

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

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

**Application for Planning Permission**

**Reference : 09/00245/FUL**

**To : First Call M.E.H. Ltd per A McGill Architectural Services Galamoor House Netherdale  
Galashiels Scottish Borders TD1 3EY**

With reference to your application validated on **3rd March 2009** for planning permission under the Town and Country Planning (Scotland) Act 1997 for the following development :-

**Proposal : Alterations and extensions to form six dwellinghouses**

**at : Steading Buildings Old Cambus West Mains Cockburnspath Scottish Borders TD13 5YS**

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 condition:-**

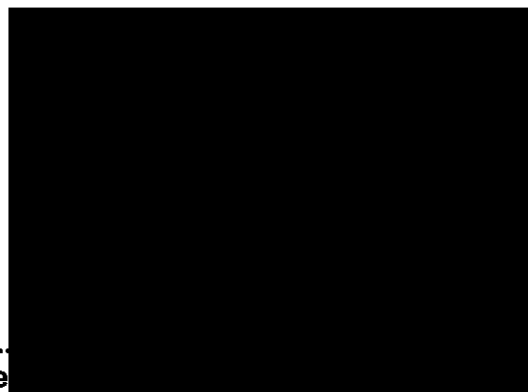
that the development to which this permission relates must be begun within five years from the date of this consent.

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

**Dated 29th April 2009  
Planning and Economic Development  
Council Headquarters  
Newtown St Boswells  
MELROSE  
TD6 0SA**

**Signed**

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### **SCHEDULE OF CONDITIONS**

- 1 The development hereby approved shall have natural slate on the roof.  
Reason: To ensure a satisfactory form of development, which contributes appropriately to its setting.
- 2 The colour(s) of all external timbers, including windows and doors, and wet dash render walling shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced and shall thereafter be undertaken in accordance with the approved details.  
Reason: To ensure a satisfactory form of development, which contributes appropriately to its setting.
- 3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(Scotland) Order 1992 (or any subsequent Order amending, revoking or re-enacting that Order);
  - (i) There shall be no addition or extension to the dwellings (including the insertion of dormer windows or chimneys);
  - (ii) There shall be no further building, structure or other enclosure constructed or placed on the site;
  - (iii) No additional window or other opening shall be made in any elevation; unless an application for planning permission in that behalf has first been submitted to and approved by the Local Planning Authority;
  - (iv) No alteration to windows, doors or other opening shall be made.Reason: To safeguard the character, appearance and setting of the building to be converted.
- 4 Prior to the commencement of development, details of all proposed means of enclosure, including the proposed retaining walls, shall be submitted to and approved in writing by the Local Planning Authority and shall thereafter be undertaken in accordance with the approved details.  
Reason: To enable the proper effective assimilation of the development into its wider surroundings.
- 5 The rooflights indicated on the approved plans shall be of "conservation" design and materials and shall thereafter be so retained.  
Reason: To safeguard the character of the building.
- 6 Samples of the windows, which must be painted wood, to be submitted for the approval of the Planning Authority before the windows are installed and shall thereafter be so retained.  
Reason: To safeguard the character and appearance of the buildings.
- 7 Where original door and window openings are being partially or fully filled in with either new windows, doors, stone or timber, the new installations must be recessed from the wall face to the specification of the Local Planning Authority.

Reason: To safeguard the character and appearance of the buildings.

- 8 The development hereby approved shall only be carried out in strict accordance with details of the external doors, including their design, materials and colour(s), which shall first have been submitted to and approved in writing by the Local Planning Authority before the external doors are installed and shall thereafter be installed in accordance with the approved details and shall thereafter be so retained.

Reason: To safeguard the character and appearance of the buildings.

- 9 Forward visibility to the north across the bend when entering the unclassified road that serves this development from the A1107 must be increased to 100 metres by the setting back of gorse hedges to the specification of the Local Planning Authority before any dwellinghouse is occupied and must thereafter be maintained in perpetuity.

Reason: In the interests of road safety.

- 10 Prior to the commencement of development, four passing places at agreed locations on the A1107 to be provided to the specification of the Local Planning Authority.

Reason: In the interests of road safety.

- 11 No dwelling forming part of the development shall be occupied until the access road shown on the approved plans has been built to the specification of the Local Planning Authority.

Reason: To ensure that adequate access to the site for pedestrians and vehicles is provided and is at all times properly maintained.

- 12 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 and shall thereafter be undertaken in accordance with the approved details.

Reason: To ensure that the site is adequately serviced.

- 13 The parking spaces shown on the approved plans to be completed to the specification of the Local Planning Authority in accordance with a programme of phasing submitted to and approved by the Local Planning Authority before the development commences. Two parking spaces, excluding any garaging, to be provided per dwellinghouse and must be retained in perpetuity.

Reason: To ensure that adequate access to the site for pedestrians and vehicles is provided and is at all times properly maintained.

**FOR THE INFORMATION OF THE APPLICANT**

It should be noted that:

Please find attached consultation responses received from the Scottish Environment Protection Agency and Scottish Borders Council's Access Officer, Archaeology Officer and Environmental Health Officer for your information.

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 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, 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