

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997

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

Application for Planning Permission

Reference : 07/01330/FUL

To : Mark Williams C/O Neil Williams Haulage Unit 62 Mayfield Industrial Estate Dalkeith
Midlothian

With reference to your application validated on **16th July 2007** for planning permission under the Town and Country Planning (Scotland) Act 1997 for the following development :-

Proposal : Erection of three dwellinghouses with attached garages**at : Land South East Of Heriot House Heriot Scottish Borders**


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 4th January 2008
Planning and Economic Development
Council Headquarters
Newtown St Boswells
MELROSE
TD6 0SA

Signed


d of Planning & Building Standards

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SCHEDULE OF CONDITIONS

- 1 No development to commence until the conversion of the existing buildings associated with Heriot House are fully completed in accordance with application references 06/00021/LBC and 06/00022/FUL.
Reason: To ensure compliance with the Council's Housing in the Countryside Policies.
- 2 Samples of all external materials, including the external colour of all windows, doors, pipework and gable-glazing framing shall be submitted for the approval of the planning authority before any part of the development commences.
Reason: To safeguard the visual amenity of the area and setting of the nearby Listed Building.
- 3 A landscaping scheme shall be submitted for the approval of the planning authority before the development commences, which shall include the landscape treatment of the site, planting on boundaries, grass-seeding of the site and further details of a five metre wide tree belt on the south-easterly side of the site. Once approved, the scheme shall be implemented concurrently with the development or during the next planting season thereto and retained thereafter.
Reason: To safeguard the visual amenity of the area and in order to create an edge to the group on the south-easterly side.
- 4 The means of water supply, surface water drainage and foul drainage to be agreed with the planning authority before the development commences.
Reason: To ensure the site is adequately serviced.
- 5 The access and parking areas shall be completed to the satisfaction of the planting authority before any dwellinghouse is occupied and retained thereafter.
Reason: To ensure the adequate provision of vehicular access and parking facilities.
- 6 The proposed development shall incorporate measures to maximise the efficient use of energy and resources, and the incorporation of sustainable building techniques and renewable energy technologies, in accordance with a scheme of details that shall first have been submitted to and approved in writing by the Local Planning Authority.
Reason: To ensure that the development minimises any environmental impact.
- 7 Further details of the boundary wall treatments to be submitted for the prior approval of the planning authority.
Reason: To safeguard the visual amenity of the area.
- 8 The development shall be carried out fully in accordance with the approved drawings, including surrounding ground level changes in accordance with the approved sectional drawings. The treatment of the south-east gable elevation shall be amended from that indicated on the elevational drawing so that the extent of exposed underbuilding is no greater than that identified on the north-east elevation, to the satisfaction of the planning authority.
Reason: To safeguard the visual amenity of the area.

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.

In advance of carrying out any works it is recommended that you contact Utility Bodies whose equipment or apparatus may be affected by any works you undertake. Contacts include:

Transco, Susiephone Department, 95 Kilbirnie Street, Glasgow, G5 8JD
Scottish Power, Riccarton Mains Road, Currie, Edinburgh, EH14 5AA
Scottish Water, Developer Services, 419 Balmore Road, Possilpark, Glasgow G22 6NU
British Telecom, National Notice Handling Centre, PP404B Telecom House, Trinity Street, Stoke on Trent, ST1 5ND
Scottish Borders Council, Street Lighting Section, Council HQ, Newtown St Boswells, Melrose, TD6 0SA
Cable & Wireless, 1 Dove Wynd, Strathclyde Business Park, Bellshill, ML4 3AL
BP Chemicals Ltd, PO Box 21, Bo'ness Road, Grangemouth, FK2 9XH
THUS, Susiephone Department, 4th Floor, 75 Waterloo Street, Glasgow, G2 7BD
Susiephone System – **0800 800 333**

If the applicant is aggrieved by the decision of the Planning Authority, an appeal may be made to the Scottish Ministers 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 Executive Inquiry Reporter's Unit, 4 The Courtyard, Callendar Business Park, Callendar Road, Falkirk, FK1 1XR.

If permission to develop land is refused or granted subject to conditions, whether by the Planning Authority or by the Scottish Ministers, 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.