

Mr & Mrs G & A Allen
per Ferguson Planning
54 Island Street
Galashiels
Scottish Borders
TD1 1NU

Please ask for: Brett Taylor
X6628
Our Ref: 20/00140/FUL
Your Ref:
E-Mail: brett.taylor@scotborders.gov.uk
Date: 8th October 2020

Dear Sir/Madam

PLANNING APPLICATION AT Mutton Hall Selkirk Scottish Borders TD7 5NJ

PROPOSED DEVELOPMENT: Change of use of dwellinghouse (Class 9) to guest house (Class 7), erection of extension, formation of access track, turning circle, and parking capacity, and associated works

APPLICANT: Mr & Mrs G & A Allen

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/>. Please see the requirement for notification of initiation and completion of development as well as for Street naming and numbering as appropriate.

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 Planning Permission

Reference : 20/00140/FUL

**To : Mr & Mrs G & A Allen per Ferguson Planning 54 Island Street Galashiels Scottish Borders
TD1 1NU**

With reference to your application validated on **19th February 2020** for planning permission under the Town and Country Planning (Scotland) Act 1997 (as amended) for the following development :-

Proposal : Change of use of dwellinghouse (Class 9) to guest house (Class 7), erection of extension, formation of access track, turning circle, and parking capacity, and associated works

At : Mutton Hall Selkirk Scottish Borders TD7 5NJ

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:

- 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 October 2020
Planning and Regulatory Services
Environment and Infrastructure
Council Headquarters
Newtown St Boswells
MELROSE
TD6 0SA**

**John Hayward
Planning & Development Standards Manager**

APPLICATION REFERENCE : 20/00140/FUL

Schedule of Plans and Drawings Approved:

Plan Ref	Plan Type	Plan Status
LAM19S01-01-111B	Location Plan	Approved
LAM19S01(95) 002A	Existing Elevations	Approved
LAM19S01(95) 004	Existing Elevations	Approved
LAM19S01(95) 003	Topographical Plan	Approved
LAM19S01- 108 B	Proposed Plans	Approved
LAM19S01- 110	Proposed Roof Plan	Approved
LAM19S01-01-105 F	Proposed Plans	Approved
LAM19S01-01-106 E	Proposed Elevations	Approved
LAM19S01-01-107 G	Proposed Elevations	Approved
LAM19S01-01-109 D	Proposed Site Plan	Approved
LAM19S01-95-001	Existing Plans	Approved
LAM19S01-95-005	Existing Plans	Approved
LAM19S01-95-006	Existing Roof Plan	Approved
LAM19S01-01-113	Other 3D View	Approved Approved
RLM0-01 (Maintenance Programme)	Other	Approved

REASON FOR DECISION

Subject to compliance with the schedule of conditions, the development will accord with the relevant provisions of the Local Development Plan 2016 and 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.

- 2 No development hereby permitted shall commence until the passing places have been installed as per the specifications as shown on drawing LAM19S01-01-113 (Passing Places - Existing & Proposed). Details are also required on size, layout and surfacing of the passing places.
Reason: To ensure appropriate road infrastructure is in place to accommodate the additional traffic movements associated with the proposed development.

- 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:
 - i. Further details of landscaping works, including trees, specifying location, species, plant sizes and proposed numbers/density;
 - ii. 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.

- 4 Trees to the east (vehicle parking area) shall be retained in accordance with the approved site plan (Drawing No. LAM19S01-01-109 D) and before development commences, the works shall be undertaken as identified in the 'Tree Health Report' and 'Tree Survey' dated April 2020. Reason: To protect and retain trees that will assist with the visual integration of the development with its surroundings.
- 5 Following completion of the development and in accordance with drawing number RLM0-01, the following maintenance programme shall be implemented:
- i) Area shown as point 1 shall be monitored and cut back as necessary to its old cut markings approximately 30cm behind the crash barrier;
 - ii) Areas shown as points 2, 3 and 5 shall be checked on a monthly basis and cut as and when required to maintain good sightlines, minimum of once per quarter;
 - iii) The trees within the area shown as point 4 shall be monitored and pruned as required to maintain good sight lines.
- Reason: To safeguard the visibility resulting from the additional traffic movements associated with the proposed development.

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.

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.

Notice of Initiation of Development

Section 27 of the Town and Country Planning (Scotland) Act 1997 (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 available on the Council's website for this purpose.

Notice of Completion of Development

Section 27B of the Town and Country Planning (Scotland) Act 1997 (as amended) 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 (as amended) within three months from the date of this notice.

The notice of review must be submitted on the standard form and addressed to the Clerk of The Local Review Body, Democratic Services, Scottish Borders Council, Council Headquarters, Newtown St Boswells. TD6 0SA or sent by email to localreview@scotborders.gov.uk. The standard form and guidance notes can be found online at [Appeal a Planning Decision](#). Appeals to the Local Review Body can also be made via the Scottish Government Planning and Environmental Appeals Division by clicking on the following link [PEAD](#)

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).