

## 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: 12 January 2017

Contact: Andrew Evans ☎ 01835 826739

Ref: 17/00005/PPP

### PLANNING CONSULTATION

**Name of Applicant:** Ms Gillian MacKay

**Agent:** Ferguson Planning

**Nature of Proposal:** Erection of dwellinghouse

**Site:** Land South Of Balmerino Ashkirk Scottish Borders

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**OBSERVATIONS OF: Education & Lifelong Learning (Neil Hastie)**

### CONSULTATION REPLY

I refer to your request for Educations view on the impact of this proposed development, which is located within the catchment area for Lilliesleaf Primary School, St Joseph's R C Primary School and Selkirk High School.

There are no contributions sought for this application.

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

## PLANNING CONSULTATION

To: Landscape Architect

From: Development Management

Date: 10th January 2017

Contact: Andrew Evans ☎ 01835 826739

Ref: 17/00005/PPP

### PLANNING CONSULTATION

Your observations are requested on the under noted planning application. I shall be glad to have your reply not later than 31st January 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 31st January 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:** Ms Gillian MacKay

**Agent:** Ferguson Planning

**Nature of Proposal:** Erection of dwellinghouse

**Site:** Land South Of Balmerino Ashkirk Scottish Borders

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**OBSERVATIONS OF: Landscape Architect**

## CONSULTATION REPLY

The site was visited on 19<sup>th</sup> January.

The site lies at the north east edge of The Woll Designed Landscape, identified in the Borders Designed Landscapes Survey 2008 as a '*Simple layout of plantations on hillside*' of locally high significance,

The site is part of a larger field that slopes down north-eastward from Woodlands, the elevated property to the SW which owns the field and site. The larger field has been planted with a number of trees, both individually and in groups and there are a number of wide grass paths or tracks cut around and through the field/site.

While these trees are generally young they are, in the main, establishing well.

I suggest the main access into the field is through the gate in the north –east corner, having come up the shared access track to the three adjacent properties.

While it looks like there would be enough space to develop a single house on this site, towards the middle/ western part, we would want to see a site plan showing all the trees on site, with their Root Protection Areas (RPA) - see BS 5837:2012 Trees in relation to design, demolition and construction – recommendations, for method of establishing RPAs. This would allow the extent of the developable area to be established and would avoid future conflict with established trees. It may not be necessary to retain every tree on the site but ideally a good proportion should be retained, especially those offering some screening to adjacent properties, e.g. the 3 trees along the eastern boundary that effect a degree of separation and screening from The Floss. The groups of trees to the west, outwith the site, should be retained to provide screening and shelter from the west.

If consent is deemed appropriate in this location, we would want a condition requiring details of boundary treatments, which ideally should be hedges in combination with any fencing and a planting scheme that would enhance the amenity and mitigate for any trees removed.

In summary, I do not have any serious reservation for the development of this part of the larger field as a single house, if a scheme of planting to ameliorate the development into the immediate area can be agreed.

Siobhan McDermott  
LANDSCAPE ARCHITECT

Our ref: PCS/150833  
Your ref: 17/00005/PPP

If telephoning ask for:  
Cerian Baldwin

20 January 2017

Andrew Evans  
Scottish Borders Council  
Planning & Economic Development  
Council Headquarters  
Newtown St Boswells  
Melrose  
TD6 0SA

By email only to: [dcconsultees@scotborders.gov.uk](mailto:dcconsultees@scotborders.gov.uk)

Dear Mr Evans

**Town and Country Planning (Scotland) Acts**  
**Planning application: 17/00005/PPP**  
**Erection of dwellinghouse**  
**Land South Of Balmerino Ashkirk Scottish Borders**

Thank you for your consultation email which SEPA received on 10 January 2017.

**Advice for the planning authority**

We ask that the planning **condition** in Section 1 be attached to the consent. If this will not be applied, then please consider this representation as an **objection**.

**1. Waste water drainage**

- 1.1 We welcome the applicant's proposal to connect to the public sewer. It is unclear from the site plans how this will be achieved and therefore for the avoidance of doubt we request that connection to public sewer is secured by **condition**.

**2. Other planning matters**

- 2.1 For all other matters we have provided standing advice applicable to this type of local development.

Continued...



Chairman  
Bob Downes

Chief Executive  
Terry A'Hearn

SEPA Edinburgh Office  
Silvan House, 3rd Floor, 231 Corstorphine Road,  
Edinburgh EH12 7AT.

[www.sepa.org.uk](http://www.sepa.org.uk) • customer enquiries 03000 99 66 99

## **Regulatory advice for the applicant**

### **3. Regulatory requirements**

- 3.1 Details of regulatory requirements and good practice advice for the applicant can be found on the Regulations section of our website. If you are unable to find the advice you need for a specific regulatory matter, please contact a member of the regulatory team in your local SEPA office at Burnbrae, Mossilee Road, Galashiels, TD1 1NF, Tel: 01896 754797, Fax: 01896 754412.

If you have any queries relating to this letter, please contact me by telephone on 01349 860415 or e-mail at [planning.sw@sepa.org.uk](mailto:planning.sw@sepa.org.uk).

Yours sincerely

Cerian Baldwin  
Senior Planning Officer  
Planning Service

ECopy to: [gary@fergusonplanning.co.uk](mailto:gary@fergusonplanning.co.uk);

#### *Disclaimer*

*This advice is given without prejudice to any decision made on elements of the proposal regulated by us, as such a decision may take into account factors not considered at this time. We prefer all the technical information required for any SEPA consents to be submitted at the same time as the planning or similar application. However, we consider it to be at the applicant's commercial risk if any significant changes required during the regulatory stage necessitate a further planning application or similar application and/or neighbour notification or advertising. We have relied on the accuracy and completeness of the information supplied to us in providing the above advice and can take no responsibility for incorrect data or interpretation, or omissions, in such information. If we have not referred to a particular issue in our response, it should not be assumed that there is no impact associated with that issue. For planning applications, if you did not specifically request advice on flood risk, then advice will not have been provided on this issue. Further information on our consultation arrangements generally can be found on our [website planning pages](#).*

# Comments for Planning Application 17/00005/PPP

## Application Summary

Application Number: 17/00005/PPP

Address: Land South Of Balmerino Ashkirk Scottish Borders

Proposal: Erection of dwellinghouse

Case Officer: Andrew Evans

## Customer Details

Name: Mrs Carolyn Riddell-Carre

Address: Cavers Carre House U61-4 B6359 At Clarilawburn To Newhall Road End, Melrose,  
Melrose, Scottish Borders TD6 9EJ

## Comment Details

Commenter Type: Community Council

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: No objection. Seems to fit well into the settlement.

# REGULATORY SERVICES



To: **Development Management Service**  
**FAO Andrew Evans**

Date: 27 Jan 2017

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

Ext: 6663

Ref: 17/00005/PPP

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**Subject: Erection of dwellinghouse**  
**Land South of Balmerino, Ashkirk, Scottish Borders**

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Whilst I have no objections in principle to a dwelling on this site, I will require the following improvements to the access onto the public road to be addressed at detailed planning stage, should this development be granted consent.

- Existing access to be widened on both sides to allow two vehicles to pass in the bellmouth area.
- The first 5 metres of the access track to be surfaced to the following specification *"40mm of 14mm size close graded bituminous surface course to BS 4987 laid on 60mm of 20mm size dense binder course (basecourse) to the same BS laid on 350mm of 100mm broken stone bottoming blinded with sub-base, type 1."*
- Vegetation on north side of the access to be cut back to stop overhanging which narrows the access.

Given that the land associated with the above works appears to be outwith the control of the applicant, I will require confirmation that the works detailed can be carried out with the agreement of the appropriate land owners.

In addition to the above, parking and turning for a minimum of two vehicles, not including garages, must be provided within the curtilage of the plot prior to occupation and be retained thereafter in perpetuity.

It should be noted that all work within the public road boundary must be undertaken by a contractor first approved by the Council.

**AJS**

