

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997

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

Application for Approval of Reserved Matters

Reference: 06/01000/REM

**To : Northern Southern per Edwin Thompson & Co 44/48 Hide Hill Berwick Upon Tweed
TD15 1AB**

With reference to your application validated on **18th May 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 with attached double garage

**at : Plot 4 South West Of Steading Buildings Greystonelees Farm Burnmouth Eyemouth
Scottish Borders TD14 5SZ**

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 5th July 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 The roofing material to be natural slate.
Reason: To safeguard the visual amenity of the area.
- 2 Sample panels of the external wall finish to be prepared on site for prior approval by the Planning Authority.
Reason: To safeguard the visual amenities of the area.
- 3 Two parking spaces to be provided on the site.
Reason: In the interest of road safety.
- 4 The vehicular access to the site shall be completed to the specification of the Planning Authority before the dwellinghouse is occupied.
Reason: In the interest of road safety.
- 5 The dwellinghouse shall not be occupied until the sight lines at the junction between the access road and the A1 trunk road have been improved in accordance with details to be submitted to, and approved in writing by the Planning Authority in consultation with the trunk roads authority prior to the start of work onsite.
Reason: In the interest of road safety.
- 6 No start shall be made on the construction of the dwellinghouse until refurbishment has begun on a minimum of two of the steading conversion units.
Reason: to ensure that the new build is carried out in conjunction with the conversion of the steading building to which it is related.

FOR THE INFORMATION OF THE APPLICANT

It should be noted that:

The Department of Technical Services advises that:

- 1 An edge line marked across onto the public road from the steading to diagram 1010 of the Traffic Sign Regulations and General Directions 2002.
- 2 The access road to the plot must have a bituminous surface course to fall in line with building control regulations.
- 3 A visibility of 2.5 x 70 metres must be provided from the private access onto the public road and must be maintained in perpetuum.

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

C 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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