

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997

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

Application for Approval of Reserved Matters

Reference: 07/00750/REM

**To : Mr And Mrs B Melrose per MKT Design Newbiggin Cottage Oxnam Jedburgh
Scottish Borders TD8 6NA**

With reference to your application validated on **26th April 2007** 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

at : Land West Of 1 Chesters Brae Chesters Hawick Scottish Borders

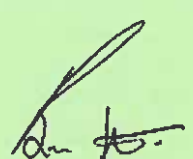
The Scottish Borders Council hereby **approve** the application in accordance with the approved plan(s) and the particulars given in the application, and in accordance with Section 59 of the Town and Country Planning (Scotland) Act 1997 **subject to the following standard condition:-**

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 2nd October 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 first 2 metres of the vehicular access to be completed to the specification of the Local Planning Authority before the dwellinghouse is occupied.
Reason: In the interests of road safety.
- 2 Before any works commence on site, the developer shall submit details and specifications of the protective measures necessary to safeguard the trees and hedgerow on the site and the existing beech tree outwith the north western boundary of the site during development operations. This Planning Authority shall be formally notified in writing of the completion of such measures and no work on site shall commence until the Local Planning Authority has confirmed in writing that the measures as implemented are acceptable. The protective measures shall be retained in a sound and upright condition throughout the development operations and no building materials, soil or machinery shall be stored in or around the protected area, including the operation of machinery.
Reason: In order to ensure that no damage is caused to the existing trees and hedgerow during development operations.
- 3 No trees or hedging to be lopped, topped or felled without the prior approval of the Local Planning Authority.
Reason: To safeguard the visual amenity of the area.
- 4 Two parking spaces, excluding any garaging, to be provided within the site and must be retained in perpetuity.
Reason: In the interests of road safety.
- 5 Any gates erected at the access must be hung so as to open into the plot and not out over the public road.
Reason: In the interests of road safety.
- 6 The development hereby approved shall have natural slate on the roof. Any alternative roofing material shall be submitted to and approved in writing by the Local Planning Authority prior to works commencing on site.
Reason: To ensure a satisfactory form of development, which contributes appropriately to its setting.
- 7 The development hereby approved shall only be carried out in strict accordance with details of the materials to be used on the external walls and windows of the proposed dwellinghouse which shall first have been submitted to and approved in writing by the Local Planning Authority.
Reason: To ensure a satisfactory form of development, which contributes appropriately to its setting

FOR THE INFORMATION OF THE APPLICANT

It should be noted that:

1. In respect of condition no. 1, only contractors on Scottish Borders Council's approved list (attached) may work within the road boundary only after securing a road opening permit (form attached). The first 2 metres of the access must be constructed to the following specification:

2. Crossing Specification

75mm of 40mm size single course bituminous layer blinded with bituminous grit all to BS 4987 laid on 375mm of 100mm broken stone bottoming blinded with sub-base, type 1.

3. Please find attached a consultation response received from Scottish Borders Council's Contaminated Land Officer. The submission of a Contaminated Land Risk Assessment is not required in this instance. This response is attached purely for your information

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.