

Mr Alec Dale And Fjordhus Ltd
per Ferguson Planning
Per Ruairidh Thompson
54 Island Street
Galashiels
Scottish Borders

Please ask for: Julie Hayward
01835 825585
Our Ref: 20/00985/CON
Your Ref:
E-Mail: jhayward2@scotborders.gov.uk
Date: 26th October 2020

Dear Sir/Madam

**PLANNING APPLICATION AT Building North And East Of Tweed Lodge Hoebridge East
Road Gattonside Scottish Borders**

PROPOSED DEVELOPMENT: Demolition of agricultural building

APPLICANT: Mr Alec Dale And Fjordhus Ltd

Please find attached the decision notice for the above application.

Please read the schedule of conditions and any informative notes carefully.

Drawings can be found on the Planning pages of the Council website at
<https://eplanning.scotborders.gov.uk/online-applications/>

It should be noted that before works commence, where applicable, all necessary consents should be obtained under the Building (Scotland) Act 2003. If you require any further information in this respect, please contact the relevant Building Standards Surveyor.

Yours faithfully

John Hayward

Planning & Development Standards Manager

PLANNING (LISTED BUILDINGS & CONSERVATION AREAS) (SCOTLAND) ACT 1997 (as amended)

**Town and Country Planning (Listed Buildings & Buildings in Conservation Areas)
(Scotland) Regulations 1987**

Application for Conservation Area Consent

Reference : 20/00985/CON

**To : Mr Alec Dale And Fjordhus Ltd per Ferguson Planning Per Ruaraidh Thompson 54
Island Street Galashiels Scottish Borders TD1 1NU**

With reference to your application validated on **31st August 2020** for Conservation Area Consent under the Planning (Listed Buildings & Conservation Areas) (Scotland) Act 1997 (as amended) for the following development:-

Proposal : Demolition of agricultural building

**At : Building North And East Of Tweed Lodge Hoebridge East Road Gattonside Scottish
Borders**

The Scottish Borders Council hereby **grant conservation area consent** 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 (as amended), subject to the following direction:

**Dated 21st October 2020
Regulatory Services
Council Headquarters
Newtown St Boswells
MELROSE
TD6 0SA**

**John Hayward
Planning & Development Standards Manager**

APPLICATION REFERENCE : 20/00985/CON

Schedule of Plans and Drawings Approved:

Plan Ref	Plan Type	Plan Status
1035.PL1.1	Location Plan	Approved
1 - 5	Photos	Approved

REASON FOR DECISION

Subject to compliance with the schedule of conditions, the demolition(s) will either preserve or enhance the character or appearance of the Conservation Area.

SCHEDULE OF CONDITIONS

- 1 The development hereby permitted shall be carried out within three years of the date of this consent.
Reason: To comply with the provision of Section 66 of the Planning (Listed Buildings and Conservation Areas)(Scotland) Act 1997.
- 2 Prior to the commencement of demolition written confirmation shall be submitted for approval in writing by the Planning Authority that the detailed Species Protection Plan for birds, as outlined in the Hoebridge East Road, Gattonside, Nesting Bird Species Protection Plan, (Ellendale Environmental, 24th August 2020), shall be implemented in full. Thereafter, no demolition shall take place except in strict accordance with the outlined Species Protection Plan.
Reason: To protect the ecological interest in accordance with Local Development Plan policies EP1 and EP3.
- 3 The trees within the site, with the exception of the young willow to the east of the building to be demolished, are not to be felled, thinned, lopped, topped, lifted or disturbed without the prior written consent of the Planning Authority.
Reason: To enable the proper effective assimilation of any future development on the site into its wider surroundings, and to ensure that those existing trees representing an important visual feature are retained and maintained.

FOR THE INFORMATION OF THE APPLICANT

It should be noted that:

In respect of condition 3 the following British Standards should be referred to:

a) BS: 3998:2010 Tree work - Recommendations

b) BS: 5837 (2012) Trees in relation to demolition, design and construction - Recommendations

The Roads Planning Service advises that the appropriate approvals should be sought if the works require occupation of the public road for prolonged periods by either machinery or materials.

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.

Under The Control of Pollution Act 1974, the Council recommends the following hours for noisy construction-related work:

Monday-Friday 0700-1900

Saturday 0800-1300

Sunday and Public Holidays - no permitted work (except by prior agreement with the Council)

Contractors will be expected to adhere to the measures contained in BS 5228:2009 "Code of Practice for Noise and Vibration Control on Construction and Open Sites".

For more information or to make a request to carry out works outside the above hours, please contact an Environmental Health Officer at the Council.

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 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 appeal to the Scottish Ministers under Section 47 of the Town and Country Planning (Scotland) Act 1997 (as amended) within three months from the date of this notice. The notice of the appeal should be addressed to The Directorate for Planning and Environmental Appeals, 4 The Courtyard, Callendar Business Park, Falkirk FK1 1XR. A copy of the notice of the appeal must, at the same time, be sent to the Legal Services Section, Scottish Borders Council, 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 (as amended).