

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997

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

Application for Planning Permission

Reference : 16/00336/FUL

**To : Runningburn Events Ltd per Aitken Turnbull Architects Ltd 9 Bridge Place Galashiels
Scottish Borders TD1 1SN**

With reference to your application validated on **16th March 2016** for planning permission under the Town and Country Planning (Scotland) Act 1997 for the following development :-

Proposal : Erection of events marquee (retrospective)

At : Land North East Of Runningburn Farmhouse Stichill Kelso 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:

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

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

**Dated 26th April 2016
Planning and Regulatory Services
Environment and Infrastructure
Council Headquarters
Newtown St Boswells
MELROSE
TD6 0SA**

Signed



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Chief Planning Officer

APPLICATION REFERENCE : 16/00336/FUL

Schedule of Plans and Drawings Approved:

Plan Ref	Plan Type	Plan Status
P-01	General	Approved
NW ELEVATION	Photos	Approved

REASON FOR DECISION

Subject to conditions it is considered that the events marquee is acceptable and in accordance with development plan policies covering business, leisure and tourism developments in the countryside.

SCHEDULE OF CONDITIONS

- 1 This permission is granted for a limited period of 5 years from the date of this consent. The marquee hereby permitted, and all other ancillary marquees (kitchen, toilet and entrance marquees), fences etc, shall be completely removed from the site by the expiration of the period granted unless a planning application for its retention is submitted to and approved by the Planning Authority.
Reason: The building is constructed of materials which would make it inappropriate for permanent consent.
- 2 The marquee shall be installed only during the period of April 1 - October 31 inclusive during any calendar year of the consent period, and shall be removed completely from the site during the remainder of the year.
Reason: In order to limit the extent to which the external materials of the building may deteriorate during the consent period.
- 3 The applicant shall prepare and submit an operational plan and noise assessment within 3 months of the date of this consent for approval by the Planning Authority. Once approved this document will form the operational parameters under which the development will be operated and managed. Each time the plan is updated it must be submitted to the Planning Authority for approval.
The plan must address the following:
 - o Hours of operation
 - o Noise mitigation and management
 - o Event Plan
 - o Public Relations and Communication
 - o Compliance Monitoring (including monitoring methodology and noise limits)
 - o Internal monitoring and log sheets
 - o Noise limiter and use of PA system
 Reason: To protect the amenity of nearby residential properties.
- 4 Within 3 months of the date of this consent visibility at the junction of the unclassified road leading to Runningburn Farm and the C45 public road shall be improved to give a visibility splay of 2.4m by 90m to the East.
Reason: In the interests of road safety.

- 5 Within 3 months of the date of this consent, three passing places to specification DC-1 (attached) shall be provided between the site and the B6364 at Stichill (1 on the unclassified public road leading to Runningburn Farm and two on the C45) at locations which shall first be agreed on site with the planning authority.
Reason: In the interests of road safety

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 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 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.