

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997

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

Application for Planning Permission

Reference: 15/01380/FUL

**To: Mr Drew Glendinning per Aitken Turnbull Architects Ltd 9 Bridge Place Galashiels Scottish
Borders TD1 1SN**

With reference to your application validated on **17th November 2015** for planning permission under the Town and Country Planning (Scotland) Act 1997 for the following development :-

Proposal: Erection of dwellinghouse

At: Plot 2 Land North East Of Westcote Farmhouse Hawick Scottish Borders

The Scottish Borders Council hereby **grants 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 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 10th February 2016
Planning and Regulatory Services
Environment and Infrastructure
Council Headquarters
Newtown St Boswells
MELROSE
TD6 0SA**

Signed



.....
Chief Planning Officer

APPLICATION REFERENCE: 15/01380/FUL
Schedule of Plans and Drawings Approved:

Plan Ref	Plan Type	Plan Status
LOC-01	Location Plan	Approved
PP-01	Site Plan	Approved
PP-02	Elevations	Approved

REASON FOR DECISION

Subject to the undernoted schedule of conditions, the proposed development of a single dwelling on this site is considered an acceptable form of new housing in the Countryside. The proposals are considered to be capable of compliance with policies G1, G2, G5, G6, BE2, H2, D2, Inf4, Inf5 and Inf6 of the Consolidated Scottish Borders Local Plan (2011), and with adopted Supplementary Planning Guidance on Placemaking and Design, Trees and Development, Householder Development, Development Contributions, and Waste.

SCHEDULE OF CONDITIONS

- 1 A sample of all materials to be used on all exterior surfaces of the development hereby permitted shall be submitted to and approved in writing by the Planning Authority before development.
Reason: The materials to be used require further consideration to ensure a satisfactory form of development, which contributes appropriately to its setting.
- 2 Prior to the occupation of the dwelling hereby approved, parking and turning for two vehicles is to be formed within the site. Thereafter the approved parking and turning is to be retained in perpetuity, unless otherwise agreed in writing by the Planning Authority.
Reason: In the interests of road safety on the adjoining minor road.
- 3 Prior to the commencement of development, full details of the means of water supply and of both foul and surface water drainage are to be submitted to and approved in writing by the planning authority. Thereafter the development is to be completed in accordance with the approved details unless otherwise agreed in writing by the planning authority.
Reason: To ensure that the development is adequately serviced.
- 4 Further details of the soft landscaping and boundary treatments shall be submitted to and approved in writing by the Planning Authority. Details of the scheme shall include:
 - i. A plan showing the location and specification of all fences, walls and gates.
 - ii. A schedule for planting including species, density and location.
 - iii. A programme for completion and subsequent maintenance.
 Reason: To ensure the satisfactory form, layout and assimilation of the development.

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.