



West Linton Community Council

Chairman: Mr Eric Small, Giffordstone Cottage, Main Street, West Linton, EH46 7EE

Treasurer: Mrs Carn Peaston, 3 Deanfoot Gardens, West Linton, EH46 7JB

Secretary: Mr Graham J Tulloch, Bellfield, 11 Dryburn Brae, West Linton, EH46 7JG

22 February 2017

Ms L Hoad
Planning Officer
Environment and Infrastructure
Scottish Borders Council
Council Headquarters
Newtown St Boswells
Melrose
TD6 0SA

Dear Ms Hoad

17/00044/PPP Mrs Sandra Newton: Erection of two dwellinghouses, Garden Ground of Woodlands, Broomlee Mains, West Linton.

West Linton Community Council (WLCC), by a majority vote, does **Not Support** the above application, which came before it at a recent meeting.

Notwithstanding the positive response to the application 13/00300/FUL due to this property being located farther away from the steading, the community council agreed with the comments of the then community council to application 04/00592/FUL, in that "The CC now considers this building group on this steading ground to be complete".

Further development was also considered infill and over-development and contrary to Policy PMD3: Land Use Allocations and PMD5 a), b) and c): Infill Development of the Scottish Borders Council Local Development Plan 2016.

The community council is also concerned that the width of the road junction into the proposed development from Station Road (B7059) and the access road from the junction to the development is too narrow for the additional traffic generated. A number of properties already share this road and the additional traffic is a road safety concern.

Yours Sincerely

Graham J Tulloch

Scottish Borders Council

Regulatory Services – Consultation reply

Planning Ref	17/00044/PPP
Uniform Ref	17/00163/PLANCO
Proposal	Erection of two dwellinghouses
Address	Garden Ground Of Woodlands Broomlee Mains West Linton Scottish Borders
Date	9/2/17
Amenity and Pollution Officer	David A. Brown
Contaminated Land Officer	Reviewed – no comments

Amenity and Pollution

Assessment of Application

Air quality

Noise

Nuisance

Private Water Supply

Recommendation

No Comment

PLANNING CONSULTATION

On behalf of: Director of Education & Lifelong Learning

From: Service Director Assets & Infrastructure

Contact: Neil Hastie, Estates Manager

To: Head of Planning & Building Standards

Date: 19 January 2017

Contact: Craig Miller

☎ 01835 825029

Ref: 17/00044/PPP

PLANNING CONSULTATION

Name of Applicant: Mrs Sandra Newton

Agent: D2 Architectural Design Ltd

Nature of Proposal: Erection of two dwelling houses

Site: Garden Ground of Woodlands, Broomlee Mains, West Linton, Scottish Borders

OBSERVATIONS OF: Education & Lifelong Learning (Neil Hastie)

CONSULTATION REPLY

I refer to your request for Education's view on the impact of this proposed development which is located within the catchment area for West Linton Primary School, Halyrude Primary School and Peebles High School.

A contribution for two dwelling houses of £14,926 is sought for the primary school and £2,102 is sought for the High School.

Rolls over 90% place strain on the schools teaching provision, infrastructure and facilities and reduce flexibility in timetabling, potentially negatively affecting quality standards within the school environment. Contributions are sought to raise capital to extend or improve schools or where deemed necessary to provide new schools in order to ensure that over capacity issues are managed and no reduction in standards is attributed to this within the Borders Area.

This contribution should be paid upon receipt of detailed planning consent but may be phased subject to an agreed schedule.

Please note that the level of contributions for all developments will be reviewed at the end of March each year and may be changed to reflect changes in the BCIS index – therefore we reserve the right to vary the level of the contribution if the contribution detailed above is not paid before 1 April 2017.

If you require any further information please do not hesitate to contact me.

PLANNING CONSULTATION

To: Archaeology Officer

From: Development Management

Date: 19th January 2017

Contact: Craig Miller ☎ 01835 825029

Ref: 17/00044/PPP

PLANNING CONSULTATION

Your observations are requested on the under noted planning application. I shall be glad to have your reply not later than 9th February 2017, If further time will be required for a reply please let me know. If no extension of time is requested and no reply is received by 9th February 2017, it will be assumed that you have no observations and a decision may be taken on the application.

Please remember to e-mail the DCConsultees Mailbox when you have inserted your reply into Idox.

Name of Applicant: Mrs Sandra Newton

Agent: D2 Architectural Design Ltd

Nature of Proposal: Erection of two dwellinghouses

Site: Garden Ground Of Woodlands Broomlee Mains West Linton Scottish Borders

OBSERVATIONS OF: Archaeology Officer

CONSULTATION REPLY

There are no known implications for this proposal.

To: **Development Management Service**
FAO Lucy Hoad

Date: **20 Feb 2017**

From: **Roads Planning Service**
Contact: **Paul Grigor**

Ext: **6663**

Ref: **17/00044/PPP**

Subject: Erection of two dwellinghouses
Garden Ground of Woodlands, Broomlee Mains, West Linton

In principle I have no objections to this proposal. The road linking the B7059 and the development site is the D111-4 which is adopted and is of a sufficient standard to accommodate the additional traffic.

Notwithstanding the above, there a number of points, detailed below, that will need to be addressed at detailed planning stage in order to gain my support.

- The section of new private road which is to serve the proposed plots must be surfaced for the first 5 metres from the public road, to the following specification *"75mm of 40mm size single course bituminous layer blinded with bituminous grit all to BS 4987 laid on 375mm of 100mm broken stone bottoming blinded with sub-base, type 1."*
- The remaining section of private road must be formed with a well compacted, free draining running surface which must be able to withstand a 14 tonne axle loading. The road must thereafter be maintained as such in perpetuity.
- Parking and turning for two vehicles per plot must be provided and retained in perpetuity. The current proposal is for one curtilage space and one communal space per plot. My preference would be for two curtilage spaces per plot, however if the applicant wishes to proceed as per their submission then the communal parking must be nose-in rather than layby parking. This will allow better access/egress to the parking bays.
- All agricultural traffic to be removed from the private residential access road to remove any potential conflict between agricultural and residential traffic.

The applicant may wish to consider surfacing the entire length of the private road serving the two plots given that vehicles will be turning on this surface in order to enter/exit the parking spaces. This will significantly reduce the ongoing maintenance costs of ensuring the private road is maintained to the original standard.

Providing the above points are satisfactorily addressed, I will not object to this application.

AJS

