
**Please find attached additional papers in respect of
Items 5, 6 and 7 on the agenda for the above meeting**

5.	Consider request for review of refusal of application in Principle for erection of dwellinghouse, formation of new access and associated work on Plot 1, site adjacent to Stroma, Charlesfield Industrial Estate, St Boswells - 21/00839/PPP and 21/00022/RREF (Pages 3 - 10)
6.	Consider request for review of refusal of application in Principle for Erection of dwellinghouse, formation of new access and associated work on Plot 2, Land South of the Bungalow, Charlesfield, St Boswells - 21/00840/PPP and 21/00023/RREF (Pages 11 - 18)
7.	Consider request for review of refusal of application for Alterations and extension to dwellinghouse at Whinfield, Chesters Brae, Chesters, Hawick - 21/00074/FUL and 21/00024/RREF (Pages 19 - 28)

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TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997

Town and Country Planning (General Development Procedure) (Scotland) Order 1992

Application for Outline Planning Permission

Reference: 98/00845/OUT

To : Charlesfield Farms Ltd per Edwin Thompson & Co 81 High Street Galashiels TD1 1RZ

With reference to your application received on 1st July 1998 for outline planning permission under the Town and Country Planning (Scotland) Act 1997 for the following development :-

Proposal : Erection of dwellinghouse

at : Plot 1, Site Adjacent Grieve's Bungalow, Charlesfield St. Boswells Melrose Roxburghshire

the Scottish Borders Council hereby refuse outline planning permission for the reason(s) stated on the attached schedule.

Dated 21st September 1998
Planning and Development Department
Council Headquarters
Newtown St Boswells
MELROSE
TD6 0SA

Signed

Head of Development Control

Assistant

Application reference : 98/00845/OUT

REASONS FOR REFUSAL

1. The proposed development would be contrary to Policies 7 and 8 of the Ettrick and Lauderdale Local Plan in that it would constitute ribbon development outwith the existing building group at Charlesfield and an inappropriate form and scale of addition to the original building group.

FOR THE INFORMATION OF THE APPLICANT

If the applicant is aggrieved by the decision of the Planning Authority, an appeal may be made to the Secretary of State under section 47 of the Town and Country Planning (Scotland) Act 1997, within six months from the date of this notice. The appeal should be addressed to the Chief Reporter, Scottish Office Inquiry Reporter's Unit, 2 Green Side Lane, Edinburgh, EH1 3AG.

If permission to develop land is refused or granted subject to conditions, whether by the Planning Authority or by the Secretary of State, 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, the owner may serve on the Planning Authority a purchase notice requiring the purchase of his interest in the land in accordance with the provisions of Part V of the Town and Country Planning (Scotland) Act, 1997.

SCOTTISH BORDERS COUNCIL

EILDON AREA COMMITTEE

21 SEPTEMBER 1998

APPLICATION FOR PLANNING PERMISSION

ITEM:	REFERENCE NUMBERS:	a) 98/00844/OUT, b) 98/00845/OUT c) 98/00846/OUT
OFFICER:	Mr C Johnston	
LOCAL MEMBER:	Councillor C Riddell-Carre	
PROPOSAL:	Erection of dwellinghouse	
SITES:	a) Site Adjacent Allesudden Charlesfield St. Boswells b) Plot 1, Site Adjacent Grieve's Bungalow, Charlesfield St. Boswells c) Plot 2, Site Adjacent Grieve's Bungalow, Charlesfield St. Boswells	
APPLICANT:	Charlesfield Farms Ltd	
AGENT:	Edwin Thompson & Co	

SITE AND APPLICATION DESCRIPTION :

These three applications are for single houses on plots of land at Charlesfield near the Industrial Estate. There are six existing houses on the public road to the north of Charlesfield Industrial Estate. Two of the houses are proposed to the east of these houses and the other is proposed on the west. The applications can be summarised as follows;

98/00844/OUT - This house will be located on the western end of the row of existing houses and is bounded by the Charlesfield access road on the north and west boundaries. Access to the plot is via an existing access to the semi-detached block immediately to the east, the road being continued to the rear of these semis to serve the plot. The proposal will require the relocation of an overhead line.

98/00845/OUT - This house will be located immediately to the east of the existing houses and will be served by an access onto the main road to the north.

98/00846/OUT - This house will be to the east of proposal 98/00845/OUT and will also be served by the same mutual access onto the main road to the north. It is proposed to plant a strip of amenity woodland on the eastern boundary to protect the residential amenity from the industrial use.

All the sites are currently fields used for grazing and are allocated for industrial use in the local plan. The applicant feels industrial development on this land would be impractical and undesirable as it would conflict with existing residential use, access for industrial purposes is not practical and, as the land has a significant gradient, it would pose problems to provide a level surface for industrial purposes.

PLANNING HISTORY :

Residential development in this area of land used to comprise of only the semi-detached block to the west and a single house 130 metres to the east. In 1987 a planning application was submitted for three houses between these aforementioned houses. The application was eventually approved on the grounds that this was an infill development and an acceptable addition to the existing building group. These houses have since been built.

LOCAL PLAN POLICIES :

Ettrick & Lauderdale Local Plan Policies 7, 8 & 23 apply which state :

Policy 7

Outwith the settlements identified in policies 2, 3 and 6, new housing development will be encouraged within or adjacent to the preferred building groups listed below. In addition, limited development may also be permitted within or adjacent to other building groups. All development should meet the following criteria:

1. No adverse effect on the viability of a farming unit or conflict with the operations of a working farm;
2. Satisfactory access and other road requirements;
3. Satisfactory public or private water supply and drainage facilities;
4. No adverse effect on countryside amenity, landscape or nature conservation;
5. No adverse impact on ancient monuments, archaeological sites or on gardens or designed landscapes in the Inventory of Gardens and Designed Landscapes in Scotland;
6. Appropriate siting, design and materials in accordance with Policies 62 and 63.
7. The safeguarding of known mineral resources from sterilisation unless this is acceptable following an assessment of the environmental implications.

Preferred Building Groups

Bemersyde, Clintmains, Dryburgh, Ettrick, Legerwood, Yarrow Feus.

Policy 8

Within the areas specified on the Proposals Map, there will be a presumption in favour of sensitively designed and well sited isolated housing in the countryside. Elsewhere, there will continue to be a presumption against single houses in the countryside which are not within or adjacent to existing building groups. Development will be permitted if an economic need can be clearly substantiated. Any development should meet the following criteria:

1. No adverse effect on the viability of a farming unit or conflict with the operations of a working farm;
2. Satisfactory access and other road requirements;
3. Satisfactory public or private water supply and drainage facilities;
4. No adverse effect on countryside amenity, landscape or nature conservation;
5. No adverse impact on ancient monuments, archaeological sites or on gardens or designed landscapes in the Inventory of Gardens and Designed Landscapes in Scotland;
6. Appropriate siting, design and materials in accordance with Policies 62 and 63;
7. The safeguarding of known mineral resources from sterilisation unless this is acceptable following an assessment of the environmental implications.

Policy 23

In existing industrial areas there will be a presumption in favour of industrial development and the retention of existing uses. The Regional Council will encourage firms to develop and expand in these areas.

OTHER PLANNING CONSIDERATIONS :

New Housing in the Borders Countryside Policy and Guidance Note

CONSULTATION RESPONSES :

Councillor C Riddell-Carre : No objections to all applications

Director of Technical Services : Objections to the two houses proposed to the east on the grounds that this is ribbon development in what is primarily an industrial area. Could support the proposal for the house to the west as the proposed access is via an existing access onto the main road. However, if the existing western access to Charlesfield is upgraded it is likely part of the site must be taken over by the Council for road widening purposes.

St Boswells Community Council : No objections to the applications.

East of Scotland Water : Water/sewers available.

OTHER RESPONSES :

A letter of objection has been submitted and at the objectors request it is copied in full for members attention.

PLANNING ISSUES :

The main planning issue is whether the proposals comply with the housing in the countryside policies.

ASSESSMENT OF APPLICATION :

Three houses originally existed on this stretch of land and three others were allowed on the understanding that it was infill development of an acceptable scale to the building group. The house to the west is bounded by the access road to Charlesfield and therefore is an infill site which in practice may be difficult to be served and used for industrial development. For these reasons this site is acceptable for residential development.

However, the other two sites to the east would extend the existing group along the public road, served by separate access, and would thus constitute ribbon development. Given that that the original building group comprised of three houses including a semi-detached block, it cannot be argued that this proposal which would result in an aggregate of six new houses is an acceptable addition in scale with the group.

RECOMMENDATION BY DIRECTOR OF PLANNING AND DEVELOPMENT :

I recommend

a) that application 98/00844/OUT is approved subject to the following conditions.

1. The subsequent approval by the Planning Authority of the means of access, the layout of the site, the design and siting of any buildings and the landscape treatment of the site.

Reason: Approval is in outline only.

2. The means of water supply and of both surface water and foul drainage to be submitted for the approval of the Planning Authority.

Reason: To ensure that the site is adequately serviced.

3. The proposed access to be upgraded to the satisfaction of the Planning Authority.

Reason: In the interests of road safety.

4. An area of land within the site to be earmarked to the satisfaction of the Planning Authority for a road widening scheme.

Reason: In order that the proposal does not prejudice future road widening schemes for the upgrading of the Charlesfield access.

- b) that applications reference 98/00845/OUT and 98/00846/OUT are refused for the following reason:

The proposed development would be contrary to policies 7 and 8 of the Ettrick & Lauderdale Local Plan in that it would constitute ribbon development outwith the existing building group at Charlesfield and an inappropriate form and scale of addition to the original building group.

DETAILED PLANNING CONSENT

REF E421/93

BORDERS REGIONAL COUNCIL

Town and Country Planning (Scotland) Act 1972

To Sheila A Riches per Ian D Riches 164 Haliburton Place Galashiels

With reference to your application registered on 20th October 1993 for detailed planning permission under the above mentioned Act for the following reserved matters in accordance with outline planning consent E358/91 approved 7 October 1991 viz:-

Erection of dwellinghouse

at

Plot 1, Roadside Paddock, Charlesfield St Boswells

the Borders Regional Council in exercise of their powers under the above mentioned Act hereby grant planning permission for the said development in accordance with the plan(s) docquetted as relative hereto and the particulars given in the application to comply with Section 39 of the Town and Country Planning (Scotland) Act 1972 the development to which this permission relates must be begun not later than whichever is the later of the following dates:-

- (i) the expiration of five years from the date of the original outline planning permission
- (ii) the expiration of two years from the date of this permission.

In addition, permission is subject to the attached Schedule of Conditions imposed by the Council for the reasons stated.

Dated 7th January 1994

Regional Headquarters
Newtown St Boswells
HELMUDE 746 05A

Asst. Director of Planning and Development

THIS PERMISSION DOES NOT CARRY WITH IT ANY NECESSARY CONSENT OR APPROVAL TO THE PROPOSED DEVELOPMENT UNDER THE BUILDING REGULATIONS OR OTHER STATUTORY ENACTMENTS

DETAILED PLANNING CONSENT

REF E421/93

SCHEDULE OF CONDITIONS

01

The colour of the roughcast to be agreed with the Planning Authority.

Reason: To preserve the visual amenity of the area.

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997

Town and Country Planning (General Development Procedure) (Scotland) Order 1992

Application for Outline Planning Permission

Reference: 98/00845/OUT

To : Charlesfield Farms Ltd per Edwin Thompson & Co 81 High Street Galashiels TD1 1RZ

With reference to your application received on 1st July 1998 for outline planning permission under the Town and Country Planning (Scotland) Act 1997 for the following development :-

Proposal : Erection of dwellinghouse

at : Plot 1, Site Adjacent Grieve's Bungalow, Charlesfield St. Boswells Melrose Roxburghshire

the Scottish Borders Council hereby refuse outline planning permission for the reason(s) stated on the attached schedule.

Dated 21st September 1998
Planning and Development Department
Council Headquarters
Newtown St Boswells
MELROSE
TD6 0SA

Signed

Head of Development Control

Assistant

Application reference : 98/00845/OUT

REASONS FOR REFUSAL

1. The proposed development would be contrary to Policies 7 and 8 of the Ettrick and Lauderdale Local Plan in that it would constitute ribbon development outwith the existing building group at Charlesfield and an inappropriate form and scale of addition to the original building group.

FOR THE INFORMATION OF THE APPLICANT

If the applicant is aggrieved by the decision of the Planning Authority, an appeal may be made to the Secretary of State under section 47 of the Town and Country Planning (Scotland) Act 1997, within six months from the date of this notice. The appeal should be addressed to the Chief Reporter, Scottish Office Inquiry Reporter's Unit, 2 Green Side Lane, Edinburgh, EH1 3AG.

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SCOTTISH BORDERS COUNCIL

EILDON AREA COMMITTEE

21 SEPTEMBER 1998

APPLICATION FOR PLANNING PERMISSION

ITEM:	REFERENCE NUMBERS:	a) 98/00844/OUT, b) 98/00845/OUT c) 98/00846/OUT
OFFICER:	Mr C Johnston	
LOCAL MEMBER:	Councillor C Riddell-Carre	
PROPOSAL:	Erection of dwellinghouse	
SITES:	a) Site Adjacent Allesudden Charlesfield St. Boswells b) Plot 1, Site Adjacent Grieve's Bungalow, Charlesfield St. Boswells c) Plot 2, Site Adjacent Grieve's Bungalow, Charlesfield St. Boswells	
APPLICANT:	Charlesfield Farms Ltd	
AGENT:	Edwin Thompson & Co	

SITE AND APPLICATION DESCRIPTION :

These three applications are for single houses on plots of land at Charlesfield near the Industrial Estate. There are six existing houses on the public road to the north of Charlesfield Industrial Estate. Two of the houses are proposed to the east of these houses and the other is proposed on the west. The applications can be summarised as follows;

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All the sites are currently fields used for grazing and are allocated for industrial use in the local plan. The applicant feels industrial development on this land would be impractical and undesirable as it would conflict with existing residential use, access for industrial purposes is not practical and, as the land has a significant gradient, it would pose problems to provide a level surface for industrial purposes.

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OTHER PLANNING CONSIDERATIONS :

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CONSULTATION RESPONSES :

Councillor C Riddell-Carre : No objections to all applications

Director of Technical Services : Objections to the two houses proposed to the east on the grounds that this is ribbon development in what is primarily an industrial area. Could support the proposal for the house to the west as the proposed access is via an existing access onto the main road. However, if the existing western access to Charlesfield is upgraded it is likely part of the site must be taken over by the Council for road widening purposes.

St Boswells Community Council : No objections to the applications.

East of Scotland Water : Water/sewers available.

OTHER RESPONSES :

A letter of objection has been submitted and at the objectors request it is copied in full for members attention.

PLANNING ISSUES :

The main planning issue is whether the proposals comply with the housing in the countryside policies.

ASSESSMENT OF APPLICATION :

Three houses originally existed on this stretch of land and three others were allowed on the understanding that it was infill development of an acceptable scale to the building group. The house to the west is bounded by the access road to Charlesfield and therefore is an infill site which in practice may be difficult to be served and used for industrial development. For these reasons this site is acceptable for residential development.

However, the other two sites to the east would extend the existing group along the public road, served by separate access, and would thus constitute ribbon development. Given that that the original building group comprised of three houses including a semi-detached block, it cannot be argued that this proposal which would result in an aggregate of six new houses is an acceptable addition in scale with the group.

RECOMMENDATION BY DIRECTOR OF PLANNING AND DEVELOPMENT :

I recommend

a) that application 98/00844/OUT is approved subject to the following conditions.

1. The subsequent approval by the Planning Authority of the means of access, the layout of the site, the design and siting of any buildings and the landscape treatment of the site.

Reason: Approval is in outline only.

2. The means of water supply and of both surface water and foul drainage to be submitted for the approval of the Planning Authority.

Reason: To ensure that the site is adequately serviced.

3. The proposed access to be upgraded to the satisfaction of the Planning Authority.

Reason: In the interests of road safety.

4. An area of land within the site to be earmarked to the satisfaction of the Planning Authority for a road widening scheme.

Reason: In order that the proposal does not prejudice future road widening schemes for the upgrading of the Charlesfield access.

- b) that applications reference 98/00845/OUT and 98/00846/OUT are refused for the following reason:

The proposed development would be contrary to policies 7 and 8 of the Ettrick & Lauderdale Local Plan in that it would constitute ribbon development outwith the existing building group at Charlesfield and an inappropriate form and scale of addition to the original building group.

DETAILED PLANNING CONSENT

REF E421/93

BORDERS REGIONAL COUNCIL

Town and Country Planning (Scotland) Act 1972

To Sheila A Riches per Ian D Riches 164 Haliburton Place Galashiels

With reference to your application registered on 20th October 1993 for detailed planning permission under the above mentioned Act for the following reserved matters in accordance with outline planning consent E358/91 approved 7 October 1991 viz:-

Erection of dwellinghouse

at

Plot 1, Roadside Paddock, Charlesfield St Boswells

the Borders Regional Council in exercise of their powers under the above mentioned Act hereby grant planning permission for the said development in accordance with the plan(s) docquetted as relative hereto and the particulars given in the application to comply with Section 39 of the Town and Country Planning (Scotland) Act 1972 the development to which this permission relates must be begun not later than whichever is the later of the following dates:-

- (i) the expiration of five years from the date of the original outline planning permission
- (ii) the expiration of two years from the date of this permission.

In addition, permission is subject to the attached Schedule of Conditions imposed by the Council for the reasons stated.

Dated 7th January 1994

Regional Headquarters
Newtown St Boswells
HELMUDE TUD OSA

Asst. Director of Planning and Development

THIS PERMISSION DOES NOT CARRY WITH IT ANY NECESSARY CONSENT OR APPROVAL TO THE PROPOSED DEVELOPMENT UNDER THE BUILDING REGULATIONS OR OTHER STATUTORY ENACTMENTS

DETAILED PLANNING CONSENT

REF E421/93

SCHEDULE OF CONDITIONS

01

The colour of the roughcast to be agreed with the Planning Authority.

Reason: To preserve the visual amenity of the area.

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997

Town and Country Planning (General Development Procedure) (Scotland) Order 1992

Application for Planning Permission

Reference : 0000831FUL

To : Mr & Mrs C Vose Souden View Chesters Brae Southdean Chesters Hawick

With reference to your application received on **22nd June 2000** for planning permission under the Town and Country Planning (Scotland) Act 1997 for the following development :-

Proposal : Erection of conservatory

at : Souden View Chesters Brae Southdean Chesters Hawick Roxburghshire TD9 8TQ

The Scottish Borders Council hereby **grant planning permission** in accordance with the approved plan(s) and the particulars given in the application and in accordance with Section 58 of the Town and Country Planning (Scotland) Act 1997 subject to the following condition:-

that the development to which this permission relates must be begun within five years from the date of this consent.

and subject to the conditions on the attached schedule imposed by the Council for the reasons stated

**Dated 14th August 2000
Planning and Development Department
Council Headquarters
Newtown St Boswells
MELROSE
TD6 0SA**

Signed

Head of Development Control

Assistant

[Redacted Signature]

Head of Development Control

Application reference: 00/00831/FUL

SCHEDULE OF CONDITIONS

1. Additional evergreen plantire of a species and number to be agreed with the Planning Authority, to be carried out between the proosed conservatory and the adjoining boundary within 6 months of completion of the conservatory.
Reason: To retain the amenity of adjoining residential property.

FOR THE INFORMATION OF THE APPLICANT

N.B: This permission does not include any consent, approval or licence necessary for the proposed development under the building regulations or any other statutory enactment and the development should not be commenced until all consents are obtained

If the applicant is aggrieved by the decision of the Planning Authority, an appeal may be made to the Secretary of Station under Section 47 of the Town and Country Planning (Scotland) Act 1997, within six months from the date of this notice. The appeal should be addressed to the Chief Reporter, Scottish Office Inquiry Reporter's Unit, 2 Greenside Lane, Edinburgh, EH1 3AG.

If permission to develop land is refused or granted subject to conditions, whether by the Planning Authority or by the Secretary of State, 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, the owner may serve on the Planning Authority a purchase notice requiring the purchase of his interest in the land in accordance with the provisions of Part V of the Town and Country Planning (Scotland) Act, 1997.

SCOTTISH BORDERS COUNCIL

PLANNING AND DEVELOPMENT COMMITTEE

APPLICATION FOR PLANNING PERMISSION

REF : 00/00831/FUL
APPLICANT : Mr & Mrs C Vose
AGENT :
DEVELOPMENT : Erection of conservatory
LOCATION : Souden View Chesters Brae Southdean
Chesters
Hawick
Roxburghshire
TD9 8TQ

TYPE : Full Application

Observations by Development Control Officer - Craig Miller

I have carefully looked at the impact this conservatory would have on the adjoining neighbour, and have concluded that it will be not so severe as to warrant refusal or amendment. Although coming within 2.8m of the mutual boundary, the boundary is currently well screened in the form of mixed trees and shrubs, most of them evergreen. This vegetation is within the ownership of the objector and will not be reduced as a result of the construction of the conservatory.

Nevertheless, the applicant is prepared to fill the only gap in the vegetation on his side, and subject to a condition to that effect, the application would be acceptable. The design and materials for the conservatory are in keeping with the modern architecture of the house.

Recommendation

It is recommended that the application be approved subject to the following condition(s) :-

Additional evergreen plantire of a species and number to be agreed with the Planning Authority, to be carried out between the proosed conservatory and the adjoining boundary within 6 months of completion of the conservatory.

Reason: To retain the amenity of adjoining residential property.

DELEGATED PROCEDURE

It is considered that this application can be determined in accordance with the procedure for delegation to the Chairman, the Local Member and the Head of Development Control.

(Local Member) 19/11/2000 (Date)

(Chairman) 11/08/00 (Date)

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TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1972

Town and Country Planning (General Development Procedure) (Scotland) Order 1992

Application for Planning Permission

Reference : 96/441/H

**To : Mr & Mrs C A Vose,
per C A Watts,
The Steadings, Roundabouts Farm, Chesters, Hawick, TD9 8TH**

With reference to your application received on 18th July 1996 for planning permission under the Town and Country Planning (Scotland) Act 1972 for the following development :-

Erection of dwellinghouse

at : Plot B, Chesters Brae, Chesters

the Scottish Borders Council hereby **grant planning permission** in accordance with the approved plan(s) and the particulars given in the application and in accordance with Section 38 of the Town and Country Planning (Scotland) Act 1972 subject to the following condition:-

that the development to which this permission relates must be begun within five years from the date of this consent

and subject to the conditions on the attached schedule imposed by the Council for the reasons stated.

**Dated 3rd February 1997
Planning and Development Department
Council Headquarters
Newtown St Boswells
MELROSE
TD6 OSA**

Signed

Assistant

Head of Development Control

Application reference : 96/441/H

SCHEDULE OF CONDITIONS

01

Details of boundary treatment to be agreed with the Planning Authority.

Reason: To preserve the amenity of adjoining property.

FOR THE INFORMATION OF THE APPLICANT

01

The Director of Technical Services requires that the gradient of the access ramp directly opposite the turning area be flattened to avoid sideways slip when the surface is icy, i.e. a maximum of 1 in 8.

N.B. : This permission does not include any consent, approval or licence necessary for the proposed development under the building regulations or any other statutory enactment and the development should not be commenced until all consents are obtained.

If the applicant is aggrieved by the decision of the planning authority, an appeal may be made to the Secretary of State under section 33 of the Town and Country Planning (Scotland) Act, 1972, within six months from the date of this notice. The appeal should be addressed to the Chief Reporter, Scottish Office Inquiry Reporter's Unit, 2 Greenside Lane, Edinburgh EH1 3AG.

If permission to develop land is refused or granted subject to conditions, whether by the Planning Authority or by the Secretary of State, 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, the owner may serve on the planning authority a purchase notice requiring the purchase of his interest in the land in accordance with the provisions of Part IX of the Town and Country Planning (Scotland) Act, 1972.

In certain circumstances, a claim may be made against the planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in section 158 of the Town and Country Planning (Scotland) Act, 1972.



TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1972

Town and Country Planning (General Development Procedure) (Scotland) Order 1992

Application for Planning Permission

Reference : R057/96

**To : Mr & Mrs C A Vose,
per C A Watts,
The Steadings, Roundabouts Farm, Chesters, Hawick, TD9 8TH**

With reference to your application received on **19th February 1996** for planning permission under the Town and Country Planning (Scotland) Act 1972 for the following development :-

Extension to dwellinghouse

at : Souden View, Chesters Brae, Chesters, TD9 8TH

the Scottish Borders Council hereby **grant planning permission** in accordance with the approved plan(s) and the particulars given in the application and in accordance with Section 38 of the Town and Country Planning (Scotland) Act 1972 **subject to the following condition:-**

that the development to which this permission relates must be begun within five years from the date of this consent.

**Dated 2nd May 1996
Planning and Development Department
Council Headquarters
Newtown St Boswells
MELROSE
TD6 OSA**

Signed .

Assistant

Head of Development Control

Application reference : R057/96

FOR THE INFORMATION OF THE APPLICANT

N.B. : This permission does not include any consent, approval or licence necessary for the proposed development under the building regulations or any other statutory enactment and the development should not be commenced until all consents are obtained.

FULL PLANNING CONSENT

REF R113/92

BORDERS REGIONAL COUNCIL

Town and Country Planning (Scotland) Act 1972

To Mr & Mrs C A Vose per John Sale Ltd 7 Bank Street Galashiels

With reference to your application registered on 15th April 1992 for full planning permission under the above-mentioned Act for the following development, viz:-

Erection of dwellinghouse

at

Plot A Chesters Brae Chesters Southdean

the Borders Regional Council in exercise of their powers under the above-mentioned Act hereby grant **planning permission** for the said development in accordance with the plan(s) deposited as relative hereto and the particulars given in the application. To comply with Section 38 of the Town and Country Planning (Scotland) Act 1972 the development to which this permission relates must be begun within five years from the date of this permission.

In addition, permission is subject to the attached Schedule of conditions imposed by the Council for the reasons stated.

2 + Dated: 16th June 1992

Regional Headquarters
Newtown St Boswells
MELROSE TD6 0SA

...
Director of Planning and Development

THIS PERMISSION DOES NOT CARRY WITH IT ANY NECESSARY CONSENT OR APPROVAL TO THE PROPOSED DEVELOPMENT UNDER THE BUILDING REGULATIONS OR OTHER STATUTORY ENACTMENTS

FULL PLANNING CONSENT

REF R113/92

SCHEDULE OF CONDITIONS

01

Sample panels of the external wall finish to be prepared on site for prior approval by the Planning Authority.

Reason: To safeguard the visual amenities of the area.