

Mr & Mrs D Mathieson
per Lothian Estates
Lothian Estates
Bonjedward
Jedburgh
Scottish Borders

Please ask for: Euan Calvert
01835 826513
Our Ref: 21/01407/AMC
Your Ref:
E-Mail: ecalvert@scotborders.gov.uk
Date: 10th February 2022

Dear Sir/Madam

PLANNING APPLICATION AT Plot C (Formerly Part of Plot 2) Wester Ulston Jedburgh Scottish Borders

PROPOSED DEVELOPMENT: Erection of dwellinghouse (approval of all matters specified in conditions of planning permission 19/01309/PPP)

APPLICANT: Mr & Mrs D Mathieson

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 : 21/01407/AMC

**To: Mr & Mrs D Mathieson per Lothian Estates Lothian Estates Bonjedward Jedburgh
Scottish Borders TD8 6SJ**

With reference to your application validated on **1st September 2021** 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 (approval of all matters specified in conditions of
planning permission 19/01309/PPP)**

at : Plot C (Formerly Part of Plot 2) Wester Ulston Jedburgh 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 9th February 2022
Regulatory Services
Council Headquarters
Newtown St Boswells
MELROSE
TD6 0SA**

**John Hayward
Planning & Development Standards Manager**

APPLICATION REFERENCE : 21/01407/AMC

Schedule of Plans and Drawings Approved:

Plan Ref	Plan Type	Plan Status
Location Plan	Location Plan	Approved
[1] A001	Proposed Site Plan	Approved
[1] A100	Proposed Plans & Elevations	Approved
[1] A101	Proposed Plans & Elevations	Approved
A002 E	Landscaping Plan	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 Notwithstanding the description of the materials in the application, no development shall be commenced until precise details of the materials to be used in the construction of the external walls and roofs of the buildings have been submitted to and approved in writing by the Planning Authority, and thereafter no development shall take place except in strict accordance with those details.
Reason: The materials require further consideration to ensure a satisfactory form of development, which contributes appropriately to its setting.
- 3 Notwithstanding the description of the materials in the application, no development shall be commenced until precise details of the gabion baskets, (plan, elevation and specification) have been submitted to and approved in writing by the Planning Authority, and thereafter no development shall take place except in strict accordance with those details.
Reason: The materials require further consideration to ensure a satisfactory form of development, which contributes appropriately to its setting.
- 4 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner, and shall be maintained thereafter and replaced as may be necessary for a period of two years from the date of completion of the planting, seeding or turfing.
Reason: To ensure that the proposed landscaping is carried out as approved.
- 5 The garage hereby approved shall only be used as incidental accommodation in relation to the dwellinghouse hereby approved.
Reason: Other ancillary or residential uses would require to be considered in full in respect of amenity, services, access and infrastructure.

FOR THE INFORMATION OF THE APPLICANT

It should be noted that:

1. The following conditions run with this permission and require further undertaking namely;

Con 3: Contaminated land
Con 5: Drainage and suds
Con 6: Public water supply
Con 7: Parking and turning

Please be aware of the s.75 concerning this land.

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, 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 OSA.

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).

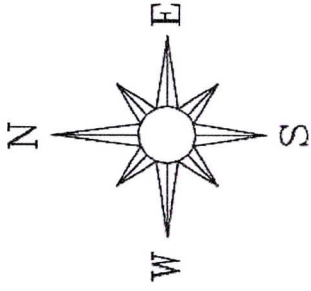
Scottish Borders Council
Town And Country
Planning (Scotland) Act
1997

APPROVED

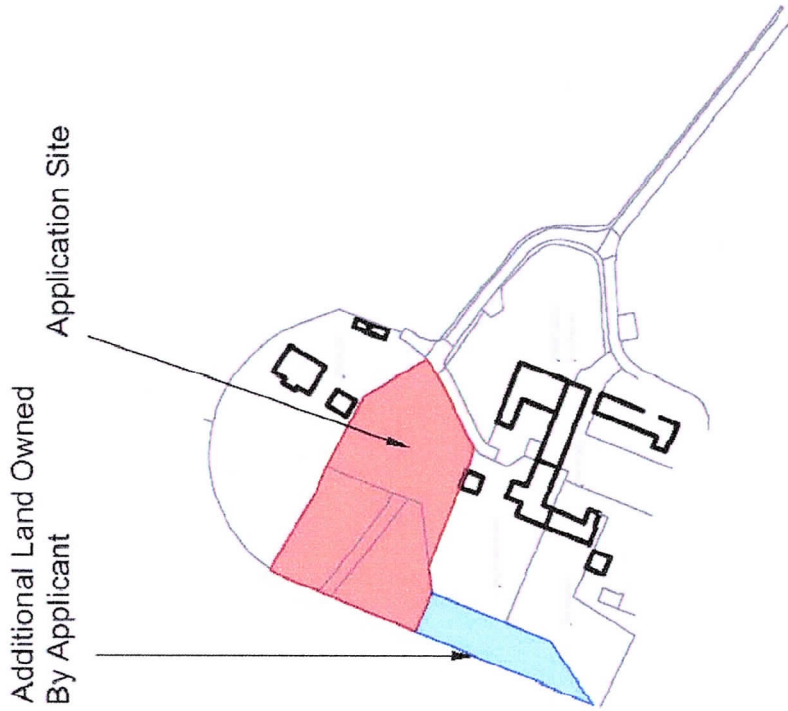
subject to the
requirements of the
associated Decision
Notice

21/01407/AMC

09.02.2022



Ulston



Additional Land Owned
By Applicant

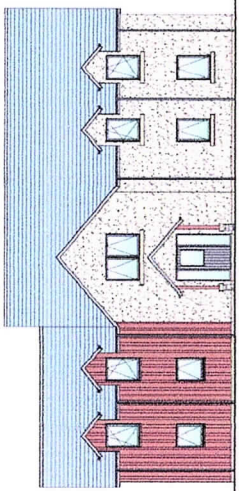
Application Site

NO.	DATE	DESCRIPTION	BY	FOR
1	10/01/2022	Initial Application
2	15/01/2022
3	20/01/2022
4	25/01/2022
5	30/01/2022
6	05/02/2022
7	10/02/2022
8	15/02/2022
9	20/02/2022
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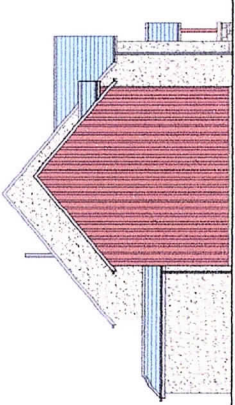


Scottish Borders Council
Town and Country Planning
100 High Street
Dunfermline, Fife
KY11 1JF
Tel: 01382 830000
Fax: 01382 830001
www.scottishborders.gov.uk

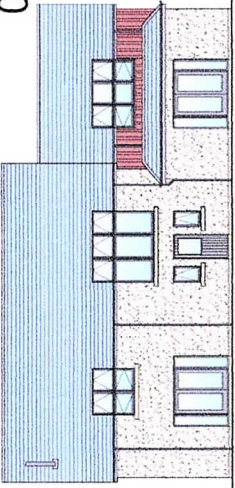
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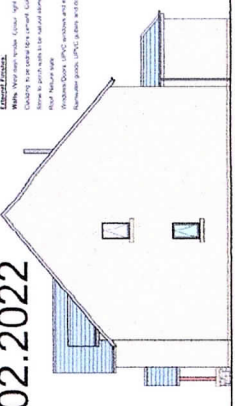
South East Elevation as Proposed



South West Elevation as Proposed

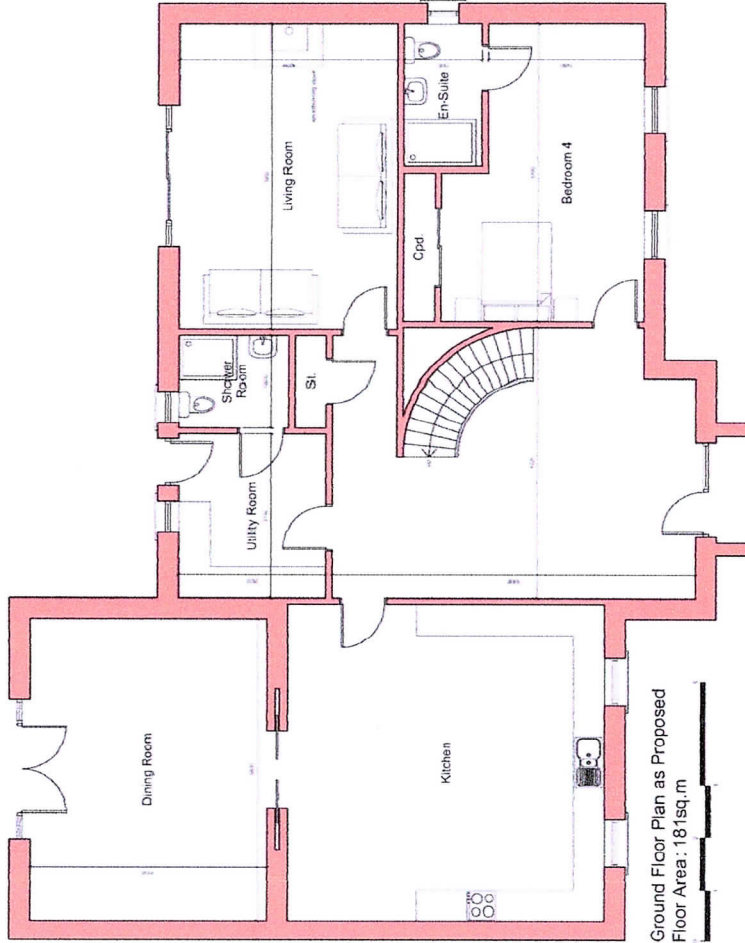


North West Elevation as Proposed

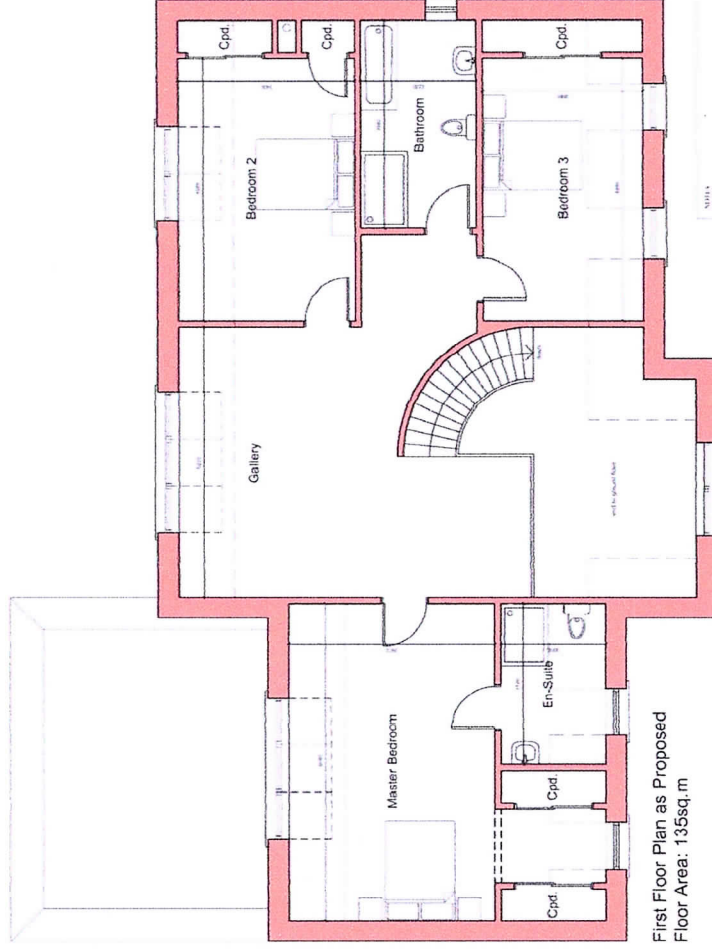


North East Elevation as Proposed

Important Notes:
 1. All elevations are shown in perspective.
 2. All elevations are shown in perspective.
 3. All elevations are shown in perspective.
 4. All elevations are shown in perspective.
 5. All elevations are shown in perspective.



Ground Floor Plan as Proposed
Floor Area: 181sq.m



First Floor Plan as Proposed
Floor Area: 135sq.m

Scottish Borders Council
Town And Country Act
Planning 1997

APPROVED

subject to the
requirements of the
associated Decision
Notice

No.	Date	Issue	Description	Checked	Approved
1					
2					
3					
4					
5					

DESIGN: M.A. Wood Architects
 PREPARED BY: M.A. Wood Architects
 DRAWING: First Floor Plan as Proposed



 M.A. Wood Architects
 100, High Street
 Edinburgh, EH1 1JF
 Tel: 0131 225 1234
 Email: info@ma-wood.co.uk

