



TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997

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

Application for Outline Planning Permission

Reference :06/00190/OUT

To : Mr And Mrs C Davies per Sidney Palmer 56 High Street Selkirk Scottish Borders TD7 4DD


With reference to your application received on **30th January 2006** for outline planning permission under the Town and Country Planning (Scotland) Act 1997 for the following development :-

Proposal : Erection of dwellinghouse

at : Land East Of Auburn Cottage Ashkirk Scottish Borders TD7 4PD

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

Dated 20th March 2006
Planning and Economic Development
Council Headquarters
Newtown St Boswells
MELROSE
TD6 0SA

Signed .  ...
Head of Planning & Building Standards

Application reference : 06/00190/OUT

REASONS FOR REFUSAL

- 1 The proposal is contrary to policies H5 and H6 of the Approved Structure Plan, policies 7 and 8 of the Ettrick and Lauderdale Local Plan 1995, and the Housing in the Borders Countryside Policy and Guidance Note in that the site lies outwith any settlement or building group and the need for the houses has not been adequately substantiated.

FOR THE INFORMATION OF THE APPLICANT

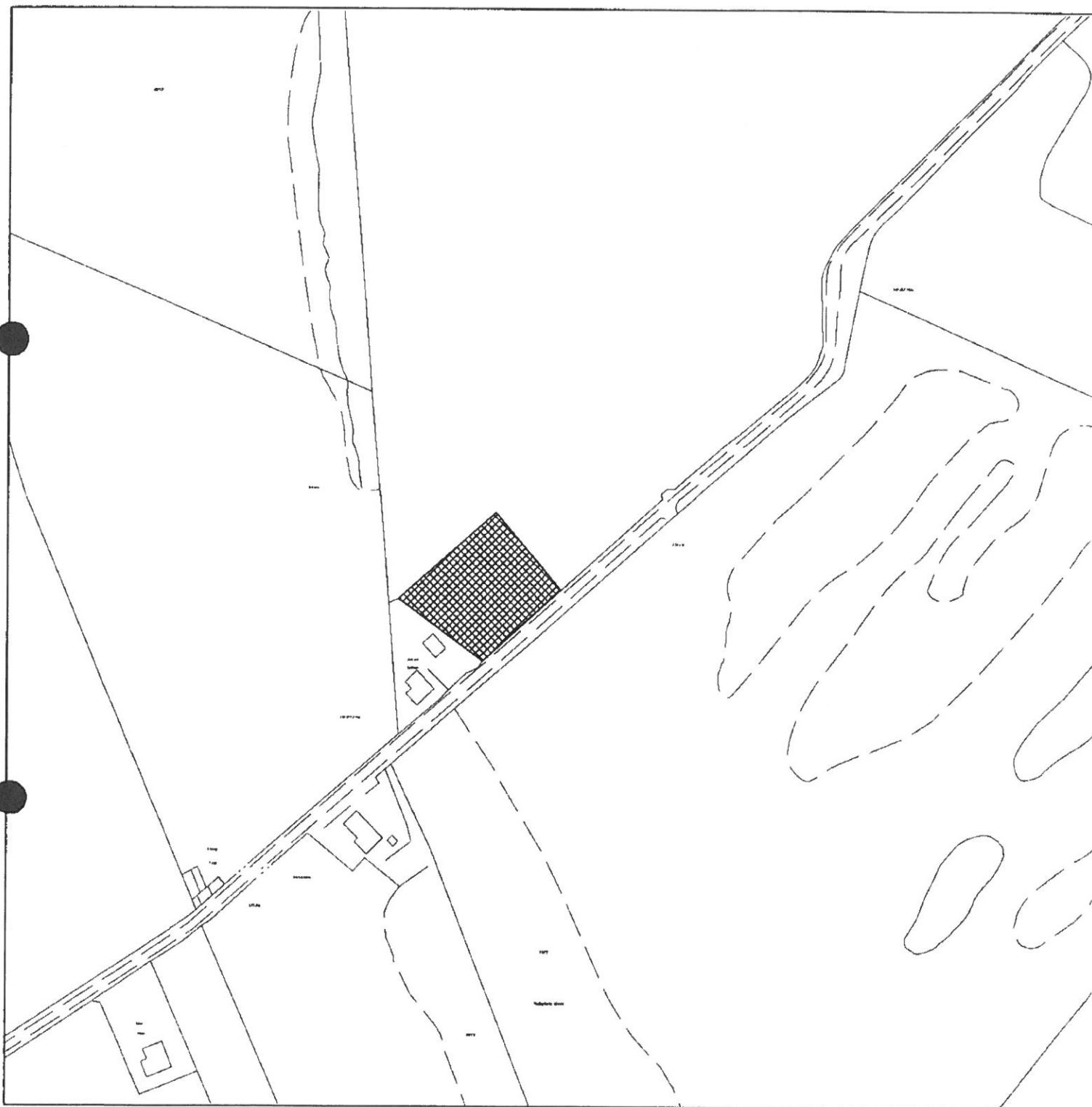
If the applicant is aggrieved by the decision of the Planning Authority, an appeal may be made to the Scottish Ministers under Section 47 of the Town and Country Planning (Scotland) Act 1997, within six months from the date of this notice. The appeal should be addressed to the Chief Reporter, Scottish 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.

06/00190/OUT

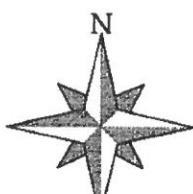
Erection of dwellinghouse

Land East of Auburn Cottage, Ashkirk



Scale : 1:2500

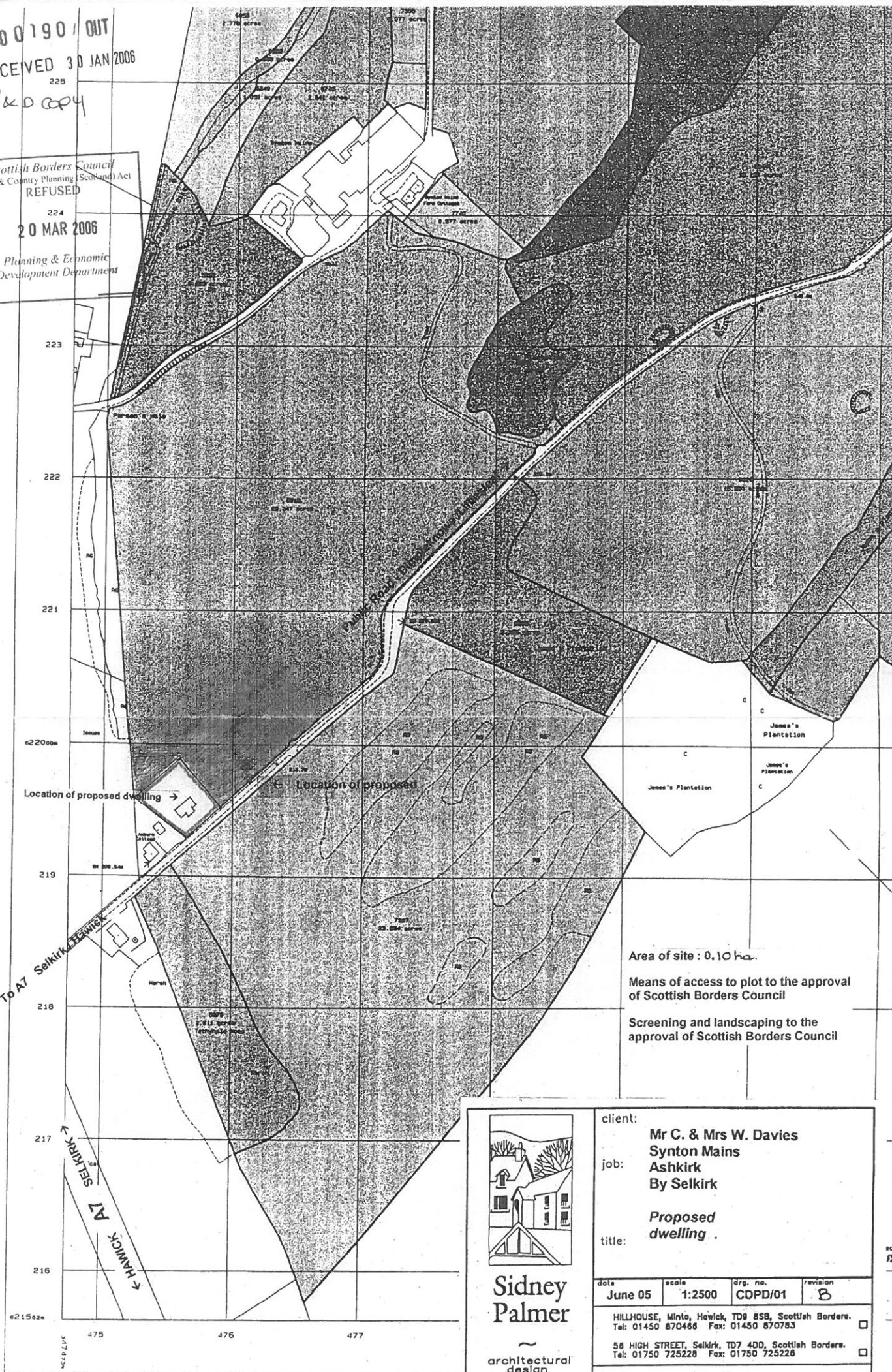
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Organisation	Scottish Borders Council
Department	PED
Comments	
Date	30 January 2006
SLA Number	1 A000401

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Scottish Borders Council
 Town & Country Planning (Scotland) Act
 REFUSED
 224
 20 MAR 2006
 Planning & Economic
 Development Department



**Sidney
 Palmer**

architectural
 design
 &
 survey

client:

**Mr C. & Mrs W. Davies
 Synton Mains
 Ashkirk
 By Selkirk**

job:

**Proposed
 dwelling**

title:

date	scale	drg. no.	revision
June 05	1:2500	CDPD/01	B

HILLHOUSE, Minto, Hawick, TD9 8SB, Scottish Borders.
 Tel: 01450 870466 Fax: 01450 870783

56 HIGH STREET, Selkirk, TD7 4DD, Scottish Borders.
 Tel: 01750 725228 Fax: 01750 725228

web Site: www.sldpalmer.co.uk

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997**Town and Country Planning (General Development Procedure) (Scotland) Order 1992****Application for Outline Planning Permission****Reference : 08/01607/OUT****To : A L Rintoul per Gordon Melrose Building Design 6 Market Place Selkirk Scottish
Borders TD7 4BT**

With reference to your application validated on **22nd September 2008** for outline planning permission under the Town and Country Planning (Scotland) Act 1997 for the following development :-

Proposal : Erection of dwellinghouse**at : Land South West Of Auburn Cottage Ashkirk Scottish Borders**

The Scottish Borders Council hereby **grant outline planning permission** in accordance with the approved plan(s) and the particulars given in the application and in accordance with Section 59 of the Town and Country Planning (Scotland) Act 1997 **subject to the standard conditions** on the attached schedule:-

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

**Dated 7th January 2009
Planning and Economic Development
Council Headquarters
Newtown St Boswells
MELROSE
TD6 0SA**

Signed
.....
Head of Planning & Building Standards

APPLICATION REFERENCE : 08/01607/OUT**STANDARD CONDITIONS**

- a) In the case of any reserved matter, the application for approval must be made not later than the expiration of **three years** beginning with the date of grant of this outline planning permission.
- b) That 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 this outline planning permission,
 - ii) the expiration of **two years** from the final approval of the reserved matters, or, in the case of approval on different dates, the **final approval** of the last such matter to be approved.

SCHEDULE OF CONDITIONS

- 1 Approval of the details of the layout, siting, design and external appearance of the building(s), the means of access thereto and the landscaping of the site hereinafter called "the reserved matters" shall be obtained from the Local Planning Authority.
Reason: To achieve a satisfactory form of development, and to comply with the requirements of Section 59 of the Town and Country Planning (Scotland) Act 1997
- 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 A vehicle turning area and two parking spaces (excluding any garage) to be provided within the site.
Reason: In the interests of road safety.
- 4 The access with the public road to incorporate a service lay-by to the Council's specification, to be completed before the dwellinghouse is occupied.
Reason: In the interests of road safety.
- 5 The house to be limited to a single storey design and sited towards the eastern boundary of the site, close to the public road.
Reason: To ensure that the dwellinghouse is sited on the lowest part of the site and to minimise landscape impact when viewed from the A7.
- 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 the scheme of details that shall first have been submitted to and approved in writing by the planning authority.
Reason: To ensure the development minimises any environmental impact
- 7 All existing trees and stone dykes within the site to be retained to the specification of the Planning Authority.
Reason: To safeguard the visual amenity of the area.
- 8 The roofing material to be natural slate.
Reason: To safeguard the visual amenity of the area.