

REGULATORY SERVICES



To: **Development Management Service**
FAO Scott Shearer

Date: **01/12/2017**

From: **Roads Planning Service**
Contact: **Craig Johnston**

Ext: **5347**

Ref: **17/01572/PPP**

Subject: Erection of dwellinghouse
Land south east of Beckhope, Kailzie

There is a concern from a sustainable transport perspective in relation to housing in the countryside out with recognised building groups and settlements. Should the Planning Department feel that this proposal is a suitable addition to the building group, I would have no objections in principle to the proposal.

Should the application be approved, any subsequent detailed application will require parking and turning for two vehicles, excluding garages, within the curtilage of the plot as well as details of the construction of the proposed access.

AJS

PLANNING CONSULTATION

On behalf of: Director of Education & Lifelong Learning

From: Director of Assets & Infrastructure

Contact: Neil Hastie, Estates Manager

To: Head of Planning & Building Standards

Date: 8 December 2017

Contact: Scott Shearer ☎ 01835 826732

Ref: 17/01572/PPP

PLANNING CONSULTATION

Name of Applicant: Mrs Anne McKelvey

Agent: Ericht Planning & Property Consultants

Nature of Proposal: Erection of dwelling house

Site: Land South East of Beckhope Kailzie, Peebles, Scottish Borders

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 within the catchment area for Halyrude Primary School, Priorsford Primary School and Peebles High School.

A contribution of £4,170 is sought for the Primary School and £1,051 is sought for the High School, making a total contribution of £5,221.

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 each financial year and may be changed to reflect changes in the BCIS index – therefore, we reserve the right to vary the level of the contributions.

If you require any further information please do not hesitate to contact me by emailing estatemanagement@scotborders.gov.uk

Scottish Borders Council

Regulatory Services – Consultation reply

Planning Ref	17/01572/PPP
Uniform Ref	17/03411/PLANCO
Proposal	Erection of dwellinghouse
Address	Land South East Of Beckhope Kailzie Peebles Scottish Borders
Date	8/12/17
Amenity and Pollution Officer	David A. Brown
Contaminated Land Officer	Reviewed – no comments

Amenity and Pollution

Assessment of Application

Nuisance

Private Water Supply

This is an Application to erect a dwellinghouse.

The plans indicate that these will be served by private water and drainage systems.

These can impact on local amenity if not properly installed, operated and maintained.

Recommendation

Agree with application in principle, subject to Conditions and Informatives.

Conditions

No development is to commence until a report has been submitted to and approved in writing by the Planning Authority, demonstrating the provision of an adequate water supply to the development in terms of quality and quantity. The report must also detail all mitigation measures to be delivered to secure the quality, quantity and continuity of water supplies to properties in the locality which are served by private water supplies and which may be affected by the development. The provisions of the approved report shall be implemented prior to the occupation of the building(s) hereby approved.

Reason: To ensure that the development is adequately serviced with a sufficient supply of wholesome water and there are no unacceptable impacts upon the amenity of any neighbouring properties.

No development should commence until the applicant has provided evidence that arrangements are in place to ensure that the private drainage system will be maintained in a serviceable condition

Reason: To ensure that the development does not have a detrimental effect on amenity and public health.

Informative

Private Water Supply

To fulfil this Condition, the following information should be provided -

1. A description of the source(s) / type of the supply – i.e. whether the supply is taken from a watercourse, loch, spring, well or borehole, or any other source or combination of sources.
2. The location of the source(s) of the supply – i.e. the appropriate eight figure Ordnance Survey National Grid Reference(s).
3. The name and address of every relevant person in relation to the supply.

NB. A “relevant person”, in relation to a private water supply, means a person (or persons) who: (a) provide the supply; (b) occupy the land from, or on which, the supply is obtained or located; or (c) exercise powers of management or control in relation to the supply.

4. The estimated maximum average volume of water provided by the proposed supply, in cubic metres per day (m³/day), and the details of any pump tests/flow rate tests undertaken to determine this estimate.

NB. For boreholes/wells refer to BS ISO 14686:2003 “Hydrometric determinations – Pumping tests for water wells – Considerations and guidelines for design, performance and use”.

5. Any water treatment that is intended to be carried out in relation to the proposed supply for the development.
6. Where there are existing users of the proposed supply, the addresses of all such properties.
7. Where there are existing users of the proposed supply, the existing and proposed occupancy levels of all such properties, as far as is reasonably practicable.

NB. As a minimum, the provision of the number of bedrooms per property will allow an estimate to be made of occupancy levels.

8. Where there are existing users of the proposed supply and / or there are other properties' private water supplies in the vicinity of the development that may be affected thereby (e.g. neighbouring boreholes, wells, springs, etc.), information advising if and how the proposed development will impact on the existing users and / or the other properties' supplies.
9. If the development is to be used for commercial purposes and / or members of the public will use / consume the water, the private water supply will be classed as a Type A supply. This will mean that it will require to be sampled / monitored by the local authority on at least an annual basis and a risk assessment of the supply will also be required. As such, prior to commencement of the commercial / public activity, the applicant should contact the Environmental Health Department of Scottish Borders Council to ensure that compliance with the legislative provisions is able to be secured.

For clarification, the minimum daily volume of water that requires to be supplied by a private water supply must be equivalent to 200 litres of water per person per day who will be using the supply. A reserve storage capacity of three days' supply should be provided. Also, the quality of the water throughout the building(s) must conform to the requirements of The Private Water Supplies (Scotland) Regulations 2006 in order for it to be classed as wholesome.

As the Development may result in the general public consuming the water from the private water supply, the supply will be classed as a Type A. This will mean that the supply will be subjected to annual water testing and a risk assessment of the supply. The applicant should contact an Environmental Health Officer before becoming operational to discuss testing of the water.

Private Drainage System

Private drainage systems often cause public health problems when no clear responsibility or access rights exist for maintaining the system in a working condition.

Problems can also arise when new properties connect into an existing system and the rights and duties have not been set down in law.

To discharge the Condition relating to the private drainage arrangements, the Applicant should produce documentary evidence that the maintenance duties on each dwelling served by the system have been clearly established by way of a binding legal agreement. Access rights should also be specified.

PLANNING CONSULTATION

To: Landscape Architect

From: Development Management

Date: 22nd November 2017

Contact: Scott Shearer ☎ 01835 826732

Ref: 17/01572/PPP

PLANNING CONSULTATION

Your observations are requested on the under noted planning application. I shall be glad to have your reply not later than 13th December 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 13th December 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 Anne McKelvey

Agent: Ericht Planning & Property Consultants

Nature of Proposal: Erection of dwellinghouse

Site: Land South East Of Beckhope Kailzie Peebles Scottish Borders

OBSERVATIONS OF: Landscape Architect

CONSULTATION REPLY

The site was not visited in advance but a desktop study using GIS and aerial photography informs this response.

Description of the Site

The site is part of a larger field immediately to the south-east of Kailzie Mains. The north west boundary has a number of mature trees along its length and a watercourse running along this boundary.

Nature of the Proposal

A single dwellinghouse is proposed on the site.

Implications of the Proposal for the Landscape including any Mitigation

If access into the site can be located outwith the Root Protection Area of existing trees along this boundary and a robust planting scheme can be developed for the site, above and beyond the new beech hedge proposed along the north west boundary, including a hedge to the remaining boundaries and a 5-10m wide block of tree planting along the north east boundary and additional tree planting in the south east corner of the site, to better assimilate the development into the immediate landscape, I would not object to this application

Conclusion

I would have no further concerns about this application if it can be shown that the

existing hedgerow trees along the north west boundary will be unaffected and a more comprehensive planting scheme incorporating hedge planting to the site boundary and tree planting along the north east boundary and in the south east corner of the site, in order to assimilate the proposed development into the wider landscape, is made a condition of any consent.

