

Mr & Mrs Paul Craig
per Hodgson And White Ltd
50 Hide Hill
Berwick-Upon-Tweed
TD15 1AB

Please ask for: Paul Duncan
☎ 01835 825558
Our Ref: 20/00610/FUL
Your Ref:
E-Mail: paul.duncan@scotborders.gov.uk
Date: 29th July 2020

Dear Sir/Madam

PLANNING APPLICATION AT Land West Of Lamberton Lodge Lamberton Scottish Borders

PROPOSED DEVELOPMENT: Erection of dwellinghouse (change of house type previously approved under 18/00642/AMC)

APPLICANT: Mr & Mrs Paul Craig

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 : 20/00610/FUL

To : Mr & Mrs Paul Craig per Hodgson And White Ltd 50 Hide Hill Berwick-Upon-Tweed TD15 1AB

With reference to your application validated on **9th June 2020** for planning permission under the Town and Country Planning (Scotland) Act 1997 (as amended) for the following development :-

Proposal : Erection of dwellinghouse ((change of house type previously approved under 18/00642/AMC)

At : Land West Of Lamberton Lodge Lamberton 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:

- 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 27th July 2020
Planning and Regulatory Services
Environment and Infrastructure
Council Headquarters
Newtown St Boswells
MELROSE
TD6 0SA**

**John Hayward
Planning & Development Standards Manager**

APPLICATION REFERENCE : 20/00610/FUL

Schedule of Plans and Drawings Approved:

Plan Ref	Plan Type	Plan Status
HWAD-158-GMC 113	Location Plan	Approved
HWAD-158-GMC 210	Proposed Plans & Elevations	Approved
HWAD-158-GMC 211	Proposed Site Plan	Approved
HWAD-158-GMC 212	Proposed Sections	Approved
HWAD-158-GMC Materials + Colours	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 With the exception of the proposed external render colour, the proposed front door materials and store building roof materials, which are not agreed and require further consideration, the external surfaces of the development hereby permitted shall be completed in the materials shown in the plans and materials palette document hereby approved, and no other materials shall be used without the prior written consent of the Planning Authority.
Reason: To ensure a satisfactory form of development, which contributes appropriately to its setting.

- 3 Prior to the commencement of development, a scheme of details for hard landscaping and boundary treatments shall be submitted to and approved in writing by the Planning Authority. The scheme of details shall include:
 1. A site plan showing details of proposed hardstanding and boundary fencing/ walling;
 2. Details of boundary fence/ wall materials and heights;
 3. Details of hardstanding materials if they differ from those agreed as part of the materials palette document.

Thereafter, the development shall be carried out wholly in accordance with the agreed scheme of details and any boundary planting shall be carried out by the end of the first planting season following the occupation of the dwellinghouse hereby approved, unless otherwise agreed in writing by the Planning Authority.

Reason: To ensure satisfactory form, layout and assimilation of the development.

- 4 Prior to the erection of the storage building hereby approved, detailed elevation drawings showing a revised design incorporating a pitched slate roof shall be submitted for the consideration and written approval of the Planning Authority. Thereafter, the storage building shall be erected in complete accordance with details that have first been agreed in writing by the Planning Authority.
Reason: To secure a more appropriate design for the storage building hereby approved.
- 5 Prior to the commencement of development, revised proposals for the design and materials of the proposed front door entrance arrangement shall be submitted to and approved in writing by the Planning Authority. Thereafter, the development shall be carried out wholly in accordance with the agreed details.
Reason: To ensure the front door entrance arrangement is appropriate to the design of the building hereby approved.
- 6 The PV panels hereby approved shall have black or dark grey edging/ trim.
Reason: To ensure the PV panels sit discreetly on the slate roof hereby approved.
- 7 No development is to commence until a report has been submitted to and approved in writing by the Planning Authority that the public mains water supply is available and can be provided for the development. Prior to the occupation of the building(s), written confirmation shall be provided to the approval of the Planning Authority that the development has been connected to the public mains water supply.
Reason: To ensure that the development is adequately serviced with a sufficient supply of wholesome water and there are no unacceptable impacts upon the amenity of any neighbouring properties.
- 8 No water supply, other than the public mains shall be used to supply the development without the written agreement of the Planning Authority.
Reason: To ensure that the development is adequately serviced with a sufficient supply of wholesome water and there are no unacceptable impacts upon the amenity of any neighbouring properties.
- 9 Two parking spaces, excluding any garaging, and turning area shall be provided within the curtilage of the site before the dwellinghouse is occupied and shall be retained in perpetuity.
Reason: To ensure there is adequate on-site parking, in the interests of road safety.
- 10 Prior to occupation of the dwellinghouse hereby approved, the new vehicular access, which shall incorporate a service layby, shall be constructed to Roads Planning's specification DC-3.
Reason: To ensure safe access to and from the site, in the interest of road safety.
- 11 Any noise emitted by plant and machinery used on the premises will not exceed Noise Rating Curve NR20 between the hours of 2300 - 0700 and NR 30 at all other times when measured within all noise sensitive properties (windows can be open for ventilation). The noise emanating from any plant and machinery used on the premises should not contain any discernible tonal component. Tonality shall be determined with reference to BS 7445-2.
Reason: To protect the residential amenity of nearby properties.

It should be noted that:

- 1 It should be borne in mind that only contractors first approved by the Council may work within the public road boundary.

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).