



Planning and
Economic Development

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997
Town and Country Planning (General Development Procedure) (Scotland) Order 1992

Application for Planning Permission Reference : 04/02222/FUL

To : Kate Pearson And Ian Maxwell per John R Harris And Partners Palma Place Melrose
Scottish Borders TD6 9PR

With reference to your application validated on **8th November 2004** for planning permission under the
Town and Country Planning (Scotland) Act 1997 for the following development :-

Proposal : Erection of dwellinghouse

at : Site At Former Railway Line Adjacent Tomb Plantation Rachan Broughton Biggar Scottish
Borders ML12 6HQ

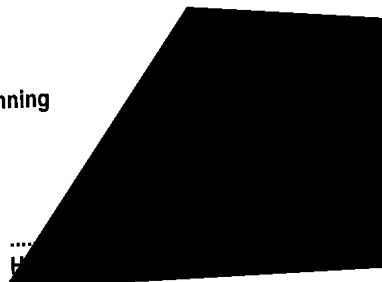
The Scottish Borders Council hereby **grant planning permission** in accordance with the approved
plan(s) and the particulars given in the application and in accordance with Section 58 of the Town and
Country Planning (Scotland) Act 1997 **subject to the following condition:-**

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 28th March 2005
Economic Development and Environmental Planning
Council Headquarters
Newtown St Boswells
MELROSE
TD6 0SA

Signed





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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 vehicular access to the site to be completed to the specification of the Planning Authority before the dwellinghouse is occupied.
Reason: In the interests of road safety.
- 3 Two car parking spaces to be provided within the site.
Reason: In the interests of road safety.
- 4 The means of water supply and of both surface water and foul drainage to be submitted to and approved by the Planning Authority before the development is commenced.
Reason: To ensure that the site is adequately serviced.

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
East of Scotland Water (Borders Division), West Grove, Waverley Road, Melrose, TD6 9SJ
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