



Newtown St Boswells Melrose TD6 0SA Tel: 01835 825251 Fax: 01835 825071 Email: ITSystemAdmin@scotborders.gov.uk

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100076150-001

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

Type of Application

What is this application for? Please select one of the following: *

- Application for planning permission (including changes of use and surface mineral working).
- Application for planning permission in principle.
- Further application. (including renewal of planning permission, modification, variation or removal of a planning condition etc)
- Application for Approval of Matters specified in conditions.

Description of Proposal

Please describe the proposal including any change of use: * (Max 500 characters)

Proposed Building Plot

Is this a temporary permission? *

Yes No

If a change of use is to be included in the proposal has it already taken place?
(Answer 'No' if there is no change of use.) *

Yes No

Has the work already been started and/or completed? *

No Yes - Started Yes - Completed

Applicant or Agent Details

Are you an applicant or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

Applicant Agent

Agent Details

Please enter Agent details

Company/Organisation:	Aitken Turnbull Architects		
Ref. Number:	<input type="text"/>	You must enter a Building Name or Number, or both: *	
First Name: *	Aitken	Building Name:	<input type="text"/>
Last Name: *	Turnbull	Building Number:	9
Telephone Number: *	01896 752760	Address 1 (Street): *	Bridge Place
Extension Number:	<input type="text"/>	Address 2:	<input type="text"/>
Mobile Number:	<input type="text"/>	Town/City: *	Galashiels
Fax Number:	<input type="text"/>	Country: *	Scotland
		Postcode: *	TD1 1SN
Email Address: *	admin@aitken-turnbull.co.uk		

Is the applicant an individual or an organisation/corporate entity? *

Individual Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	Other	You must enter a Building Name or Number, or both: *	
Other Title:	Mr & Mrs	Building Name:	Oaklands
First Name: *	Brian	Building Number:	<input type="text"/>
Last Name: *	Soar	Address 1 (Street): *	<input type="text"/>
Company/Organisation:	<input type="text"/>	Address 2:	<input type="text"/>
Telephone Number: *	<input type="text"/>	Town/City: *	Ednam
Extension Number:	<input type="text"/>	Country: *	Scotland
Mobile Number:	<input type="text"/>	Postcode: *	TD5 7QE
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text"/>		

Site Address Details

Planning Authority:

Scottish Borders Council

Full postal address of the site (including postcode where available):

Address 1:

Address 2:

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

Post Code:

Please identify/describe the location of the site or sites

Northing

637196

Easting

374033

Pre-Application Discussion

Have you discussed your proposal with the planning authority? *

Yes No

Pre-Application Discussion Details Cont.

In what format was the feedback given? *

Meeting Telephone Letter Email

Please provide a description of the feedback you were given and the name of the officer who provided this feedback. If a processing agreement [note 1] is currently in place or if you are currently discussing a processing agreement with the planning authority, please provide details of this. (This will help the authority to deal with this application more efficiently.) * (max 500 characters)

Planning Officer indicated that the proposed site adjacent to Keleden would fail to comply with development plan Policy G8 and proposed Policy PMD4 in that the site is located outwith the development boundary of the village and an exceptional approval cannot be justified.

Title:

Mr

Other title:

First Name:

Barry

Last Name:

Fotheringham

Correspondence Reference Number:

15/01181/PREAPP

Date (dd/mm/yyyy):

20/01/2016

Note 1. A Processing agreement involves setting out the key stages involved in determining a planning application, identifying what information is required and from whom and setting timescales for the delivery of various stages of the process.

Site Area

Please state the site area:

0.13

Please state the measurement type used:

Hectares (ha) Square Metres (sq.m)

Existing Use

Please describe the current or most recent use: * (Max 500 characters)

Grazing / Farmland

Access and Parking

Are you proposing a new altered vehicle access to or from a public road? *

Yes No

If Yes please describe and show on your drawings the position of any existing, Altered or new access points, highlighting the changes you propose to make. You should also show existing footpaths and note if there will be any impact on these.

Are you proposing any change to public paths, public rights of way or affecting any public right of access? *

Yes No

If Yes please show on your drawings the position of any affected areas highlighting the changes you propose to make, including arrangements for continuing or alternative public access.

Water Supply and Drainage Arrangements

Will your proposal require new or altered water supply or drainage arrangements? *

Yes No

Are you proposing to connect to the public drainage network (eg. to an existing sewer)? *

- Yes – connecting to public drainage network
 No – proposing to make private drainage arrangements
 Not Applicable – only arrangements for water supply required

Do your proposals make provision for sustainable drainage of surface water?? *
(e.g. SUDS arrangements) *

Yes No

Note:-

Please include details of SUDS arrangements on your plans

Selecting 'No' to the above question means that you could be in breach of Environmental legislation.

Are you proposing to connect to the public water supply network? *

- Yes
 No, using a private water supply
 No connection required

If No, using a private water supply, please show on plans the supply and all works needed to provide it (on or off site).

Assessment of Flood Risk

Is the site within an area of known risk of flooding? *

Yes No Don't Know

If the site is within an area of known risk of flooding you may need to submit a Flood Risk Assessment before your application can be determined. You may wish to contact your Planning Authority or SEPA for advice on what information may be required.

Do you think your proposal may increase the flood risk elsewhere? *

Yes No Don't Know

Trees

Are there any trees on or adjacent to the application site? *

Yes No

If Yes, please mark on your drawings any trees, known protected trees and their canopy spread close to the proposal site and indicate if any are to be cut back or felled.

All Types of Non Housing Development – Proposed New Floorspace

Does your proposal alter or create non-residential floorspace? *

Yes No

Schedule 3 Development

Does the proposal involve a form of development listed in Schedule 3 of the Town and Country Planning (Development Management Procedure (Scotland) Regulations 2013) *

Yes No Don't Know

If yes, your proposal will additionally have to be advertised in a newspaper circulating in the area of the development. Your planning authority will do this on your behalf but will charge you a fee. Please check the planning authority's website for advice on the additional fee and add this to your planning fee.

If you are unsure whether your proposal involves a form of development listed in Schedule 3, please check the Help Text and Guidance notes before contacting your planning authority.

Planning Service Employee/Elected Member Interest

Is the applicant, or the applicant's spouse/partner, either a member of staff within the planning service or an elected member of the planning authority? *

Yes No

Certificates and Notices

CERTIFICATE AND NOTICE UNDER REGULATION 15 – TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATION 2013

One Certificate must be completed and submitted along with the application form. This is most usually Certificate A, Form 1, Certificate B, Certificate C or Certificate E.

Are you/the applicant the sole owner of ALL the land? *

Yes No

Is any of the land part of an agricultural holding? *

Yes No

Certificate Required

The following Land Ownership Certificate is required to complete this section of the proposal:

Certificate A

Land Ownership Certificate

Certificate and Notice under Regulation 15 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Certificate A

I hereby certify that –

(1) - No person other than myself/the applicant was an owner (Any person who, in respect of any part of the land, is the owner or is the lessee under a lease thereof of which not less than 7 years remain unexpired.) of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

(2) - None of the land to which the application relates constitutes or forms part of an agricultural holding

Signed: Aitken Turnbull

On behalf of: Mr & Mrs Brian Soar

Date: 23/11/2017

Please tick here to certify this Certificate. *

Checklist – Application for Planning Permission

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Please take a few moments to complete the following checklist in order to ensure that you have provided all the necessary information in support of your application. Failure to submit sufficient information with your application may result in your application being deemed invalid. The planning authority will not start processing your application until it is valid.

a) If this is a further application where there is a variation of conditions attached to a previous consent, have you provided a statement to that effect? *

Yes No Not applicable to this application

b) If this is an application for planning permission or planning permission in principle where there is a crown interest in the land, have you provided a statement to that effect? *

Yes No Not applicable to this application

c) If this is an application for planning permission, planning permission in principle or a further application and the application is for development belonging to the categories of national or major development (other than one under Section 42 of the planning Act), have you provided a Pre-Application Consultation Report? *

Yes No Not applicable to this application

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

d) If this is an application for planning permission and the application relates to development belonging to the categories of national or major developments and you do not benefit from exemption under Regulation 13 of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, have you provided a Design and Access Statement? *

Yes No Not applicable to this application

e) If this is an application for planning permission and relates to development belonging to the category of local developments (subject to regulation 13. (2) and (3) of the Development Management Procedure (Scotland) Regulations 2013) have you provided a Design Statement? *

Yes No Not applicable to this application

f) If your application relates to installation of an antenna to be employed in an electronic communication network, have you provided an ICNIRP Declaration? *

Yes No Not applicable to this application

g) If this is an application for planning permission, planning permission in principle, an application for approval of matters specified in conditions or an application for mineral development, have you provided any other plans or drawings as necessary:

- Site Layout Plan or Block plan.
- Elevations.
- Floor plans.
- Cross sections.
- Roof plan.
- Master Plan/Framework Plan.
- Landscape plan.
- Photographs and/or photomontages.
- Other.

If Other, please specify: * (Max 500 characters)

Supporting Statement

Provide copies of the following documents if applicable:

- | | |
|--|--|
| A copy of an Environmental Statement. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Design Statement or Design and Access Statement. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Flood Risk Assessment. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Drainage Impact Assessment (including proposals for Sustainable Drainage Systems). * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| Drainage/SUDS layout. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Transport Assessment or Travel Plan | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| Contaminated Land Assessment. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| Habitat Survey. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Processing Agreement. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |

Other Statements (please specify). (Max 500 characters)

Declare – For Application to Planning Authority

I, the applicant/agent certify that this is an application to the planning authority as described in this form. The accompanying Plans/drawings and additional information are provided as a part of this application.

Declaration Name:

Declaration Date:



Erection of Dwellinghouse
Oaklands, TD5 7QE
Ednam, Scottish Borders

Supporting Statement - November 2017
For Mr and Mrs B Soar
Aitken Turnbull Architects



1.0 Introduction

1.1 This statement has been prepared by Aitken Turnbull Architects on behalf of the applicant and owner of the site Mr and Mrs Soar, who wish to build and occupy the house themselves.

1.2 Mr Soar has worked for Roxburghe Estates for the last 20 years and Mr and Mrs Soar are now past retirement age. They would like to downsize from their current house, Oaklands, Cliftonhill, Ednam, and build a new home on the land they already own which is close by.

1.3 If Mr & Mrs Soar's application is successful they would propose to release their current property, Oaklands, which provides ideal accommodation for a family with children which would help support the local school and keep it viable and contribute to the village community.

1.4 A previous application and appeal (16/01425/PPP) for the new dwelling were lodged on 11th November 2016 with a decision, via delegated powers to refuse the application received on 9th January 2017.

1.5 Material changes which have occurred since the last application include completion of the two houses opposite the site, and the erection of a landscaped edge giving a strong boundary to the east of the Site.



2.0 Supporting statement

- 2.1 The officers' previous report confirm that Roads Planning had no objection to the proposals.
- 2.2 There was only one letter of objection received previously. The objector lives in Keleden adjacent to the application site, and the objection related to road traffic. Since the time of the last application the applicant has met with the objector and it is understood that there will be no further objections.
- 2.3 There was no representations made by the CC at the time of the last application.
- 2.4 The applicant has confirmed they would be prepared to enter into a S69 Legal Agreement to allow payment of this contribution at the appropriate time.
- 2.5 It is noted that there is a need for the council to facilitate the delivery of sufficient new housing to meet local needs.
- 2.6 The plot will be located in such a way that it will be less visible than the properties consented on planning applications 14/01314/AMC and 14/01220/AMC that neighbour it.
- 2.7 The development will not conflict with the established land use of the area as the area is surrounded by residential dwellings and can easily form part of the overall character of the area.
- 2.8 The development will not be cramming or overdevelopment in the area. There is sufficient space for the dwelling and much more of the site area will be untouched by the development.
- 2.9 The development will not result in any significant loss of daylight, sunlight or privacy to the adjoining property such as overshadowing or overlooking.
- 2.10 It is important to bear in mind that this is an application for planning permission in principle, much more of the detailed design is reserved for a later stage in the planning process.
- 2.11 The development will maximise the efficient use of energy resources such as the use of Solar PV, will avail of current infrastructure and use sustainable construction techniques.
- 2.12 The dwelling can be accommodated on site with minimum intervention and will not require any significant engineering works.
- 2.13 Following consultation with the Roads Department it is agreed that a detailed application will include the requested requirements.
- 2.14 The dwelling will be a unique design and finished externally in materials, colours and textures which complement the highest quality of architecture.
- 2.15 The settlement boundary of East of Ednam is not set by any strong physical feature and simply follows the garden boundary of Keleden. A more logical boundary exists on the linear fence line between the two fields marked A + B on the attached site plan, and this edge has now been planted to provide a reinforced landscaped boundary.
- 2.16 Both Ednam and Cliftonhill share the same postcodes and we would argue that they are not clearly defined separate settlements.



2.17 The developments created through planning applications 14/01314/AMC and 14/01220/AMC effectively creates a linkage development especially when viewed from the public road (B6461)/accessible countryside, and so we would dispute that there is encroachment into the open countryside or coalescence.

2.18 We would propose that there is a linear building group formed by (West to East) The Old Smithy, River Cottage, Oaklands and Keleden, and that a modest addition would not be out of character nor would be damaging to the open countryside. We consider than appropriate planting could contain the development and prevent any sprawl.

2.19 The clients do not intend to build a mansion house but rather a modest dwelling to which they will retire. The vernacular would be entirely appropriate in terms of scale and affordability.

2.20 The Council have identified a shortfall in the effective 5 year land supply and any contribution to lessen the shortfall should be supported.



3.0 Conclusion

We believe that the subject site represents a sound location for a new dwelling. It relates well to its immediate surroundings and will avail of existing infrastructure provision and public transport services nearby.

The Community Council previously offered no objections to the proposal and we believe that the proposal provide more than sufficient evidence to show that following the construction of the houses opposite the site and a strong landscape edge, the previous reasons for refusal no longer remain valid.

We should add that our client is content to meet the Developer Contributions for the new Kelso High School.

