

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997

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

Application for Outline Planning Permission

Reference : 06/01368/OUT

To : Mr And Mrs Beveridge per Buccleuch John Sale 7 Bank Street Galashiels Scottish Borders TD1 1EN

C With reference to your application validated on **7th July 2006** for outline planning permission under the Town and Country Planning (Scotland) Act 1997 for the following development :-

Proposal : Erection of dwellinghouse and garages

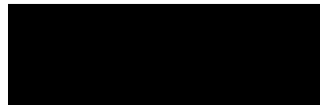
at : Land South Of Birchlands Rachan Woodlands Broughton Biggar Scottish Borders

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 :-

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Dated 29th June 2007
Planning and Economic Development
Council Headquarters
Newtown St Boswells
MELROSE
TD6 OSA

Signed



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Standards

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APPLICATION REFERENCE : 06/01368/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 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 vehicular access to the site, shown green on the plans hereby approved, to be completed to the satisfaction of the Planning Authority prior to commencement of development.
Reason: In the interests of road safety.
- 3 The vehicular access to the site to be taken via Option 2, shown green on the approved plans, only. No vehicular traffic to access the site via Option 1, shown blue on the plans hereby approved.
Reason: In the interests of road safety and to protect the integrity of the woodland.
- 4 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.
- 5 The existing trees on the site to be retained and protected to BS 5837:2005 during the construction period and to the satisfaction of the Planning Authority.
Reason: To safeguard the visual amenity of the area.

FOR THE INFORMATION OF THE APPLICANT

It should be noted that:

SEPA's guidelines on pollution prevention to be followed during the construction period in order to avoid pollution of the existing pond and water courses from run-off from construction materials.

Informative to advise the applicant of the views of the Ecology Officer and Scottish Natural Heritage concerning protected species, felling of trees outwith the breeding season, protection of locally scarce plants and mosses and other biodiversity issues highlighted in their responses.



*Planning and
Economic Development*

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
C 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.

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