

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997

Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008

Application for Planning Permission

Reference: 10/01726/AMC

To: Robin Thomson per W M Brown Mill Cottage Annay Road Melrose Scottish Borders TD6 9LW

With reference to your application validated on **6th January 2011** for planning permission under the Town and Country Planning (Scotland) Act 1997 for the following development :-

Proposal: Erection of two dwellinghouses

At: Land South East Of Post Office Buildings Nenthorn Scottish Borders

The Scottish Borders Council hereby **grants 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 conditions on the attached schedule imposed by the Council for the reasons stated

**Dated 8th September 2011
Planning and Economic Development
Council Headquarters
Newtown St Boswells
MELROSE
TD6 0SA**

Signed


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Head of Planning and Regulatory Services

APPLICATION REFERENCE: 10/01726/AMC

Schedule of Plans and Drawings Approved:

Plan Ref	Plan Type	Plan Status
HNT50	General	Approved
HNT51	General	Approved
HNT11	General	Superseded
HNT10	General	Superseded

REASON FOR DECISION

The proposed details advanced are considered to be acceptable. Subject to the imposition of a series of planning conditions, the development is considered to comply with the provisions of the development plan. Matters raised by consultees can be addressed via the imposition of conditions and informatives.

SCHEDULE OF CONDITIONS

- 1 Parking and turning for two vehicles, excluding garages, must be provided within each plot before the dwellinghouse is occupied and retained in perpetuity.
Reason: In the interests of road safety.
- 2 A sample of the external materials to be used on all exterior surfaces of the development hereby permitted shall be prepared on-site and approved in writing by the Planning Authority before the development commences. This shall include all roofing, wall render, timbers, windows and doors. The approved scheme to be implemented as part of the development.
Reason: The materials to be used require further consideration to ensure a satisfactory form of development, which contributes appropriately to its setting.
- 3 No development shall take place except in strict accordance with a scheme of soft landscaping works, which shall first have been submitted to and approved in writing by the Local Planning Authority, and shall include (as appropriate):

 - indication of existing trees, shrubs and hedges to be removed, those to be retained and, in the case of damage, proposals for their restoration
 - location of new trees, shrubs, hedges and grassed areas
 - schedule of plants to comprise species, plant sizes and proposed numbers/density
 - programme for completion and subsequent maintenance.

Reason: To enable the proper form and layout of the development and the effective assimilation of the development into its wider surroundings.
- 4 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner, and shall be maintained thereafter and replaced as may be necessary for a period of two years from the date of completion of the planting, seeding or turfing.
Reason: To ensure that the proposed landscaping is carried out as approved.
- 5 The finished floor level of the dwellings is to be agreed on site by the Planning Authority prior to the erection of any superstructure. The development then to be implemented in accordance with the approved scheme.
Reason: To retain effective control over the development.

- 6 Prior to the commencement of construction, the position of the dwellings are to be pegged out on site and agreed in writing by the Planning Authority. The development then to be implemented in accordance with the approved scheme.
Reason: To maintain effective control over the development.

FOR THE INFORMATION OF THE APPLICANT

It should be noted that:

The applicant is reminded that this decision notice pertains to the approval of matters specified in conditions only, and that the development is also subject to the conditions and requirements of the outline planning permission reference number 05/01624/OUT.

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.

Notice of Initiation of Development

Section 27 of the Town and Country Planning (Scotland) Act (as amended) requires that any person who has been granted planning permission (including planning permission in principle) and intends to start development must, once they have decided the date they will start work on the development, inform the planning authority of that date as soon as is practicable. A form is enclosed with this decision notice for this purpose.

Notice of Completion of Development

Section 27B requires that any person who completes a development for which planning permission (including planning permission in principle) has been given must, as soon as practicable after doing so, give notice of completion to the planning authority.

When planning permission is granted for phased development then under section 27B(2) the permission is to be granted subject to a condition that as soon as practicable after each phase, other than the last, is completed, the person carrying out the development is to give notice of that completion to the planning authority.

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 you are in a Coal Authority Area (Carlops or Newcastleton), please contact the Coal Authority at the following address: The Coal Authority 200 Lichfield Lane, Berry Hill, Mansfield, Nottinghamshire. NG18 4RG.

If the applicant is aggrieved by the decision of the Planning Authority to refuse planning permission for or approval required by a condition in respect of the proposed development, or to grant permission or approval subject to conditions, the applicant may require the planning authority to review the case under Section 43A of the Town and Country Planning (Scotland) Act 1997 within three months from the date of this notice. The notice of review should be addressed to Corporate Administration, Council Headquarters, Newtown St Boswells, Melrose, TD6 OSA.

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 5 of the Town and Country Planning (Scotland) Act 1997.