

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997

Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008

Application for Planning Permission

Reference : 10/00414/FUL

**To : J A Wauchope per Edwin Thompson & Co (Galashiels) 76 Overhaugh Street Galashiels
Scottish Borders TD1 1DP**

With reference to your application validated on **25th March 2010** for planning permission under the Town and Country Planning (Scotland) Act 1997 for the following development :-

Proposal : Change of use of agricultural land to form off street parking area

at : Land South Of Morebattle Mains Farm Cottages Morebattle 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.

subject to the conditions on the attached schedule imposed by the Council for the reasons stated

**Dated 7th September 2010
Planning and Economic Development
Council Headquarters
Newtown St Boswells
MELROSE
TD6 0SA**

Signed


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Head of Planning and Regulatory Services

APPLICATION REFERENCE : 10/00414/FUL

Schedule of Plans and Drawings Approved:

Plan Ref	Plan Type	Plan Status
W404-103	General	Approved

REASON FOR DECISION

The proposal is compliant with the relevant Local Plan Policies G1 (Quality Standards for New Development) and H2 (Protection of Residential Amenity) in that the design, scale and form of the proposals would not negatively impact on the locality.

The development will improve the parking standards in the locality and therefore the proposal is compliant with Policy Inf4 (Parking Provision and Standards).

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 access to the parking area must be a minimum of 5.5m in width to beyond the access into Plot 1 as shown on the approved plan.
Reason: In the interest of road safety.
- 3 The initial 6m of the access must be surfaced to the approved specification of the Planning Authority by a contractor on the Council's approved list (DC-8) before the car parking area use commences.
Reason: In the interest of road safety.
- 4 The gradient of the initial 6m of the access must be not greater than 1 in 15.
Reason: In the interest of road safety.
- 5 The gradient of the parking/turning area must be not greater than 1 in 15, with the intervening section not greater than 1 in 8.
Reason: In the interest of road safety.
- 6 Prior to the commencement of development a service lay-by to the required specification outlined by the Local Planning Authority must be provided to cater for the existing cottages. This work must be carried out by a contractor on the Council's approved list (DC-8).
Reason: In the interest of road safety.
- 7 Any gates erected at the access must be set-back a minimum of 6m from the carriageways edge.
Reason: In the interest of road safety.
- 8 Visibility of 2.4m x 120m must be provided in either direction where the access meets the public road before the use of the car parking area commences.
Reason: In the interest of road safety.

- 9 The existing hard standing area in front of the cottages must be converted to a footway using the specification outlined by the Local Planning Authority. This construction must also include kerbing along the road edge. This work must be carried out by a contractor on the Council's approved list (DC-8) before the use of the car parking area commences.
Reason: In the interest of road safety.
- 10 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. The development then to be implemented in accordance with the approved scheme. The development then to be implemented in accordance with the approved scheme.
Reason: To enable the proper effective assimilation of the development into its wider surroundings.
- 11 The means of surface water drainage to be submitted for approval of the Planning Authority before the development commences.
Reason: To ensure that the site is adequately serviced.
- 12 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, hedges and walls 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 to create both screening from public view and natural edges to the parkland.
 - 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.

FOR THE INFORMATION OF THE APPLICANT

It should be noted that:

In respect of conditions 2-8, The Roads Officer's comments have been attached for the information of the applicant.

Form DC-8 has been attached 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.

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, 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 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.