

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997 (As Amended)

Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Application for Approval of Matters Specified in Conditions Reference : 14/00371/AMC

To : Mr Craig Richardson per Hunter Architecture

With reference to your application validated on **1st April 2014** for approval of matters specified in conditions pursuant to Planning Permission in Principle under the Town and Country Planning (Scotland) Act 1997, as amended, for the following development :-

Proposal : Approval of matters in all conditions of outline planning consent 11/01656/PPP

at : Site East Of Friarshaugh Gattonside Scottish Borders

The Scottish Borders Council hereby **approve the submitted matters specified in conditions pursuant to planning permission in principle** 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, as amended, subject to the conditions overleaf:-

**Dated 16th May 2014
Planning and Regulatory Services
Environment and Infrastructure
Council Headquarters
Newtown St Boswells
MELROSE
TD6 0SA**

Signed



Head of Planning and Regulatory Services

APPLICATION REFERENCE : 14/0037 1/AMC
Schedule of Plans and Drawings Approved:

Plan Ref	Plan Type	Plan Status
1060.PL.0 REV A	Location Plan	Approved
1060.PL.5 REV A	Block Plans	Approved
1060.PL.2	Floor Plans	Approved
1060.PL.1	Floor Plans	Approved
1060.PL.3 REV A	Elevations	Approved
1060.PL.4	Elevations	Approved
1060.PL.6 REV A	Sections	Approved

REASON FOR DECISION

This application satisfies Conditions 1 – 4 of consent 11/01656/PPP, subject to compliance with the schedule of conditions

SCHEDULE OF CONDITIONS

- 1 The development hereby permitted shall be begun before the expiration of two years from the date of this approval
Reason: To achieve a satisfactory form of development, and to comply with the requirements of Section 59 of the Town and Country Planning (Scotland) Act 1997, as amended by the Planning etc. (Scotland) Act 2006.
- 2 The development shall be implemented in accordance with the plans and drawings approved under this consent, unless specifically amended by any condition in this schedule.
Reason: To ensure the development is carried out as approved, in a manner consistent with the schedule of conditions
- 3 Before development commences, samples of all materials to be used on all exterior surfaces of the development hereby permitted, including the dwellinghouse and garage, and including external colours, shall be submitted to and approved in writing by the Planning Authority. The development shall be implemented in accordance with the approved materials/finishes and colours
Reason: To ensure a satisfactory form of development, which contributes appropriately to its setting
- 4 Only trees 7, 9, 11 and 23 shall be felled. All other trees shall be retained and protected by a fence (compliant with BS5837:12) which shall be erected along the Root Protection Areas identified in Robert Gray's Arboricultural Report March 2014 and additional information (email 13th May 2014). The fence shall be erected before the development commences and shall not be removed until development is complete. No works shall be carried out within the protected area with the exception of removal of spoil around trees 14-16, and unless otherwise agreed with the Planning Authority
Reason: To protect trees of amenity value, including those subject to Tree Preservation Order
- 5 No development shall commence until a full specification for all landscaping and boundary treatments have been submitted to and approved by the Planning Authority. The landscaping shall include the location, species and numbers of hedging and tree planting within the site;

grading (in order to minimise gradients) and reseeded of altered ground levels; and an implementation timescale and maintenance scheme for the planting. Details of boundary treatments shall include the route, height and specification of any walls/fences not illustrated on the approved block plans and no walls/fences shall be erected as part of the development unless their details have first been approved by the Planning Authority under this condition. The development shall be carried out in accordance with the approved specifications.
Reason: To integrate the development sympathetically with its setting and minimise effects on neighbouring amenity

- 6 The area allocated for parking on the submitted plan shall be properly consolidated, surfaced and drained before the dwellinghouse is occupied, and shall not be used other than for the parking of vehicles in connection with the development hereby permitted. A detailed specification of the surface materials for the access junction and driveway/parking area shall be first agreed in writing with the Planning Authority. Surface water drainage shall dispose to soakaway as illustrated on the approved block plan and/or via porous finishes, in a manner that does not affect road safety or increase run-off to neighbouring properties
Reason: To ensure the dwellinghouse is served by at least two off-street parking spaces in the interests of road safety, and to ensure that surface water drainage is treated in a sustainable manner within the site and applicant's land

- 7 The water supply connection shall be to the public mains and, notwithstanding any reference otherwise on the approved plans/drawings, the route of the supply shall be sited outwith the Root Protection Area of trees which shall be protected in accordance with Condition 4. If a private water supply is required, a report, by a suitably qualified person, shall be submitted to and approved in writing by the Planning Authority before development commences demonstrating the provision of an adequate private water supply to the development in terms of quality, quantity and the impacts of this proposed supply on surrounding supplies or properties. The provisions of the approved report shall be implemented prior to the occupation of the dwellinghouse hereby approved
Reason: To ensure the development can be adequately serviced

FOR THE INFORMATION OF THE APPLICANT

It should be noted that:

Tree removal should be undertaken outwith bird breeding and bat activity seasons (March to September) unless the trees have first been inspected for bats or breeding birds. If either is found, no removal should be undertaken until further advice on how to proceed is obtained from Scottish Natural Heritage

If a private water supply is chosen for the development, the provision of the following should fulfil the requirements of the relevant condition:

- 1. A description of the source(s) of the supply – i.e. whether the supply is taken from a watercourse, loch, spring, well or borehole, or any other source or combination of sources.**
- 2. The location of the source(s) of the supply – i.e. the appropriate eight figure Ordnance Survey National Grid Reference(s).**
- 3. The name and address of every relevant person in relation to the supply.**

NB. A “relevant person”, in relation to a private water supply, means a person (or persons) who: (a) provide the supply; (b) occupy the land from, or on which, the supply is obtained or located; or (c) exercise powers of management or control in relation to the supply.

- 4. The estimated maximum average volume of water provided by the proposed supply, in cubic metres per day (m³/day), and the details of any pump tests/flow rate tests undertaken to determine this estimate.**
 - 5. Any treatment that is intended to be carried out in relation to the proposed supply for the development.**
 - 6. Where there are existing users of the proposed supply, the addresses of all of the properties that are to be served thereby and the purpose(s) for which the water is supplied – i.e. for domestic use or as part of a commercial/public activity.**
 - 7. Where there are existing users of the proposed supply, the existing and proposed occupancy levels of all of the properties that are to be served thereby, as far as is reasonably practicable.**
- NB. As a minimum, the provision of the number of bedrooms per property will allow an estimate to be made of occupancy levels.**
- 8. Where there are existing users of the proposed supply and/or there are other properties' water supplies in the vicinity of the development that may be affected thereby (e.g. neighbouring boreholes, wells, springs, etc.), a report advising if and how the proposed development will impact on the existing users and/or the other properties' water supplies.**

The applicant is reminded that this permission does not convey approval for works affecting third party rights which may exist on the land or any adjoining. The applicant is therefore advised to seek the approval of any parties having an interest in any land affected by this permission

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.