

## PLANNING CONSULTATION

To: Landscape Architect

From: Development Management

Date: 3rd March 2017

Contact: Craig Miller ☎ 01835 825029

Ref: 17/00323/FUL

### PLANNING CONSULTATION

Your observations are requested on the under noted planning application. I shall be glad to have your reply not later than 24th March 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 24th March 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 Patricia Crippin

**Agent:** Ericht Planning & Property Consultants

**Nature of Proposal:** Erection of dwellinghouse and retaining wall (part retrospective)

**Site:** Land West Of Craigerne Coachhouse Edderston Road Peebles Scottish Borders

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**OBSERVATIONS OF: Landscape Architect**

## CONSULTATION REPLY

The site has been visited on a number of occasions, most recently on 15<sup>th</sup> March 2017.

The proposed development is almost identical to the application made in 2015, albeit the footprint of the house has been reduced by approximately a quarter.

*As stated in my consultation response to the previous application 'I am of the opinion that the addition of another sizeable house on this small site immediately to the west of the original coachhouse, diminishes the aesthetic and setting of the 6 unit development. It does not offer any meaningful garden ground to the proposed house and I suggest will put the remaining TPO trees under pressure of removal due to future overshadowing.'*

The oak tree to the south west of the proposed house is one of the TPO trees that would be affected - a mature specimen that lies within 5m of the footprint of the proposed house. None of the supporting information identifies the Root Protection Area (RPA) of this tree but it is extremely likely that the house would be well within its RPA. If it is decided that a house is appropriate in this location, the development should be moved out of the RPA of this tree to protect its long term viability.

**I reiterate my previous concerns about a development in this location – *'I think this proposal will have a negative impact on the setting and amenity of the approved development and will undermine the Tree Preservation Order by putting undue***

*pressure on the remaining trees in the immediate area.... in accordance with BS 5837:2012 Trees in relation to design, demolition and construction – Recommendations. I suggest that the proposal amounts to overdevelopment of the site and therefore, on landscape and visual grounds, I cannot support this application.'*

Scottish Borders Council

Regulatory Services – Consultation reply

<b>Planning Ref</b>	17/00323/FUL
<b>Uniform Ref</b>	17/00600/PLANCO
<b>Proposal</b>	Erection of dwellinghouse and retaining wall (part retrospective)
<b>Address</b>	Land West Of Craigerne Coachhouse Edderston Road Peebles
<b>Date</b>	22/3/17
<b>Amenity and Pollution Officer</b>	David A. Brown
<b>Contaminated Land Officer</b>	Reviewed – no comments

**Amenity and Pollution**

Assessment of Application

*Air quality  
Nuisance*

This Application indicates that a solid fuel heating appliance will be installed in the dwelling.

The plans lodged with the Application show that properties situated downwind of the site have window openings at a higher level than the discharge point for the heating appliance.

This is liable to impact on the health and amenity of other occupiers.

**Recommendation**

Object.

# REGULATORY SERVICES



To: **Development Management Service**  
**FAO Craig Miller**

Date: **28 Mar 2017**

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

Ext: **6663**

Ref: **17/00323/FUL**

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**Subject: Erection of dwellinghouse and retaining wall (part retrospective)**  
**Land West of Craigerne Coachhouse, Edderston Road, Peebles**

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The previous application for a dwelling on this site (15/01034/FUL), which was subsequently refused, raised no objection from the Roads Planning Service subject to certain conditions.

Given the above, I will reiterate my previous comments which must be satisfactorily addressed by any subsequent planning approval;

- The parking area shown on the Proposed Site Plan (Dwg 2014/12/102/B) must be a minimum of 5 metres wide by 5 metres long in order to accommodate two vehicles. The parking area must be fully formed and available for use prior to occupation of the dwelling.
- A £1000 contribution, as a result of the proposed unit, is required as per the current SBC Development Contributions SPG. This contribution is towards improving traffic management in and around the town centre and/or towards the funding of transport appraisal work in respect of options for a second vehicular crossing in the town over the River Tweed.
- No access, either pedestrian or vehicular, is to be taken directly off Edderston Road.

**AJS**

## 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: 6th March 2017

Contact: Craig Miller ☎ 01835 825029

Ref: 17/00323/FUL

### PLANNING CONSULTATION

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**Nature of Proposal:** Erection of dwelling house and retaining wall (part retrospective)

**Site:** Land West of Craigerne Coachhouse, Edderston Road, Peebles, 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 Halyrude Primary School, Kingsland Primary School and Peebles High School.

A contribution of £7,463 is sought for Kingsland Primary School and £1,051 is sought for Peebles High School.

Rolls over 90% place strain on the schools teaching provision, infrastructure and facilities and reduce flexibility in timetabling, potentially negatively effecting 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 by emailing [estatementagement@scotborders.gov.uk](mailto:estatementagement@scotborders.gov.uk)

## PLANNING CONSULTATION

To: Archaeology Officer

From: Development Management

Date: 3rd March 2017

Contact: Craig Miller ☎ 01835 825029

Ref: 17/00323/FUL

### PLANNING CONSULTATION

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**OBSERVATIONS OF: Archaeology Officer**

## CONSULTATION REPLY

There are no known implications for this proposal.