

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997

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

Application for Planning Permission

Reference : 14/00488/FUL

To : TD Tree & Land Services Ltd per A McGill Architectural Services Galamoor House
Netherdale Galashiels Scottish Borders TD1 3EY

With reference to your application validated on 29th April 2014 for planning permission under the
Town and Country Planning (Scotland) Act 1997 for the following development :-

Proposal : Conversion, alterations and extensions to form six dwellinghouses


at : Steading Buildings Old Cambus West Mains Cockburnspath 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 30th October 2014
Planning and Regulatory Services
Environment and Infrastructure
Council Headquarters
Newtown St Boswells
MELROSE
TD6 0SA

Signed



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Head of Planning and Regulatory Services

APPLICATION REFERENCE : 14/00488/FUL

Schedule of Plans and Drawings Approved:

Plan Ref	Plan Type	Plan Status
LOC-02	Location Plan	Approved
LOC-01	Location Plan	Approved
EX-01	Existing Layout	Approved
EX-02	Brochures	Approved
PL-01	Site Plan	Approved
PL-02	Floor Plans	Approved
PL-03	Existing Layout	Approved
PL-04	Elevations	Approved
PL-05	Elevations	Approved

REASON FOR DECISION

The proposed development is considered to still comply with current development plan policies relating to conversions of agricultural buildings to dwellinghouse in the countryside, and would not give rise to any other significant planning issues. The development has therefore been found to comply with determining policies of the Consolidated Local Plan, principally Policy D2, subject to the compliance with the Schedule of Conditions

SCHEDULE OF CONDITIONS

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
Reason: To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by the Planning etc. (Scotland) Act 2006.
- 2 The development hereby permitted shall not be carried out otherwise than in complete accordance with the plans and specifications approved by the Planning Authority.
Reason: To ensure that the development is carried out in accordance with the approved details.
- 3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(Scotland) Order 1992 (or any subsequent Order amending, revoking or re-enacting that Order);
 - (i) There shall be no addition or extension to the dwellings (including the insertion of dormer windows or chimneys);
 - (ii) There shall be no further building, structure or other enclosure constructed or placed on the site;
 - (iii) No additional window or other opening shall be made in any elevation; unless an application for planning permission in that behalf has first been submitted to and approved by the Planning Authority.
 - (iv) No alteration to windows, doors or other openings shall be made.
 Reason: To safeguard the character, appearance and setting of the building to be converted.
- 4 Notwithstanding the description of the materials in the application, no development shall be commenced until precise details of the materials to be used in the construction of the

external walls, roofs, windows and doors of the buildings have been submitted to and approved in writing by the Local Planning Authority, and thereafter no development shall take place except in strict accordance with those details.

Reason: The materials require further consideration to ensure a satisfactory form of development, which contributes appropriately to its setting.

- 5 Where original door and window openings are being partially or fully filled in with either new windows, doors, stone or timber, the new installations must be recessed from the wall face to the specification of the Local Planning Authority.
Reason: To safeguard the character and appearance of the buildings.
- 6 No development shall commence until details of all proposed means of enclosure, including the proposed retaining walls, shall be submitted to and approved in writing by the Local Planning Authority and shall thereafter be undertaken in accordance with the approved details.
Reason: To enable the proper effective assimilation of the development into its wider surroundings.
- 7 Forward visibility to the north across the bend when entering the unclassified road that serves this development from the A1107 must be increased to 100 metres by the setting back of gorse hedges to the specification of the Local Planning Authority before any dwellinghouse is occupied and must thereafter be maintained in perpetuity.
Reason: To provide satisfactory access road visibility.
- 8 No development shall commence until the location and specification of four passing places to be formed on the A1107 have been agreed in writing with the Local Planning Authority.
Reason: To ensure the A class road is satisfactorily upgraded to cater for this development.
- 9 No dwelling forming part of the development shall be occupied until the access road shown on the approved plans has been built to the specification of the Local Planning Authority.
Reason: To ensure that adequate access to the site for pedestrians and vehicles is provided and is at all times properly maintained.
- 10 The means of water supply and of both surface water and foul drainage to be submitted to and approved by the Planning Authority before the development is commenced and shall thereafter be undertaken in accordance with the approved details.
Reason: To ensure that the site is adequately serviced.
- 11 The parking spaces shown on the approved plans to be completed to the specification of the Local Planning Authority in accordance with a programme of phasing submitted to and approved by the Local Planning Authority before the development commences. Two parking spaces, excluding any garaging, to be provided per dwellinghouse and must be retained in perpetuity.
Reason: To ensure that adequate access to the site for pedestrians and vehicles is provided and is at all times properly maintained.
- 12 Prior to occupation of the first dwellinghouse the operation of the timber processing plant shall cease. All equipment and machinery along with any timber and debris shall be removed from the site, and the site shall be restored to its former condition to the satisfaction of the Local Planning Authority.
Reason: To protect the residential use of the site being subjected to conflicts arising from a neighbouring use.

- 13 No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a Written Scheme of Investigation outlining an Archaeological Evaluation. This will be formulated by a contracted archaeologist and approved in writing by the Planning Authority. Access should be afforded to allow investigation by a contracted archaeologist(s) nominated by the developer and agreed to by the Planning Authority. The developer shall allow the archaeologist(s) to conduct a programme of evaluation prior to development. This will include the below ground excavation of evaluation trenches and the full recording of archaeological features and finds. Results will be submitted to the Planning Authority for review in the form of a Data Structure Report. If significant archaeology is discovered the nominated archaeologist(s) will contact the Archaeology Officer for further consultation. The developer will ensure that any significant data and finds undergo post-excavation analysis, the results of which will be submitted to the Planning Authority
Reason: The site is within an area where ground works may interfere with, or result in the destruction of, archaeological remains, and it is therefore desirable to afford a reasonable opportunity to record the history of the site.
- 14 No development shall take place until the applicant has secured the implementation of a programme of archaeological work (which may include excavation) in accordance with a Written Scheme of Investigation outlining a Historic Building Survey which has been formulated by, or on behalf of, the applicant and submitted to and approved in writing by the Planning Authority. Access should be afforded to allow archaeological investigation, at all reasonable times, by a person or persons nominated by the developer and agreed to by the Planning Authority. Results will be submitted to the Planning Authority for review in the form of a Historic Building Survey Report.
Reason: To preserve by record a building of historical interest.
- 15 No development shall commence until the Planning Authority have been provided with evidence of either of the following;
a) a licence issued by SNH pursuant to Regulation 53 of the Conservation and habitats and Species regulations 2010 authorising the specified development to go ahead;
or
b) a statement in writing from SNH to the effect that it does not consider that the specified development will require a licence.
Reason: To ensure that site is developed in accordance with The Conservation (Natural Habitats &c. Regulations 1994 (as amended).
- 16 The following ecological mitigation measures shall be incorporated into the development in suitable locations on the building or within the redevelopment site and must be carried out by a suitably qualified person;
i. Two Schwegler woodcrete boxes
ii. Two nest cups or ledges for swallows
iii. Two house martin nest boxes
Reason: To safeguard the ecological interests of the site.

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.

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 0SA.

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.