

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

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

**Application for Planning Permission**

**Reference : 14/00712/FUL**

**To : U-Stor Business Units Ltd 12 Kings Croft Kelso TD5 7NU**

With reference to your application validated on **24th June 2014** for planning permission under the Town and Country Planning (Scotland) Act 1997 for the following development :-

**Proposal : Change of use and alterations to form storage area on ground floor and meeting area for amateur operatic society on first floor**


**at : Former Ancroft Tractors Ltd Spylaw Road Kelso Scottish Borders TD5 8DN**

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 conditions on the attached schedule** imposed by the Council for the reasons stated

**Dated 22nd August 2014  
Regulatory Services  
Council Headquarters  
Newtown St Boswells  
MELROSE  
TD6 0SA**

**Signed**



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**Service Director Regulatory Services**

**APPLICATION REFERENCE : 14/00712/FUL**

**Schedule of Plans and Drawings Approved:**

<b>Plan Ref</b>	<b>Plan Type</b>	<b>Plan Status</b>
US-SP2 SHEET 1	Location Plan	Approved
US-SP2 SHEET 2	Floor Plans	Approved
US-SP2 SHEET 3	Elevations	Approved
STORE, YARDS AND PARKING	Floor Plans	Approved

**REASON FOR DECISION**

Subject to compliance with the noted planning conditions, the proposed development is considered to comply with relevant development plan policies pertaining to changes of use on allocated employment sites, and the display of advertisements, principally, policies.

**SCHEDULE OF CONDITIONS**

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.  
Reason: To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by the Planning etc. (Scotland) Act 2006.
- 2 The area identified on the first floor of the approved plans is to be used as storage, rehearsal and meeting space for an operatic society, and for no other purpose other than Class 6 (Storage) of the Town and Country Planning (Use Classes) (Scotland) Order, unless first subject to a successful application for planning permission.  
Reason: To maintain effective control over the future use of this part of the application building, in the interests of ensuring that any future use remains compatible with adjoining storage use within the application building, and with adjoining land uses.
- 3 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.
- 4 The area allocated for parking on the submitted plan shall be properly consolidated, surfaced and drained before the use of the site commences, and shall not be used other than for the parking of vehicles in connection with the development hereby permitted.  
Reason: To ensure there is adequate space within the site for the parking of vehicles clear of the highway.

**FOR THE INFORMATION OF THE APPLICANT**

It should be noted that:

Attention is drawn to the Consultation Reply of the Council Contaminated Land Officer, as follows:

**" The site is recorded as having previously been operated as a sawmill and depot. This land use is potentially contaminative and may have resulted in land contamination which could affect the welfare of users, the value of the property, and the liabilities the owner/ occupier may have. The land is not currently identified as contaminated land and the Council is not aware of any**

**information which indicates the level of risk the potential contamination presents. The requirement for a full site assessment and potential remediation may not be practical or proportionate given the nature of the application and it is recommended that the applicant is advised of potential land contamination issues by way of an Informative Note. The historic use of the site is recorded within a Council database. This database is used to prioritise land for inspection within the Council's Contaminated Land duties. Should the applicant wish to discuss these duties their enquiry should be directed to Environmental Health. "**

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, 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.