

P/21/1210 - Draft Conditions

1. The development to which this permission in principle relates shall be begun no later than the expiration of five years beginning with the date of grant of this permission.

Reason: To comply with section 59 of the Town and Country Planning (Scotland) Act 1997 as amended. Five years is the default period set by Section 59 and there is no material reason indicating that a different period should be set.

2. Prior to the commencement of development on site, a further application(s) for the approval of any of the matters specified in this condition must be submitted to and approved by the Council as Planning Authority, in accordance with the five year timescale as set out in condition 1, above.

These matters are as follows:

(a) the layout of the site, including all roads, footways, parking areas (including number and size of parking spaces) and garden ground;

(b) the siting, design and external appearance of all building(s) and any other structures, including plans and elevations showing their dimensions and type and colour of external materials;

(c) detailed cross-sections of existing and proposed ground levels, details of underbuilding and finished floor levels in relation to a fixed datum, preferably ordnance datum.

(d) the design and location of all boundary treatments including walls and fences;

(e) the landscaping proposals for the site, including details of existing trees and other planting to be retained together with proposals for new planting specifying number, size and species of all trees and shrubs, including, where appropriate, the planting of fruit/apple trees;

(f) the means of drainage and sewage disposal.

(g) details of facilities for the storage of refuse within the proposed development, including the design, location and access for uplift

Reason: To comply with section 59 of the Town and Country Planning (Scotland) Act 1997 as amended.

3. That the occupation of the dwellinghouse authorised by this permission shall be limited to a person solely or mainly employed or last employed in agriculture as defined in Section 277 of the Town and Country Planning (Scotland) Act 1997, on Charleston Park Farm; or a dependant of such a person residing with him or her or the widow or widower of such a person.

Reason: To safeguard the amenity of the area.

4. That, notwithstanding the terms of Condition 1 above, the design and siting of any dwellinghouse on the site shall take due cognisance of the rural location, with particular regard being paid to scale, massing, roof pitch, fenestration and materials.

Reason: In the interests of amenity and to ensure satisfactory integration of the new dwellinghouses with the rural location in which they are to be situated.

5. That no consent is hereby granted for the indicative house footprint shown on the drawings titled Location Plan Rev. F, Indicative Site Plan Rev. E and Indicative Site Plan Rev. F.

Reason: Permission is granted in principle only and no approval is given for these details.

6. That before any work starts on site, the developer shall secure the implementation of an archaeological watching brief, to be carried out by an archaeological organisation acceptable to the Planning Authority, during all ground disturbance. The retained archaeological organisation shall be afforded access at all reasonable times and allowed to record, recover and report items of interest and finds. A method statement for the watching brief will be submitted by the applicant, agreed by the West of Scotland Archaeology Service, and approved by the Planning Authority prior to commencement of the watching brief. The name of the archaeological organisation retained by the developer shall be given to the Planning Authority and to the West of Scotland Archaeology Service in writing not less than 14 days before development commences

Reason: In the interests of cultural heritage.

7. That, before the development hereby approved is completed or brought into use, details, including construction specifications, of passing places along Cobblehaugh Road from the junction with the A70 to the site, shall be submitted for the written approval of the Council, as Planning Authority. Once approved the passing places shall be constructed and maintained as such for the lifetime of the development, hereby approved. For the avoidance of doubt the passing places shall be located within Heads Highway. FOR AVOIDANCE OF DOUBT, the indicative locations of passing places as shown on drawing L(--)-019(C) are considered acceptable in principle.

Reason: In the interests of road safety.

8. That, unless otherwise agreed in writing and prior to works commencing on site, the applicant shall submit details to demonstrate that the new dwelling will be fitted with an electric vehicle charging (EVC) point. Thereafter, the agreed EVC provision shall be installed, commissioned, and maintained in accordance with the approved plans and specifications prior to that property which it serves being occupied.

Reason: To ensure the provision of appropriate facilities for the dwelling.

9. Prior to commencement of the development hereby approved, details of measures to facilitate the provision of full fibre broadband to serve the dwelling, including details of

appropriate digital infrastructure and a timescale for implementation, shall be submitted to and approved in writing by the Council as Planning Authority, unless otherwise agreed in writing with the applicant. The approved measures shall thereafter be carried out in accordance with the agreed implementation timescale.

Reason: To ensure the provision of digital infrastructure to serve the development

10. That details of surface water drainage arrangements should be submitted to the Council as Planning Authority as part of the further submission for this site; such drainage arrangements will require to comply with the principles of sustainable urban drainage systems and with the Council's Sustainable Drainage Design Criteria and shall include a flood risk assessment of the site and signed appendices as required. Thereafter the development shall not be occupied until the surface drainage works have been completed in accordance with the details submitted to and approved by the Council as Planning Authority.

Reason: To ensure that the disposal of surface water from the site is dealt with in a safe and sustainable manner, to return it to the natural water cycle with minimal adverse impact on people and the environment and to alleviate the potential for on-site and off-site flooding