

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997

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

Application for Approval of Reserved Matters

Reference: 06/01859/REM

To : Mr & Mrs R Atkinson per John R Harris & Partners Palma Place Melrose Scottish Borders TD6 9PR

With reference to your application validated on **21st 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 and detached garage

at : Site South Of Broomhills Cottage Chesters Brae Hawick Scottish Borders TD9 8TS



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 20th December 2006
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 Before the development commences, a detailed landscape scheme shall be submitted for the approval of the planning authority, and which specifies the location, species and numbers of all tree planting, and specifies the treatment of those parts of the site exposed by the access works. Once approved, the scheme shall be implemented concurrently with the development or during the next planting season thereto and maintained thereafter, to the satisfaction of the planning authority
Reason: To safeguard the visual amenity of the area
- 2 The roofing material for the house and garage to be natural slate
Reason: To safeguard the visual amenity of the area
- 3 A sample of the external render and of the colour of external timber features, of both the house and garage, to be submitted for the prior approval of the planning authority
Reason: To safeguard the visual amenity of the area
- 4 The road access and lay-by to be completed in accordance with the approved plans prior to occupancy of the dwellinghouse, Any hedging removed shall be reinstated behind the visibility splay, concurrently with the development or during the next planting season thereto and maintained thereafter, all to the satisfaction of the planning authority
Reason: In the interests of road safety and visual amenity
- 5 The means of water supply and surface water treatment to be agreed with the planning authority before the development commences
Reason: To ensure the site is adequately serviced
- 6 All existing trees shall be retained to the satisfaction of the planning authority
Reason: To safeguard the visual amenity of the area
- 7 Further details of all boundary fencing and retaining walls shall be submitted for the prior approval of the planning authority
Reason: To safeguard the visual amenity of the area
- 8 All windows, with the exception of the front elevation gable glazing, shall be fitted with mid-rails
Reason: To safeguard the visual amenity of the area
- 9 Timber weatherboarding on the dwellinghouse shall be limited only to the front elevation gables, as identified on the approved drawings. All other walls, including the remaining walls on the front elevation, shall be finished in a dry-dash render.
Reason: To safeguard the visual amenity of the area

FOR THE INFORMATION OF THE APPLICANT

It should be noted that:

1. The applicant is advised to contact INEOS (01324 476 296), the ethylene pipeline operator, prior to commencing work, to ensure that all relevant safety considerations are accounted for during the construction phase.

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.