



Mr & Mrs Erlend and Karen Milne  
per Hunter Architecture  
231 Galashiels Road  
Stow  
Scottish Borders  
TD1 2RE

**Please ask for:** Ranaid Dods  
01835 825239  
**Our Ref:** 22/00795/AMC  
**Your Ref:**  
**E-Mail:** ranaid.dods@scotborders.gov.uk  
**Date:** 27th July 2022

Dear Sir/Madam

**PLANNING APPLICATION AT Land South East Of Tarf House West Linton Scottish Borders**

**PROPOSED DEVELOPMENT: Erection of dwellinghouse, workshop/garage and associated works (approval of all matters specified in planning permission 19/01646/PPP)**

**APPLICANT: Mr & Mrs Erlend and Karen Milne**

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

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

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

**Application for Approval of Matters Specified in Conditions      Reference: 22/00795/AMC**

**To:    Mr & Mrs Erlend and Karen Milne per Hunter Architecture 231 Galashiels Road Stow  
Scottish Borders TD1 2RE**

With reference to your application validated on **17th May 2022** for approval of matters specified in conditions pursuant to Planning Permission in Principle under the Town and Country Planning (Scotland) Act 1997 (as amended) for the following development :-

**Proposal:   Erection of dwellinghouse, workshop/garage and associated works (approval of all matters specified in planning permission 19/01646/PPP)**

**At:    Land South East Of Tarf House West Linton 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 (as amended), subject to the following direction:

**Dated 26th July 2022  
Regulatory Services  
Council Headquarters  
Newtown St Boswells  
MELROSE  
TD6 0SA**

**John Hayward  
Planning & Development Standards Manager**

**APPLICATION REFERENCE: 22/00795/AMC**

**Schedule of Plans and Drawings Approved:**

<b>Plan Ref</b>	<b>Plan Type</b>	<b>Plan Status</b>
1344-PL-01	Location Plan	Approved
1344-PL-02	Proposed Block Plan	Approved
1344-PL-03 rev A	Proposed Plans & Elevations	Approved

**REASON FOR DECISION**

Subject to compliance with the schedule of conditions, the development will satisfy conditions 1 and 8 of planning permission in principle 19/01646/PPP and will accord with the relevant provisions of the Local Development Plan 2016. There are no material considerations that would justify a departure from these provisions.

**SCHEDULE OF CONDITIONS**

- 1 The development hereby permitted shall not be carried out otherwise than in complete accordance with the plans and specifications approved by the planning authority.  
Reason: To ensure that the development is carried out in accordance with the approved details and to ensure a satisfactory form of development, which contributes appropriately to its setting.
- 2 The planting within the site and the new boundary planting around the site, shown on approved drawing 1344\_PL\_02, shall be implemented in accordance with the approved specification in the first available planting season following commencement of development. Thereafter, the planting shall be maintained in accordance with the approved maintenance schedule.  
Reason: To better integrate the development into the surrounding area.
- 3 The finish of the flue shall be matt black or dark grey.  
Reason: To ensure a satisfactory form of development, which contributes appropriately to its setting.

**FOR THE INFORMATION OF THE APPLICANT**

It should be noted that:

1. Conditions 3, 5 and 6 of 19/01646/PPP still apply. In particular, it should be noted that condition 3 requires that the occupation of the proposed dwellinghouse is limited to a person employed in the saddle and leather goods businesses.
2. Whilst the parking and turning provision are acceptable, condition 4 of 19/01646/PPP requires that those are retained in perpetuity.
3. If a stove is to be installed with an output of more than 45kw, contact should be made with the council's Environmental Health Service to provide further information in order that a screening assessment can be carried out. Stove installations can cause smoke and odour complaints and planning permission for the flue's installation does not indemnify the applicant in respect of statutory nuisance action. In the event of nuisance action being taken there is no guarantee

that remedial work will be granted planning permission, including for changes to the height and position of the flue. The flue should be terminated with a cap that encourages a high gas efflux velocity. The flue and appliance should be checked and serviced at regular intervals to ensure that they continue to operate efficiently and cleanly. The appliance should burn only fuel of a type and grade that is recommended by the manufacturer.

The applicant is reminded that this permission does not convey approval for works affecting third party rights which may exist on the land or any adjoining. The applicant is therefore advised to seek the approval of any parties having an interest in any land affected by this permission

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, 4<sup>th</sup> 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 (as amended).