

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

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

**Application for Planning Permission**

**Reference : 10/00491/AMC**

**To : Mr Andrews & Mrs Slater per John R Harris & Partners Palma Place Melrose Scottish Borders TD6 9PR**

With reference to your application validated on **13th April 2010** for planning permission under the Town and Country Planning (Scotland) Act 1997 for the following development :-

**Proposal : Erection of dwellinghouse**

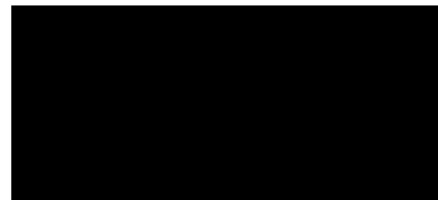
**at : Land South East Of Abbotscroft Gattonside Scottish Borders**

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 conditions on the attached schedule** imposed by the Council for the reasons stated

**Dated 27th August 2010  
Planning and Economic Development  
Council Headquarters  
Newtown St Boswells  
MELROSE  
TD6 0SA**

**Signed**



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

**APPLICATION REFERENCE : 10/00491/AMC**

**Schedule of Plans and Drawings Approved:**

Plan Ref	Plan Type	Plan Status
09114-PL001	Location Plan	Approved
09114-PL002	Site Plan	Approved
09114-PL003	Floor Plans	Approved
09114-PL004	Elevations	Approved
09114-PL005	Elevations	Approved
09114-PL006	Elevations	Approved
09114-PL007	Elevations	Approved
09114-PL008	Sections	Approved

**REASON FOR DECISION**

The proposal is deemed compliant with development plan policies, principally Policies N18 and N20 of the Consolidated Structure Plan 2009 and Policies G1, G7, H2, NE4 and BE4 of the Scottish Borders Local Plan 2008, and is deemed to satisfy all conditions on outline consent 06/00223/OUT, subject to compliance with the schedule of conditions.

**SCHEDULE OF CONDITIONS**

- 1 No trees, other than those specified on the supporting tree survey plan (Donald Rodger Associates 0946/1 April 2010) shall be lopped, felled or removed without the written consent of the Planning Authority. In addition, no boundary hedging within the site shall be removed without the written consent of the Planning Authority. Before development commences, a tree and hedge protection plan shall be submitted for the approval of the Planning Authority. The plan shall specify measures designed to safeguard the trees marked for retention (including that outwith the site to the south-east) and boundary hedging during the construction works, including a detailed specification for protective fencing, foundations, construction and excavation methods. Once approved, the development shall only be carried out in accordance with the protection plan  
Reason: To protect remaining hedging and trees within and adjoining the site in the interests of safeguarding the character and appearance of the Conservation Area
- 2 A sample of all materials to be used on all exterior surfaces of the development hereby permitted shall be submitted to and approved in writing by the Planning Authority before development. This shall include all roofing, wall render, timber and metal elements, window and door and external railing/balustrading details, and include external colours.  
Reason: The materials to be used require further consideration to ensure a satisfactory form of development, which contributes appropriately to its setting and protects the character and appearance of the Conservation Area
- 3 The vehicular access shall be formed, and the area allocated for parking on the approved plan shall be consolidated, surfaced and drained all before the dwellinghouse is occupied, and shall not be used other than for the parking of vehicles in connection with the development hereby permitted. Only that part of the wall identified for removal on the approved plans shall be so removed, all of the remaining wall shall be retained as existing. A sample of the surfacing material for the parking area shall be submitted for the prior approval of the Planning Authority

Reason: To ensure there is adequate space within the site for the parking of vehicles clear of the road in a manner that protects the character and appearance of the Conservation Area

- 4 No development shall take place except in strict accordance with a scheme of soft landscaping works, which shall first have been submitted to and approved in writing by the Local Planning Authority, and shall include (as appropriate):
- i. location of new trees, including replacement tree planting, shrubs, hedges and grassed areas
  - ii. schedule of plants to comprise species, plant sizes and proposed numbers/density
  - iii. programme for completion and subsequent maintenance.

Reason: To enable the proper form and layout of the development and the effective assimilation of the development into its wider surroundings

- 5 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

- 6 Written evidence shall be submitted for the approval of the Planning Authority before the development commences that a connection to the public water mains and foul drainage network to serve the development has been approved by Scottish Water

Reason: The application contains insufficient information on these aspects to fully satisfy the requirements of the outline consent.

#### **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 OSA  
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 OSA.

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.