

**TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997**

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

**Application for Planning Permission**

**Reference : 14/00046/FUL**

**To : Mr Tom Dixon The Giral Cockburnspath Berwickshire Cockburnspath TD13 5YR**

With reference to your application validated on **18th March 2014** for planning permission under the Town and Country Planning (Scotland) Act 1997 for the following development :-

**Proposal : Change of use of agricultural building and land to timber processing and storage  
(retrospective)**

**at : Agricultural Building And Land North Of 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 following direction: 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 following direction:

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

**Dated 22nd January 2015  
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 : 14/00046/FUL**

**Schedule of Plans and Drawings Approved:**

<b>Plan Ref</b>	<b>Plan Type</b>	<b>Plan Status</b>
OS EXTRACT	Location Plan	Approved

**REASON FOR DECISION**

The proposed development is considered to comply with the provisions of the Consolidated Scottish Borders Local Plan 2011, principally policies G1, H2, D1, and Inf4 in that the proposed development would represent an acceptable form of business development in the rural countryside, and issues in terms of amenity can be dealt with via planning condition.

**SCHEDULE OF CONDITIONS**

- 1 The land and premises are to be used for timber processing and storage only, and for no other use, including any use within Class 5 and Class 6 of the Town and Country Planning (Use Classes) (Scotland) Order, unless first subject to a successful application for planning permission.  
Reason: Any alternative use may give rise to amenity issues to neighbouring residents, which should first be considered in a planning application.
- 2 This consent shall exist for the benefit of the timber processing business of Mr Tom Dixon only.  
Reason: Any alternative form of storage or processing use of the land and buildings would potentially have significantly adverse impacts on neighbouring amenity.

**FOR THE INFORMATION OF THE APPLICANT**

It should be noted that:

- 1 The applicant is reminded of Condition 12 of the neighbouring planning consent reference 14/00488/FUL, which states that:

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.

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, 4<sup>th</sup> 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.