

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997

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

Application for Planning Permission

Reference : 08/01544/OUT

**To : Northern Southern per Northern Southern Ltd Suite 2 Chesser Exchange Chesser
Green Newmart Road Edinburgh EH14 1RL**

With reference to your application validated on **10th September 2008** for planning permission under the Town and Country Planning (Scotland) Act 1997 for the following development :-

Proposal : Erection of six dwellinghouses and associated works

at : Land South East Of Steading Buildings Greystonelees Burnmouth Scottish Borders

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 conditions on the attached schedule imposed by the Council for the reasons stated

**Dated 9th September 2010
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 : 08/01544/OUT

Schedule of Plans and Drawings Approved:

Plan Ref	Plan Type	Plan Status
H531/500	Site Plan	Approved
H531	Location Plan	Approved

REASON FOR DECISION

By virtue of its siting, design, layout and relationship with existing development, the proposal is consistent with development plan policy relating to design/development quality and housing in the countryside.

SCHEDULE OF CONDITIONS

- 1 Prior to the commencement of road works, the contractor shall submit for approval a detailed method statement setting out the sequence of works/proposals for maintenance of existing rights.
Reason: In the interests of road safety.
- 2 The formation and construction of the new junction and the upgrading of the reinstated link to Greystonelees steading to be undertaken to the full specification of the Planning and Trunk Road Authorities prior to the occupation of the first dwelling.
Reason: In the interests of road safety.
- 3 A footway link from the new access road to the bus layby to be provided to the specification of the Planning Authority and to be available for use no later than the completion of the new junction.
Reason: In the interests of road safety.
- 4 Detailed proposals for the stopping up of the existing A1 junction to be submitted for the approval of the Planning Authority within one month of the date of this consent and to be implemented immediately on the opening of the new junction.
Reason: In the interests of road safety.
- 5 The subsequent application for the approval of reserved matters shall be accompanied by:
i. a site layout plan at a scale of 1:500 showing the position of all buildings, roads, footpaths, parking areas (distinguishing, where appropriate, between private and public spaces), walls and fences and landscaping;
ii. plans and elevations of each house and garage type showing their dimensions and type and colour of external materials;
iii. a landscaping plan at a scale of 1:200 showing the location, species and ground spread of existing and proposed trees, shrubs and hedges;
iv. details of the phasing of development;
v. details of existing and finished ground levels, and finished floor levels, in relation to a fixed datum, preferably ordnance datum.
Reason: To ensure a satisfactory form of development.
- 6 The number of houses forming part of the development hereby approved shall be limited to 6 dwellings.
Reason: To ensure a satisfactory form of development, and for the avoidance of doubt.

- 7 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.
- 8 None of the dwellings shall be occupied until the (sewage disposal) (drainage) works have been completed in accordance with the submitted plans.
- Reason: To ensure that satisfactory arrangements are made for the disposal of surface and foul water.
- 9 Development shall not begin until a scheme to deal with contamination on the site has been submitted to and approved in writing by the planning authority. The scheme shall contain details of proposals to deal with contamination to include:
- the nature, extent and type(s) of contamination on the site
 - measures to treat/remove contamination to ensure the site is fit for the use proposed.
 - measures to deal with contamination during construction works
 - condition of the site on completion of decontamination measures.
- Before any unit forming part of the development hereby approved is occupied or brought into use, the measures to decontaminate the site shall be fully implemented as approved by the planning authority.
- Reason: To ensure that the potential for health risk arising from any identified land contamination has been adequately addressed.
- 10 The proposed development shall incorporate measures to maximise the efficient use of energy and resources, and the incorporation of sustainable building techniques and renewable energy technologies, in accordance with the scheme of details that shall first have been submitted to and approved in writing by the planning authority
- Reason: To ensure the development minimises any environmental impact.

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

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.