

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997

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

Application for Approval of Reserved Matters

Reference: 06/01745/REM

To: Fiona McQueen per Dan-Wood Concept Plus Ltd 1 Wilderhaugh Galashiels Scottish Borders TD1 1QJ

With reference to your application validated on **5th September 2006** for approval under the Town and Country Planning (Scotland) Act 1997 for reserved matters relating to outline planning permission for the following development:-

Proposal : Erection of dwellinghouse with integral garage

at : Disused Sawmill Cowdenknowes Earlston Scottish Borders TD4 6AA

The Scottish Borders Council hereby **approve** the application 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 following standard condition:-**

that the development to which this approval 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 approval.

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

**Dated 8th February 2007
Planning and Economic Development
Council Headquarters
Newtown St Boswells
MELROSE
TD6 OSA**

Signed

Head of Planning & Building Standards

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SCHEDULE OF CONDITIONS

- 1 The external materials to be agreed by the Planning Authority before the development is commenced.
Reason: To safeguard the visual amenity of the area.
- 2 The roofing material to be natural slate, or artificial slate of a type to be approved by the Planning Authority.
Reason: To safeguard the visual amenity of the area.
- 3 The details of all boundary walls and/or fences to be submitted to and approved by the Planning Authority before the development is commenced.
Reason: To safeguard the visual amenity of the area.
- 4 The existing easterly and westerly accesses with the B6356 to be blocked up and the proposed vehicular access to the site and service lay-by to be completed to the specification of the Planning Authority before the dwellinghouse is occupied.
Reason: In the interests of road safety.
- 5 The vehicle turning area and two parking spaces to be provided within the site before the dwellinghouse is occupied.
Reason: In the interests of road safety.
- 6 The existing trees on the site to be protected during the construction period and retained thereafter to the satisfaction of the Planning Authority.
Reason: To safeguard the visual amenity of the area.
- 7 The vehicular access to the site to be excavated by hand in the vicinity of any tree roots; no roots above 50mm diameter to be cut and any roots exposed during construction not to be left exposed.
Reason: In order to prevent damage to trees within the site.
- 8 Prior to the surfacing of the access a geotextile membrane shall be placed over the tree root area that is encountered during the construction of the access and a permeable surface shall be laid; details of the geotextile membrane and surface treatment shall be submitted to and approved in writing by the Planning Authority before work on the construction of the access commences.
Reason: In order to prevent damage to trees within the site.

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.