

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

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

**Application for Outline Planning Permission**

**Reference : 07/01278/OUT**

**To : Mr Kenneth Bayne 52 Victoria Street Galashiels Scottish Borders TD1 1HJ**

With reference to your application validated on **27th June 2007** for outline planning permission under the Town and Country Planning (Scotland) Act 1997 for the following development :-

**Proposal : Erection of dwellinghouse**

**at : Land South Of Belses Cottage Ancrum Scottish Borders**

The Scottish Borders Council hereby **grant outline planning permission** 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 standard conditions** on the attached schedule:-

and **subject to the conditions on the attached schedule** imposed by the Council for the reasons stated :-

**Dated 15th October 2007  
Planning and Economic Development  
Council Headquarters  
Newtown St Boswells  
MELROSE  
TD6 OSA**

**Signed**



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

**APPLICATION REFERENCE : 07/01278/OUT**

**STANDARD CONDITIONS**

- a) In the case of **any reserved matter**, the application for approval must be made not later than the expiration of **three years** beginning with the date of grant of this outline planning permission
- b) That the development to which this permission 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 this outline planning permission,
  - ii) the expiration of **two years** from the final approval of the reserved matters, or, in the case of approval on different dates, the **final approval** of the last such matter to be approved.

**SCHEDULE OF CONDITIONS**

- 1 The subsequent approval by the Planning Authority of the means of access, the layout of the site, the design and siting of any buildings and the landscape treatment of the site.  
Reason: Approval is in outline only.
- 2 The means of water supply and of both surface water and foul drainage to be submitted to and approved by the Planning Authority before the development is commenced.  
Reason: To ensure that the site is adequately serviced.
- 3 A vehicle turning area and two parking spaces, excluding any garaging, to be provided within the site and must be retained in perpetuity.  
Reason: In the interests of road safety.
- 4 The development hereby approved shall have a natural slate roof. Any alternative roofing material shall be submitted to and approved in writing by the Local Planning Authority prior to works commencing on site.  
Reason: To ensure a satisfactory form of development, which contributes appropriately to its setting.
- 5 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:
  - i. indication of existing trees, shrubs and hedges to be removed, those to be retained and, in the case of damage, proposals for their restoration
  - ii. location of new trees, shrubs, hedges and grassed areas including a tree belt along the southern boundary of the site
  - iii. schedule of plants to comprise species, plant sizes and proposed numbers/density
  - iv. 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.
- 6 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the dwellinghouse and shall be maintained thereafter and replaced as may be necessary for a period of two years from the date of completion of the planting, seeding or turfing.  
Reason: To ensure that the proposed landscaping is carried out as approved.

- 7 Details of all proposed means of enclosure shall be submitted to and approved in writing by the Local Planning Authority before work on the site is commenced.  
Reason: To enable the proper effective assimilation of the development into its wider surroundings.
- 8 A service layby must be provided to the specification of the Local Planning Authority before the dwellinghouse is occupied.  
Reason: In the interests of road safety.
- 9 Before any part of the permitted development is commenced, the hedging along the northern and eastern boundaries of the plot to be retained and shall be protected by a chestnut paling fence 1.5 metres high placed at a minimum distance of 2.0 metres from the edge of the hedge, and the fencing shall be removed only when the development has been completed. During the period of construction of the development the existing soil levels around the boles of the hedges so retained shall not be altered.  
Reason: In the interests of preserving the hedges which contribute to the visual amenity of the area.

**FOR THE INFORMATION OF THE APPLICANT**

It should be noted that:

Please note that the access must be precisely located on the outside of the road bend at a point where a driver making a right turn into the site can see round the bend in the road and can be seen by any following driver.

It should be noted that the dwellinghouse should be located more centrally within the site in order that it relates sufficiently to the existing dwellinghouse and in order to reduce its visual prominence.

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, 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, 4<sup>th</sup> 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, 4 The Courtyard, Callendar Business Park, Callendar Road, Falkirk, FK1 1XR.

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.