

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997

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

Application for Approval of Reserved Matters

Reference: 02/01566/REM

To : Mr & Mrs A Huggins per Fleming Homes Ltd Station Road Duns Berwickshire

TD11 3HS

With reference to your application validated on **2nd October 2002** for approval under the Town and Country Planning (Scotland) Act 1997 for reserved matters relating to outline planning permission 99/01115/OUT approved 21st October 1999 for the following development:-

Proposal : Erection of dwellinghouse and garage

at : Plot 3 Hardens Road Duns Berwickshire

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 20th November 2002
Economic Development and Environmental Planning
Council Headquarters
Newtown St Boswells
MELROSE
TD6 OSA

Signed



Head of Development Control

Assistant

Application reference : 0201566REM

SCHEDULE OF CONDITIONS

1. The roofing material to be agreed by the Planning Authority before the development is commenced.
Reason: To safeguard the visual amenity of the area.
2. Sample panels of the external wall finish to be prepared on site for prior approval by the Planning Authority.
Reason: To safeguard the visual amenities of the area.
3. The vehicular access to the site to be completed to the specification of the Planning Authority before any dwellinghouse is occupied.
Reason: In the interests of road safety.
4. A landscape scheme to be submitted for the approval of the Planning Authority before the development is commenced.
Reason: To enhance the visual amenities of the area.

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.

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, Drawing Office, 10 Fishwives Causeway, Portobello, Edinburgh, EH5 1EP
East of Scotland Water (Borders Division), West Grove, Waverley Road, Melrose, TD6 9SJ
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, 2 Greenside Lane, Edinburgh, EH1 3AG.

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.