

Mr Hamad Alsowadain
per Mr Kevin Logan
39 Collingwood View
North Shields
Tyne & Wear
NE29 0ET

Please ask for: Carlos Clarke
01835 826735
Our Ref: 20/00160/FUL
Your Ref:
E-Mail: CGClarke@scotborders.gov.uk
Date: 10th April 2020

Dear Sir/Madam

PLANNING APPLICATION AT Land South West Of Windrush Highend Hawick Scottish Borders

PROPOSED DEVELOPMENT: Erection of natural pairs/imprint chambers/office building, imprint chambers building and hack pen/storage building (variation of previous planning consent 19/00456/FUL)

APPLICANT: Mr Hamad Alsowadain

Please find attached the decision notice for the above application.

Please read the schedule of conditions and any informative notes carefully.

Drawings can be found on the Planning pages of the Council website at <https://eplanning.scotborders.gov.uk/online-applications/>. Please see the requirement for notification of initiation and completion of development as well as for Street naming and numbering as appropriate.

It should be noted that before works commence, where applicable, all necessary consents should be obtained under the Building (Scotland) Act 2003. If you require any further information in this respect, please contact the relevant Building Standards Surveyor.

Yours faithfully

John Hayward

Planning & Development Standards Manager

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997 (as amended)

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

Application for Planning Permission

Reference : 20/00160/FUL

**To : Mr Hamad Alsowadain per Mr Kevin Logan 39 Collingwood View North Shields Tyne & Wear
NE29 0ET**

With reference to your application validated on **17th February 2020** for planning permission under the Town and Country Planning (Scotland) Act 1997 (as amended) for the following development :-

Proposal : Erection of natural pairs/imprint chambers/office building, imprint chambers building and hack pen/storage building (variation of previous planning consent 19/00456/FUL)

At : Land South West Of Windrush Highend Hawick 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 (as amended), subject to the following direction:

- That the development to which this permission relates must be commenced within three years of the date of this permission.

And subject to the conditions on the attached schedule imposed by the Council for the reasons stated

**Dated 9th April 2020
Planning and Regulatory Services
Environment and Infrastructure
Council Headquarters
Newtown St Boswells
MELROSE
TD6 0SA**

**John Hayward
Planning & Development Standards Manager**

APPLICATION REFERENCE : 20/00160/FUL

Schedule of Plans and Drawings Approved:

Plan Ref	Plan Type	Plan Status
	Location Plan	Approved
	Existing Site Plan	Approved
	Proposed Site Plan	Approved
PROPOSED HACK PEN & STORAGE BUILDING	Proposed Plans & Elevations	Approved
PROPOSED IMPRINT CHAMBERS	Proposed Plans & Elevations	Approved
PROPOSED NATURAL PAIRS, IMPRINT CHAMBERS	Proposed Elevations	Approved
PROPOSED NATURAL PAIRS, IMPRINT CHAMBERS	Proposed Plans	Approved

REASON FOR DECISION

Subject to compliance with the schedule of conditions, the development will accord with the relevant provisions of the Local Development Plan 2016 and there are no material considerations that would justify a departure from these provisions.

SCHEDULE OF CONDITIONS

- 1 No development shall commence until all finished floor levels and ground levels, relative to existing ground levels and a fixed off-site datum have been submitted to and approved in writing by the Planning Authority. The development shall be implemented in accordance with the approved levels
Reason: To minimise the visual impact of the development
- 2 The approved development shall be used only for falcon breeding and rearing and not for any other use (excepting only agriculture) unless an application for planning permission in such behalf has first been submitted to, and approved in writing by, the Planning Authority.
Reason: To retain effective control over the use and operation of the development in the interests of conserving appropriately the amenity and environment of this isolated rural site and its surrounding area; including in the interests of road safety.
- 3 The development shall be implemented in accordance with the plans and drawings approved under this consent, including the colours of external walls and roofs of the imprint building and natural pairs buildings, which shall be finished in dark green materials to match existing buildings approved under 15/00115/FUL, and the hack pen shall be finished in materials to match the hack pen approved under 15/00115/FUL. All external windows and doors shall be green in colour to match those on existing buildings, notwithstanding the reference to white on the approved drawings
Reason: To minimise the visual impact of the development
- 4 No part of the imprint building shall be erected within the root protection area of the adjacent tree to the north-east, applying BS5837:12, unless otherwise agreed in writing with the Planning Authority and the building's position shall be micro-sited from that specified on the approved plans to a revised position agreed in writing with the Planning Authority before development commences, such that it does not fall within the protection

area. The protection area shall be safeguarded by fencing compliant with BS5837:12 during the construction works

Reason: To safeguard a mature tree that has public landscape value

- 5 Surface water drainage shall be designed to comply with PAN 61 and CIRIA SUDs manual C697, and shall be designed and installed to maintain surface water run-off from the development at, or below, greenfield levels. The approved buildings hereby approved shall not be operational until the surface water drainage system that serves them directly, has first been completed and is fully functional.

Reason: To ensure the sustainable disposal of surface water and avoid additional run-off from the site

- 6 No building that requires a water supply connection shall be erected under this consent until a report has been submitted to and approved in writing by the Planning Authority demonstrating the provision of an adequate 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 operational use of the building(s) hereby approved.

Reason: To ensure that the development is adequately serviced with water without a detrimental effect on the water supplies of surrounding properties.

FOR THE INFORMATION OF THE APPLICANT

It should be noted that:

- 1 This Planning Permission grants conditional consent for the development specified on the approved plans and drawings and not for any additional hardstandings or hard surfaces not so specified. Where additional works beyond the approved plans and drawings are required, the applicant should ensure that any necessary PP has first been granted.

2 Any surface water discharges may require separate authorisation under the Water Environment (Controlled Activities)(Scotland) Regulations 2011 (As amended). The applicant should refer to SEPA guidance for more information on potential requirements.

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.

Under The Control of Pollution Act 1974, the Council recommends the following hours for noisy construction-related work:

Monday-Friday 0700-1900

Saturday 0800-1300

Sunday and Public Holidays - no permitted work (except by prior agreement with the Council)

Contractors will be expected to adhere to the measures contained in BS 5228:2009 "Code of Practice for Noise and Vibration Control on Construction and Open Sites".

For more information or to make a request to carry out works outside the above hours, please contact an Environmental Health Officer at the Council.

Notice of Initiation of Development

Section 27 of the Town and Country Planning (Scotland) Act 1997 (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 available on the Council's website for this purpose.

Notice of Completion of Development

Section 27B of the Town and Country Planning (Scotland) Act 1997 (as amended) 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 (as amended) within three months from the date of this notice.

The notice of review must be submitted on the standard form and addressed to the Clerk of The Local Review Body, Democratic Services, Scottish Borders Council, Council Headquarters, Newtown St Boswells. TD6 0SA or sent by email to localreview@scotborders.gov.uk. The standard form and guidance notes can be found online at [Appeal a Planning Decision](#). Appeals to the Local Review Body can also be made via the Scottish Government Planning and Environmental Appeals Division by clicking on the following link [PEAD](#)

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 (as amended).