

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997

Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008

Application for Planning Permission

Reference: 10/00988/PPP

To: Mr Drew Glendinning per Aitken Turnbull (Gala) 9 Bridge Place Galashiels Scottish Borders TD1 1SN

With reference to your application validated on **12th July 2010** for planning permission under the Town and Country Planning (Scotland) Act 1997 for the following development :-

Proposal: Erection of dwellinghouse (renewal of previous consent 07/00072/OUT)


At: Plot 1 Land North West of West Cote 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 conditions on the attached schedule imposed by the Council for the reasons stated

**Dated 15th March 2012
Planning and Economic Development
Council Headquarters
Newtown St Boswells
MELROSE
TD6 0SA**

Signed


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Head of Planning and Regulatory Services

APPLICATION REFERENCE: 10/00988/PPP

Schedule of Plans and Drawings Approved:

Plan Ref	Plan Type	Plan Status
AT1647-01	Location Plan	Approved

REASON FOR DECISION

The plot had outline planning permission for the erection of a dwellinghouse and circumstances and policies have not changed to warrant a different recommendation. The proposal complies with policies D2 and H2 of the Scottish Borders Local Plan Adopted 2008 in that the site is well related to the building group at Westcote Farm and subject to appropriate design and siting, the proposal would not harm residential or visual amenities.

SCHEDULE OF CONDITIONS

- 1 No development shall commence until the details of the layout, siting, design and external appearance of the building(s), the means of access thereto and the landscaping of the site have been submitted to and approved in writing by the Planning Authority.
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 Application for approval of matters specified in the conditions set out in this decision shall be made to the Planning Authority before whichever is the latest of the following:
(a) the expiration of three years from the date of this permission, or
(b) the expiration of six months from the date on which an earlier application for approval of matters specified in the conditions set out in this decision notice was refused or dismissed following an appeal.
Only one application may be submitted under paragraph (b) of this condition, where such an application is made later than three years after the date of this consent.
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.
- 3 No development shall commence until all matters specified in conditions have, where required, been submitted to and approved in writing by the Planning Authority. Thereafter the development shall only take place except in strict accordance with the details so approved.
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.
- 4 The dwellinghouse to be of single storey design with natural slate roof.
Reason: To safeguard the visual amenity of the area.
- 5 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. The development is then to be implemented in accordance with the approved details.
Reason: To ensure that the site is adequately serviced.

- 6 No development to be commenced until a landscaping scheme is submitted to, and approved by, the Planning Authority, including planting around the resident parking and visitor parking areas, planting within the site along the north-western boundary and outwith the site along the south-western boundary. The scheme is to include a programme for completion and subsequent maintenance. Once approved, the scheme to be implemented concurrently with the development or during the next planting season thereto, and maintained thereafter.
Reason: To safeguard the visual amenity of the area.
- 7 Two parking spaces, excluding any garage, and a vehicle turning area to be provided within the site, with three visitor parking spaces and turning for service vehicles being provided to the east of the plot as shown on the approved plan (Drawing Number AT1647-01) before the house is occupied and retained in perpetuity.
Reason: In the interests of road safety.
- 8 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 (Drawing Number AT1647-01), including visibility improvements at the junction between the access road and the A698, improvements to the running surface and a passing place provided on the access road serving the site between the site and the A698. The access road serving the site must be surfaced using a bituminous material, capable of taking the weight of a service/emergency vehicle.
Reason: In the interests of road safety.
- 9 The development hereby permitted shall be begun before the expiration of two years from the date of approval of the last of the matters specified in the conditions set out in this decision.
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.

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.