

Schedule of Conditions

1. Agreement of Materials and Specifications: Prior to the commencement of the house on site, a further detailed specification of the undernoted proposed external finishing materials to be utilised on the building, including samples as indicated shall be submitted to, and agreed in writing by, the Local Planning Authority. Thereafter the specification and materials as may be approved in accordance with this condition shall thereafter be undertaken and used respectively in the completion of the project, prior to the proposed development being brought into use.

- a) The natural slate to be used on all roof surfaces of the building (sample of slate and details relating to the sizes of slate proposed and laying method to be submitted);
- b) The natural stone to be used on the walls (sample required);
- c) Manufacturers details of the windows, glazed folding screen units and glazed gable;
- d) The render to be used on the walls; and
- e) The material finish of the flue.

REASON: To ensure that the external appearance of the development complements the rural character of the area and to ensure the implementation of the development in accordance with the further details as may be approved in compliance with the conditions attached to this permission.

2. Details of Landscaping: Prior to the commencement of construction works within the development site, a landscape scheme/plan shall be submitted to and approved in writing by the Planning Authority. The said scheme/plan (at a scale of 1:500 or greater) shall include:

- a) proposed finished levels or contours
- b) any new hardstanding in access and car parking surfacing materials, pedestrian areas/paths
- c) any new walls, fences, hedges, gates
- d) any minor structures (e.g. furniture, play equipment, refuse or other storage units) and
- e) existing trees and hedgerows to be integrated into the scheme
- f) planting plans and written specifications (including cultivation and other operations associated with plant and grass establishment), schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate and
- g) a programme of implementation.

REASON: The proposed development and its location requires landscaping to fully integrate the proposal with its surroundings. Without such landscaping the proposal would be considered contrary to the provisions of the development plan.

3. Occupancy: The occupation of the dwelling hereby permitted shall be limited to:

- a) a person or persons solely or mainly employed, or last employed, in agriculture (as defined in Section 277 of the Town and Country Planning (Scotland) Act 1997 (or any Act revoking or re-enacting that Act with or without modification)) on the land known as Oakwoods Farm (and as identified on the plan which comprises part of this permission), or to the spouse, ascendants, descendants and those living in family with such a person or persons.
- b) a person or persons solely or mainly employed, or last employed, in the business known as Lomond Luxury Lodges at the date of this permission and occupying the land edged blue on the attached plan, or a widow or widower of such a person, or any resident dependants.

REASON: The site is located within a countryside area and is identified in the adopted local plan as an area where the Planning Authority considers that new residential development is inappropriate unless it is related to the essential needs of rural business.

Reason for Decision

To be completed by LRB

Plans

Title	Reference	Date Received
Location Plan	LOC	22/03/16
Location Plan/Site Plan	01 A	22/03/16
Proposed Floor Plans	02 C	22/03/16
Proposed Elevations	03	22/03/16

Informatives

1. Notification of Initiation of Development - Under section 27A of the Town and Country Planning (Scotland) Act 1997 (as amended) the person undertaking the development is required to give the planning authority prior written notification of the date on which it is intended to commence the development. We recommend this is submitted 2 weeks prior to the start of work. A failure to submit the notice, included in the decision pack, would constitute a breach of planning control under section 123(1) of that Act, which may result in enforcement action being taken.
2. Notification of Completion of Development - As soon as practicable after the development is complete, the person who completes the development is required by section 27B of the Town and Country Planning (Scotland) Act 1997 (as amended) to give written notice to the planning authority of the completion of the building works. As before, there is notice for you to complete for this purpose included in the decision pack. In larger, phased developments, a notice of completion is to be submitted as

soon as practicable after each phase is finished by the person carrying out the development.

3. Duration of permission - In accordance with section 58 of the Town and Country Planning (Scotland) Act 1997 (as amended), this permission lapses on the expiration of 3 years beginning from the date of this permission, unless the development to which this permission relates is begun before that expiration.
4. Foul Drainage/Water Supply - This permission does not relate to the provision of foul drainage facilities and public water connection. In the event that the proposed development cannot be connected to the public water and wastewater network then contact SEPA and ourselves in order to clarify whether a further planning application or other consents would be required for installation of separate private foul drainage facilities or water supply.
5. New postal address - Please consult the appropriate Council regarding a new postal address.