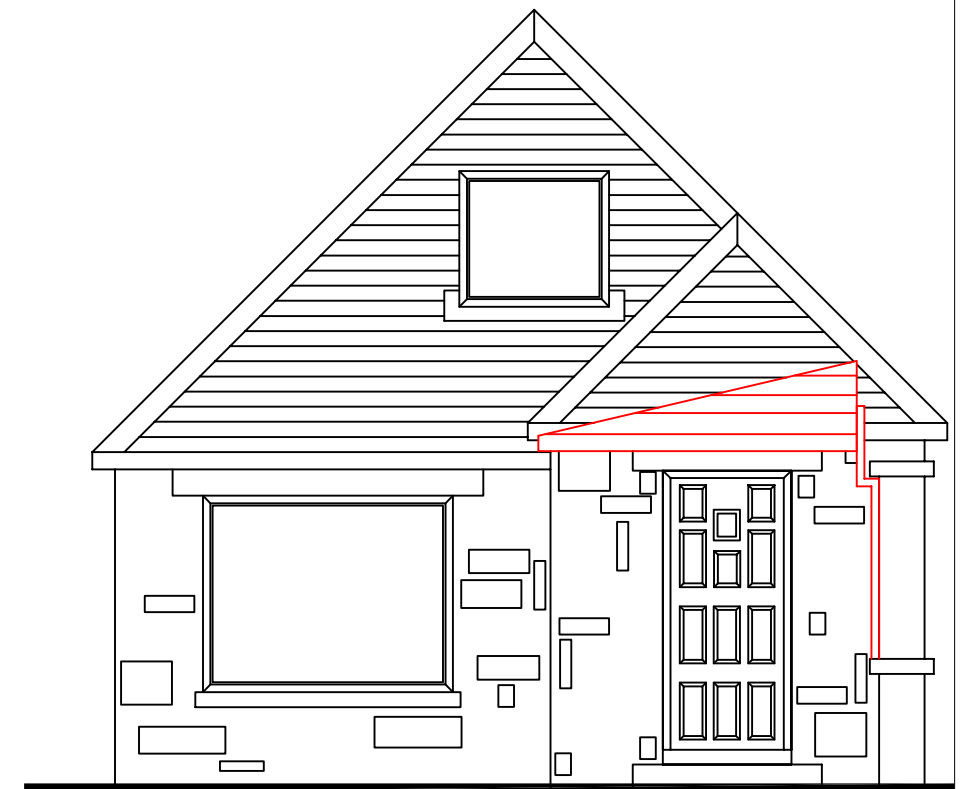


ELEVATION AS EXISTING

DRAWING	MR GUTHRIE				1:50 @ A3		GRP Canopies PLC Canopy House, Ramsay Street, Coalsnaughton, Clackmannanshire, FK13 6LH
DRAWN	MMCL	DATE	30.03.2011	REF	DWG: 001 REV: B	PLANNING	
							e: mail@123v.com w: www.123v.com t: 01259 753800



SIDE AS PROPOSED



ELEVATION AS PROPOSED

DRAWING	MR GUTHRIE				1:50 @ A3	GRP Canopies PLC Canopy House, Ramsay Street, Coalsnaughton, Clackmannanshire, FK13 6LH
DRAWN	MMCL	DATE	30.03.2011	REF	DWG: 002 REV: B	PLANNING
						e: mail@123v.com w: www.123v.com t: 01259 753800



DRAWING	MR GUTHRIE				GRP Canopies PLC Canopy House, Ramsay Street, Coalsnaughton, Clackmannanshire, FK13 6LH	
DRAWN	MMCL	DATE	30.03.2011	REF	DWG: 003 REV: B	PLANNING
						e: mail@123v.com w: www.123v.com t: 01259 753800

Enterprise and Protective Services

Julia Gray
08451 55 11 22
development.central@fife.gov.uk

Your Ref:
Our Ref: 11/03241/FULL

Date 10th August 2011

Mark McLean
GRP Canopies PLC
Canopy House
Ramsay Street
Coalsnaughton
FK13 6LH

Dear Sir/Madam

Application No: 11/03241/FULL
Proposal: Erection of car port to front of dwellinghouse
Address: 5A Braehead St Monans Anstruther Fife

Please find enclosed a copy of Fife Council's decision notice indicating refusal of your application. Reasons for this decision are given, and the accompanying notes explain how to begin the appeal procedure should you wish to follow that course.

Should you require clarification of any matters in connection with this decision please get in touch with me.

Yours faithfully,

Julia Gray, Planning Assistant, Development Management

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RECEIVED 17 AUG 2011

IMPORTANT NOTES ABOUT THIS DECISION

LOCAL REVIEW

If you are not satisfied with this decision 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, Standards and Governance, POS

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.