

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997

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

Application for Approval of Reserved Matters

Reference: 07/00578/REM

To : Mr And Mrs D Jack per John R Harris & Partners Paima Place Melrose Scottish Borders TD6 9PR

With reference to your application validated on **23rd March 2007** for approval under the Town and Country Planning (Scotland) Act 1997 for reserved matters relating to outline planning permission for the following development:-

Proposal : Erection of dwellinghouse

at : Stables At Old Belses Jedburgh Scottish Borders TD6 8UR

The Scottish Borders Council hereby **approve** the application 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 following standard condition:-**

that the development to which this approval 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 the original outline planning permission
- (ii) the expiration of two years from the date of this approval

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

**Dated 13th May 2008
Planning and Economic Development
Council Headquarters
Newtown St Boswells
MELROSE
TD6 OSA**

Signed  
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Head of Planning & Building Standards

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SCHEDULE OF CONDITIONS

- 1 No landraising should occur on site below the 99.39m AOD contour.
Reason: In the interests of flood risk.
- 2 The precise location of the access to be agreed by the Local Planning Authority before any development is commenced on site.
Reason: In the interests of road safety.
- 3 The existing vehicular access opposite Old Belses Cottage must be closed off before any works commence on site.
Reason: In the interests of road safety.
- 4 Any gates erected at the access must open into the site and must be set back a minimum of 6 metres from the edge of the public road.
Reason: In the interests of road safety.
- 5 The basecourse to be natural stone.
Reason: To safeguard the character and amenity of the area.
- 6 The colour(s) of the external timbers and walls shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced.
Reason: To safeguard the character of the area.
- 7 No development shall take place except in strict accordance with a scheme of landscaping works, which has first been submitted to and approved in writing by the Local Planning Authority. Details of the scheme shall include details of the species within the 5 metre wide strip of planting along the side of Jordan Burn as indicated on drawing no. 07007 – PL/001. This planting strip must extend along the entire length of the Jordan Burn boundary. A planting strip must also be implemented along the north western boundary of the site and the existing hedge along the B6400 boundary must be replaced.
Reason: To ensure the satisfactory form, layout and assimilation of the development.
- 8 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner, and shall be maintained thereafter and replaced as may be necessary for a period of two years from the date of completion of the planting, seeding or turfing.
Reason: To ensure that the proposed landscaping is carried out as approved.

FOR THE INFORMATION OF THE APPLICANT

It should be noted that:

Please find attached consultation responses received from the Scottish Environment Protection Agency (SEPA) for your information.

It should be noted that all work within the existing public road and verge must be carried out by an approved contractor on Scottish Borders Council's approved list who must complete and

return the relevant application form for permission to work in the public road prior to work commencing on site.

Steps must be taken to prevent surface water flowing from the site to the adjacent public road.

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, 4th 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.