

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997

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

Application for Outline Planning Permission

Reference : 07/00074/OUT

To : **Mr And Mrs Glendinning (Senior) per Buccleuch John Sale (Galashiels) 7 Bank Street  
Galashiels Scottish Borders**

With reference to your application validated on **16th January 2007** for outline planning permission under the Town and Country Planning (Scotland) Act 1997 for the following development :-

**Proposal : Erection of dwellinghouse**


**at : Land North West Of West Cote Farmhouse Hawick Scottish Borders**

The Scottish Borders Council hereby **grant outline planning permission** 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 standard conditions** on the attached schedule:-

and **subject to the conditions on the attached schedule** imposed by the Council for the reasons stated :-

**Dated 1st May 2008  
Planning and Economic Development  
Council Headquarters  
Newtown St Boswells  
MELROSE  
TD6 OSA**

Signed

  
.....  
**Head of Planning & Building Standards**

APPLICATION REFERENCE : 07/00074/OUT

**STANDARD CONDITIONS**

- a) In the case of **any reserved matter**, the application for approval must be made not later than the expiration of **three years** beginning with the date of grant of this outline planning permission
- b) That the development to which this permission 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 this outline planning permission,
  - ii) the expiration of **two years** from the final approval of the reserved matters, or, in the case of approval on different dates, the **final approval** of the last such matter to be approved.

**SCHEDULE OF CONDITIONS**

- 1 Occupation of the proposed dwellinghouse to be limited to a person employed or last employed in agriculture as defined in Section 277 of the Town and Country Planning (Scotland) Act, 1997 or any dependent of such a person residing with him or her but including a widow or widower of such a person.  
Reason: The erection of a dwellinghouse for normal residential occupation would be contrary to the Council's policy on housing in the countryside.
- 2 The subsequent approval by the Planning Authority of the means of access, the layout of the site, the design and siting of any buildings and the landscape treatment of the site.  
Reason: Approval is in outline only.
- 3 The means of water supply and of foul and surface water drainage, including SUDS measures, to be submitted for the approval of the Planning Authority.  
Reason: To ensure that the site is satisfactorily serviced.
- 4 The dwellinghouse not to be occupied until the access has been improved to the specification of the Planning Authority as shown on the approved plan, including visibility improvements at the public road junction, improvements to the running surface and passing places.  
Reason: In the interests of road safety.
- 5 Two parking spaces, excluding any garage, and a vehicle turning area to be provided within the site, with further provision for visitor parking and turning for service vehicles being agreed with the Planning Authority before the development is commenced.  
Reason: In the interests of road safety.
- 6 The dwellinghouse roof to be natural slate.  
Reason: To safeguard the visual amenity of the area.
- 7 The proposed development shall incorporate measures to maximise the efficient use of energy and resources, and the incorporation of sustainable building techniques and renewable energy technologies, in accordance with the scheme of details that shall first have been submitted to and approved in writing by the planning authority.  
Reason: To ensure the development minimises any environmental impact

**FOR THE INFORMATION OF THE APPLICANT**

It should be noted that:

1. In pursuance of Condition 3, please find enclosed the comments of SEPA in relation to drainage. You should accommodate their requirements in the design of the drainage for the development.

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, 4<sup>th</sup> Floor, 75 Waterloo Street, Glasgow, G2 7BD  
Susiephone System – **0800 800 333**

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.