

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997

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

Application for Planning Permission

Reference : 16/00531/FUL

To : Mark Jones per A G Walker 4 Acredale Road Eyemouth Scottish Borders TD14 5TA

With reference to your application validated on **28th April 2016** for planning permission under the Town and Country Planning (Scotland) Act 1997 for the following development :-

Proposal : Erection of dwellinghouse

At : Garden Ground Of The Cottage Auchencrow 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 5th August 2016
Planning and Regulatory Services
Environment and Infrastructure
Council Headquarters
Newtown St Boswells
MELROSE
TD6 0SA**

Signed



.....
Chief Planning Officer

APPLICATION REFERENCE : 16/00531/FUL

Schedule of Plans and Drawings Approved:

Plan Ref	Plan Type	Plan Status
1:2500	Location Plan	Approved
003	Site Plan	Approved
004	Floor Plans	Approved
005	Elevations	Approved

REASON FOR DECISION

Having regard to the proposed site layout, design, materials, landscaping, relationship with existing development and related technical matters, the proposals comply with adopted policy and guidance relevant to development quality, housing in the countryside, protection of amenity and other technical/safety matters.

SCHEDULE OF CONDITIONS

- 1 The development hereby approved shall be carried out wholly in accordance with the amended plans dated 22 June 2016.
Reason: To ensure that the development is carried out as approved by the Planning Authority.
- 2 The development hereby approved shall only be carried out in strict accordance with details of the materials to be used on the external walls and roof of the proposed building(s) which shall first have been submitted to and approved in writing by the Planning Authority.
Reason: To ensure a satisfactory form of development, which contributes appropriately to its setting
- 3 No development shall take place except in strict accordance with a scheme of hard and soft landscaping works, which has first been submitted to and approved in writing by the Planning Authority. Details of the scheme shall include (as appropriate):
 - i. existing and finished ground levels in relation to a fixed datum preferably ordnance
 - ii. existing landscaping features and vegetation to be retained and, in the case of damage, restored
 - iii. location and design, including materials, of walls, fences and gates
 - iv. soft and hard landscaping works
 - v. existing and proposed services such as cables, pipelines, poles and sub-stations
 - vi. A programme for completion and subsequent maintenance.
 Reason: To ensure that the development harmonises with its environs, in particular with the street scene.
- 4 Prior to commencement of development, a report relating to methods to be utilised for construction of the dwelling that will ensure the existing mature hedgerow on the north-east boundary and the Ash tree in the adjacent garden are not damaged shall be submitted to, and approved by the planning authority. The development shall be undertaken in strict accordance with the details approved in response to this condition.
Reason: in the interests of private and visual amenity, and to ensure that vegetation outwith the ownership of the applicant is given suitable protection.

- 5 As part of the development, and in accordance with the Site Plan ref. 16-005 (003) received on 22.6.16, the following items shall be provided and retained/maintained in perpetuity:
- (i) excluding any garages, parking and turning for a minimum of 2 vehicles within the curtilage of the site;
 - (ii) 3m width access with appropriate 1m splays at the junction onto the C113 (final design to be agreed with the planning authority);
 - (iii) initial 6m of the access from the public road to be constructed to the following specification: 40mm of 14mm size close graded bituminous surface course to BS 4987 laid on 60mm of 20mm size dense binder course (basecourse) to the same BS laid on 350mm of 100mm broken stone bottoming blinded with sub-base, type 1.
- Reason: in the interests of amenity and road safety.
- 6 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(Scotland) Order 1992 (or any subsequent provisions amending or re-enacting that Order), no additional window or other opening shall be made in the north-east elevation of the dwelling unless an application for planning permission in that behalf is first submitted to and approved in writing by the Planning Authority.
- Reason: To safeguard the privacy and amenity of the occupiers of the adjacent property (Woodburn).
- 7 The finished floor levels of the building(s) hereby permitted shall be consistent with those indicated on a scheme of details which shall first have been submitted to and approved in writing by the Planning Authority. Such details shall indicate the existing and proposed levels throughout the application site.
- Reason: To ensure that the proposed development does not have an adverse effect upon the amenity currently enjoyed by adjoining occupiers.

FOR THE INFORMATION OF THE APPLICANT

It should be noted that:

- 1 The applicant is reminded that this permission is subject to the legal agreement under Section 75 of the Town and Country Planning (Scotland) Act 1997 requiring developer contributions towards Eyemouth High and Reston Primary Schools.
- 2 Attention is drawn to the planning consultation reply of the Scottish Environmental Protection Agency dated 16.5.16.

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.