

SCOTTISH BORDERS COUNCIL
PLANNING AND BUILDING STANDARDS COMMITTEE

MINUTE of MEETING of the PLANNING AND BUILDING STANDARDS COMMITTEE held in the Council Headquarters, Newtown St. Boswells on 5 October 2015 at 10.00 a.m.

Present: - Councillors R. Smith (Chairman), M. Ballantyne (from para 2), J. Brown, J. Campbell, J. Fullarton, D. Moffat, B. White.
Apologies:- Councillor I. Gillespie, S. Mountford.
Also Present:- Councillors W. Archibald, S Bell, G. Logan, D. Parker, F. Renton.
In Attendance:- Development Standards Manager, Principal Roads Planning Officer, Chief Legal Officer, Forward Planning Manager, Democratic Services Team Leader, Democratic Services Officer (F Henderson).

MINUTE

1. There had been circulated copies of the Minute of the Meeting held on 7 September 2015.

DECISION

APPROVED for signature by the Chairman.

SUPPLEMENTARY PLANNING GUIDANCE: REPLACEMENT WINDOWS AND DOORS

2. With reference to paragraph 3 of the Minute of 27 April 2015, there had been circulated copies of a report by the Service Director Regulatory Services which sought approval of the Supplementary Planning Guidance on Replacement Windows and Doors, which was contained in Appendix A to the report, as a material consideration in the determination of applications. The report explained that following the public consultation period, a total of seven consultation responses were received and the main elements of each of the consultation responses were detailed in Appendix B to the report along with responses, and officer recommendation. The report went on to advise that a number of minor changes to the SPG had come about as a result of the public consultation and these were detailed in the report. Members thanked officers for their work on this guidance and hoped that the degree of flexibility within the guidance would assist officers in the determination of future applications.

DECISION

AGREED to approve the use of the document as Supplementary Planning Guidance in the determination of planning and listed building applications.

DECLARATION OF INTEREST

Councillors Ballantyne, Fullarton and White declared an interest in application **15/00806/FUL** in terms of Section 5 of the Councillors Code of Conduct and left the Chamber during the discussion.

APPLICATIONS

3. There had been circulated copies of reports by the Service Director Regulatory Services on applications for planning permission requiring consideration by the Committee.

DECISION

DEALT with the applications as detailed in Appendix I to this Minute.

The meeting adjourned at 1.25 p.m. and reconvened at 2 p.m.

APPEALS AND REVIEWS

4. There had been circulated copies of a report by the Service Director Regulatory Services on Appeals to the Scottish Ministers and Local Reviews.

DECISION

NOTED that:-

- (a) there remained two appeals outstanding in respect of:
- Land South East of Halmyre Mains Farmhouse (Hag Law), Romanno Bridge
 - Land West of Muircleugh Farmhouse, Lauder
- (b) Appeal requests had been received in respect of the following:-
- (i) Construction of wind farm consisting of 8 No turbines up to 100m high to tip with associated external transformers, tracking, new site entrance off A701, borrow pit, underground cabling, substation and compound and temporary construction compound on Land South East of Halmyre Mains Farmhouse (Hag Law), Romanno Bridge – 14/00738/FUL.
- (ii) Wind farm development comprising 7 No wind turbines 110m high to tip with ancillary equipment, access track and associated works on Land West of Muircleugh Farmhouse, Lauder – 14/01081/FUL
- (c) Review requests had been received in respect of the following:-
- (i) External alterations and erection of 4 No flagpoles at Office West Grove, Waverely Road, Melrose - 15/00504/FUL
- (ii) Erection of dwellinghouse on Plot A, Chirnside Station, Chirnside
- (d) Reviews outstanding were as follows:-
- Raebank, Chapel Street, Selkirk
 - Land South West of Pyatshaw Schoolhouse, Lauder
 - 12 Todburn Way, Clovenfords, Galashiels
 - Land South West of Clackmae Farmhouse, Earlston
 - Land South of Riding Centre, Newlands, Sunnyside, Reston

PRIVATE BUSINESS

5. **DECISION**

AGREED under Section 50A(4) of the Local Government (Scotland) Act 1973 to exclude the public from the meeting during consideration of the business detailed in the Appendix to this Minute on the grounds that they involved the likely disclosure of exempt information as defined in paragraph 6 of Part 1 of Schedule 7A to the aforementioned Act.

SUMMARY OF PRIVATE BUSINESS

Development Contributions in respect of Planning Application 14/01153/FUL – Erection of 40 dwellinghouses and Associated Works

1. The Committee considered a report by the Service Directory Regulatory Services on Developer contributions.

The meeting concluded at 2.50 p.m.

APPENDIX

APPLICATIONS FOR PLANNING PERMISSION

<u>Reference</u>	<u>Nature of Development</u>	<u>Location</u>
15/00806/FUL	Erection of gallery building to house The Great Tapestry of Scotland and Associated works including landscaping, access and parking	Land West of Unit B, Tweedbank Industrial Estate, Tweedbank

Decision: APPROVED subject to the submission of revised plans covering outstanding issues relating to car and coach parking, and the following conditions and informative notes:

1. No development shall commence until a revised soft landscaping scheme (detailing the location and schedule of all proposed planting, implementation timetable and after care arrangements) has been submitted to and approved by the Planning Authority, and which includes a management scheme for the long-term management of the trees and woodland within the application site. The landscaping and long term management of new planting/woodland shall be implemented in accordance with the approved scheme
Reason: The current landscaping proposals require further revisions to ensure the most appropriate landscape setting for the development; and to offset loss of trees required to be removed to allow for the development; and a longer term management scheme is required to maintain the integrity of new and existing planting and woodland
2. No development shall commence until a revised scheme for Phase 2 which identifies the demolition of the two industrial buildings to the west and north of the car park; incorporates a revised arrangement of hard and soft landscaping, car and coach parking; and specifies a timescale for its implementation, has been submitted to and approved by the Planning Authority. The development shall be carried out in accordance with the scheme so approved
Reason: To achieve an appropriate longer term setting for the tapestry building and to achieve a cohesive long term arrangement of parking and pedestrian access which complements both the building and regeneration proposals for the wider estate
3. No development shall commence until the following details are submitted to and approved by the Planning Authority:
 - a) Further information on external works including benches, retaining walls, statues, gas meter box and cycle stands, sufficient to fully establish their visual appearance;
 - b) Further information on all external lighting (notwithstanding the number, specification and locations identified on the approved plans), including a lighting mitigation plan for both the construction lighting and permanent lighting;
 - c) Construction details and dimensioned plans for all parking, road and access arrangements;
 - d) A scheme for delineating the road frontage (i.e. shared surface area) as a no parking area, permitting service deliveries and coach drop-offs/pick-ups only;
 - e) A detailed scheme of surface water drainage based on the final approved surfacing and parking arrangements
 - f) A scheme of finished floor and ground levels to a fixed off-site datum, and illustrating existing levels (notwithstanding level details identified on the approved plans)
 - g) A scheme of bat and bird boxes within the building or trees within the application siteThereafter no development shall take place except in strict accordance with the details so approved.

Reason: Further information is required to more fully establish the visual impact of external works including street furniture and lighting; to minimise light spillage, including on light sensitive biodiversity (particularly bats); to ensure the final scheme incorporates a sustainable urban drainage scheme; to ensure that detailed levels, construction and parking arrangements are appropriate in terms of road and pedestrian safety; and to compensate for potential loss of bat and bird habitat.

4. No development shall commence until evidence is provided to the Planning Authority on behalf of Scottish Water that mains water, foul and surface water drainage connections have been approved. The development shall operate only with the approved servicing arrangements in place

Reason: To ensure the development can be adequately serviced

5. No development shall commence until a management scheme for coach/bus parking/drop-offs/pick-ups has been submitted to and approved by the Planning Authority. The development shall operate only in accordance with the approved management scheme

Reason: To minimise the potential impact of coach manoeuvres on road and pedestrian safety as far as is reasonably practicable

6. No development shall commence until the following have been submitted to and approved by the Planning Authority:

- a) Samples of all external building and hard surfacing materials
- b) A final detailed scheme for the design of the concrete panelling on the first floor of the building

The development shall be carried out using the approved samples and in accordance with the approved design for the concrete panelling

Reason: Further information is required on the external materials and design treatment of the building to fully establish their visual appearance

7. No development shall commence until a Badger Protection Plan has been submitted to and approved by the Planning Authority. The development shall be implemented in accordance with the approved plan

Reason: To minimise potential risk to badger habitat and foraging/commuting badgers

8. No development shall commence until a revised site plan has been submitted to and approved by the Planning Authority which specifies 1) a footway between the road frontage (i.e. shared surface area) and first bus lay-by; and 2) an additional section of footway at the entrance to the car park. The development shall not become operational until all parking, access and servicing arrangements, and all cycle stands/storage have been implemented in accordance with the approved plans and drawings (including the revised plan approved under this condition), and in accordance with details approved under other relevant conditions in this schedule.

Reason: To ensure the development is adequately serviced in the interests of road and pedestrian safety.

9. Only those trees identified for removal on the approved Tree Felling plan shall be so removed. Remaining trees shall not be lopped, felled or otherwise disturbed without approval in writing by the Planning Authority (which shall include submission of a rechecking survey for bats should these include trees identified within the ecology walkover survey as having roost potential). The development shall be carried out only in accordance with the protection measures specified on the approved Tree Constraints plan

Reason: To ensure only trees identified for removal are so removed and ensure protection of trees that are to remain, in addition to potential bat habitat

10. No tree felling or habitat clearance works shall commence during the breeding bird season (March-August) without the written approval of the Planning Authority. A supplementary breeding bird survey and subsequent mitigation may be required if works are to commence during the breeding season.

Reason: To minimise risk of impacts on breeding birds.

11. Any noise from plant/machinery on or within the building shall not exceed Noise Rating Curve NR20 between the hours of 2300-0700 and NR30 at all other times when measured within any noise sensitive dwelling (windows can be open for ventilation). The noise shall not contain any discernible tonal component. Tonality shall be determined with reference to BS 7445-2. All external plant and machinery on the exterior of the building shall be located behind the parapet and no higher than the parapet unless otherwise agreed in writing with the Planning Authority

Reason: To minimise potential noise disturbance and visual impacts associated with plant and machinery within/on the building.

Informatives

1. With respect to the Badger Protection Plan, the unused sett should be subject to further monitoring to establish use, licencing requirements and subsequent exclusion of sett as appropriate. It would be preferable to remove this sett to avoid potential delays in development. It is recommended that there is further dialogue with SNH to agree an approach to sett exclusion and removal. If the sett or other setts are found to be in use, a badger development licence will be required from SNH. Measures should also be included to protect badgers foraging and commuting across the site (including covering trenches and open pipes overnight/ providing a means of escape, safe storage of chemicals and oils, sensitive security lighting and timing of works). Supplementary survey for badger should be included prior to commencement of works.
2. The Council's Environmental Health Service should be contacted with respect to food registration requirements for the café and to ensure ventilation/extraction complies with guidance with respect to odour control
3. Demolition of the buildings within Phase 2 should be subject to a checking survey for bats. Best practice for this, and checking surveys for trees, should be applied - Bat Survey Good Practice Guidelines. 2nd Ed (Hundt, L 2012). Bat Conservation Trust
4. External signage is outwith the scope of this application. External signage may be require Advertisement Consent depending on the location, size and specification of the signage
5. The Council's Archaeology Officer would welcome discussions on how to maximise local heritage interpretation within the building.

NOTE

Mr Brian McCrow and Mr John B Tait spoke against the application.

Mrs Carolyn Riddell-Carre, Mr David Garrioch and Mr Alistair Moffat spoke in support of the application.

15/00792/FUL

Installation of 125 KW anaerobic digester plant and associated work

Land North East of Ravelaw Farmhouse Whitsome

Decision: APPROVED subject to the following conditions and an informatives:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
Reason: To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by the Planning etc. (Scotland) Act 2006.
2. The development hereby permitted shall not be carried out otherwise than in complete accordance with the plans and specifications approved by the Local Planning Authority.
Reason: To ensure that the development is carried out in accordance with the approved details.
3. The details and samples of all external finishing materials of the gas holder and CHP building shall be submitted to and approved in writing by the Planning Authority. The development shall be carried out in the materials so approved.
Reason: To ensure the high quality design of the development in the interests of visual amenity.

4. Only waste/feedstock produced on Ravelaw Farm shall be used to feed the anaerobic digester plant.
Reason: To reduce the potential for further intensification of development at the site in the interests of the local residential amenities and to minimise vehicle movements on the surrounding road network.
5. Any noise emitted by plant and machinery associated with the anaerobic digester shall not exceed Noise Rating Curve NR20 between the hours of 2300 – 0700 and NR 30 at all other times when measured within any noise sensitive dwellings (windows can be open for ventilation). The noise emanating from any plant and machinery used on the premises should not contain any discernible tonal component. Tonality shall be determined with reference to BS 7445-2
Reason: To protect the residential amenity of nearby properties.
6. The anaerobic digestion plant shall be constructed and operated in accordance with the Ravelaw Farm Environmental Statement (08 July 2015) and Odour/Risk Management Plan (05 August 2015) unless otherwise agreed in writing with the Planning Authority.
Reason: To safeguard residential amenities
7. All plant must be strictly maintained in accordance with manufacturer's instructions and timescales, as submitted as part of this planning application.
Reason: To safeguard residential amenities
8. Any works to be undertaken during the bird breeding season shall require to be carried out in accordance with details that have first been submitted to, and agreed in writing by the Planning Authority.
Reason: To ensure that impacts on breeding birds are minimised.
9. The facility structure containing the effluent shall be sited at a minimum distance of 10m away from the Leet Water.
Reason: A minimum 10 metre buffer is required to protect the water environment.
10. Prior to the commencement of works a Construction Environmental Management Plan, adopting SEPA Pollution Prevention Guidelines PPG1, PPG5 (general guidance and works affecting watercourses), and PPG 6 (construction and demolition) as appropriate, is to be submitted to for the approval in writing by the Planning Authority. Any works shall thereafter be carried out in accordance with the approved scheme.
In particular the CMS should include details of; i) how run off and pollution from oils will be controlled, and ii) the measures that will be employed to prevent discharge of concrete to the Leet Water.
Reason: To protect the watercourse and ecological interest
11. No development shall take place except in strict accordance with a scheme of soft landscaping works, which shall first have been submitted to and approved in writing by the Local Planning Authority, and shall include
 - i. indication of existing trees, shrubs and hedges to be removed, those to be retained and, in the case of damage, proposals for their restoration
 - ii. location of new trees, shrubs, extended hedges grassed areas and ponds
 - iii. schedule of plants to comprise species, plant sizes and proposed numbers/density
 - iv. programme for completion and subsequent maintenance.
Reason: To enable the proper form and layout of the development and the effective assimilation of the development into its wider surroundings.
12. Prior to the commencement of works, a Landscape and Habitat Management Plan, including measures for small woodland and hedgerow creation to benefit biodiversity and provide additional screening shall be submitted to and agreed in writing by the Planning Authority. Thereafter the works shall be carried out in accordance with the approved scheme.
Reason: To provide screening function to site and enhance ecological interest
13. Prior to commencement of works details of measures to be undertaken in order to ensure construction traffic avoids the post-medieval farmstead 'Ravelaw', as depicted on the Archaeology Map 1 (16 Aug

2015 attached)(approximately 20 metres north of the proposal) shall be submitted to and agreed in writing by the Planning Authority. Thereafter the development will be carried out in accordance with the approved plans.

Reason: To protect the archaeological feature.

14. All potentially contaminated surface water and effluent shall be contained within the AD plant compound and shall be discharged to the AD plant for treatment.

Reason: To protect the water course and ground water.

15. No development shall commence until a clearly identifiable datum point, or clearly identifiable datum points, located outwith the site and sufficient for the purpose of establishing the heights specified on drawing number 300B has been agreed on site with the Planning Authority. Thereafter the development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory form of development.

16. No development shall take place until a traffic management plan, to address likely vehicle movements, during the construction phase has been submitted to and approved in writing by the Planning Authority. Thereafter, construction shall only take place in strict accordance with the management plan so agreed.

Reason: To safely manage vehicle movements on the public road network associated with construction of the development hereby approved.

Informatives

The Indicative River, Surface Water & Coastal Hazard Map (Scotland) known as the “third generation flood mapping” prepared by SEPA indicates that the site may be at risk from a flood event with a return period of 1 in 200 years. That is the 0.5% annual risk of a flood occurring in any one year. For further information please visit <http://www.sepa.org.uk/environment/water/flooding/flood-maps/>

The applicant is advised to adopt water resilient materials and construction methods as appropriate in the development as advised in PAN 69 and raise above ground equipment that may be sensitive to flooding above ground level or protected against flooding to avoid any residual impact and damages.

The plant will be regulated by SEPA under a Waste Management Licensing Regulation exemption – specifically under the terms of a Paragraph 51 exemption (the anaerobic digestion of agricultural or distillery waste). Although the proposed activity may be exempt from Waste Management Licensing it is still subject to statutory controls to prevent environmental pollution (including odour and noise) and harm to human health.

SEPA advise that the applicant contacts the Borders Operations team if any further guidance is required with respect to the waste management exemption. Contact SEPA on 01896 754797.

Any water abstraction will require authorisation from SEPA under The Water Environment (Controlled Activities) (Scotland) Regulations 2011 (as amended) (CAR).

The silage clamp will be regulated by way of the Silage, Slurry and Agricultural Fuel Oils Regulations.

The abstraction of water from the borehole will be regulated under the terms of General Binding Rules of the Water Environment (Controlled Activities) (Scotland) Regulations (CAR).

Details of regulatory requirements and good practice advice for the applicant can be found on the website at www.sepa.org.uk/planning.aspx

Supplementary checking surveys and appropriate mitigation for breeding birds will be required if habitat clearance is to commence during the breeding bird season.

NOTE 1

Mr Chris Litherland spoke against the application.

Mr Robert Gaston, applicant spoke in support of the application.

NOTE 2

The Planning and Building Standards Committee delegated to Officers from Development Standards and Environmental Health, and in consultation with the Chairman, the decision to determine the appropriateness of attaching a condition relating to the hours of use of the proposed development and to add such a condition if necessary.

15/00681/FUL

Erection of 18 dwelling flats and Associated Parking

Land West of 24 Bowmont Street and Car Park, Roxburgh Street, Kelso

Decision: APPROVED subject to a legal agreement addressing contribution towards play space provision and the following conditions:

1. The development hereby approved shall be carried out wholly in accordance with the amended plans received by the Council on 18 September 2015 and listed in the schedule of drawing numbers on this decision notice.

Reason: To ensure that the development is carried out as approved by the Local Planning Authority.

2. The development hereby approved shall only be carried out in strict accordance with a programme of phasing which has first been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the development proceeds in an orderly manner.

3. Notwithstanding the description of the materials in the application, no development shall be commenced until precise details of the materials to be used in the construction of the external walls and roofs of the buildings have been submitted to and approved in writing by the Local Planning Authority, and thereafter no development shall take place except in strict accordance with those details.

Reason: The materials require further consideration to ensure a satisfactory form of development, which contributes appropriately to its setting.

4. Sample panels of the external wall finish to be prepared on site for prior approval by the Planning Authority.

Reason: The materials to be used require further consideration to ensure a satisfactory form of development, which contributes appropriately to its setting.

5. The roofing shall be natural slate.

Reason: To ensure a satisfactory form of development, which contributes appropriately to its setting.

6. No development shall commence until precise details of all windows have been submitted to and approved in writing by the local planning authority and thereafter no development shall take place except in strict accordance with the approved scheme. The details shall include material, colour, glazing, glazing pattern opening method and frame thickness.

Reason: For the avoidance of doubt and to ensure a satisfactory form of development, which contributes appropriately to its setting.

7. No development shall take place except in strict accordance with a scheme of hard and soft landscaping works, which has first been submitted to and approved in writing by the planning authority. Details of the scheme shall include (as appropriate):

- i. existing and finished ground levels in relation to a fixed datum preferably ordnance
- ii. existing landscaping features and vegetation to be retained and, in the case of damage, restored
- iii. location and design, including materials, of walls, fences and gates
- iv. soft and hard landscaping works
- v. existing and proposed services such as cables, pipelines, sub-stations
- vi. other artefacts and structures such as street furniture, play equipment
- vii. A programme for completion and subsequent maintenance.

Reason: To ensure the satisfactory form, layout and assimilation of the development.

8. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the

development, whichever is the sooner, and shall be maintained thereafter and replaced as may be necessary for a period of two years from the date of completion of the planting, seeding or turfing.

Reason: To ensure that the proposed landscaping is carried out as approved.

9. Details of all proposed means of enclosure shall be submitted to and approved in writing by the Local Planning Authority before work on the site is commenced.

Reason: To enable the proper effective assimilation of the development into its wider surroundings.

10. The area allocated for parking on the amended plan numbered 2260 L(21)01 Rev D07 shall be properly consolidated, surfaced and drained before the buildings are occupied, and thereafter shall be retained in perpetuity and shall not be used other than for the parking of vehicles in connection with the development hereby permitted.

Reason: To ensure there is adequate space within the site for the parking of vehicles clear of the public road network.

11. No development shall commence until detailed engineering drawings for the proposed footway crossing on Roxburgh Street have been submitted to and approved in writing by the local planning authority and thereafter no development shall take place except in strict accordance with the approved scheme.

Reason: In the interests of road safety.

12. The residential units hereby approved shall meet the definition of 'affordable housing' as set out in the adopted Scottish Borders Local Plan 2011 and accompanying supplementary planning guidance on affordable housing (January 2015) and shall only be occupied in accordance with arrangements (to include details of terms of occupation and period of availability) which shall first be submitted to and approved in writing by the local planning authority.

Reason: To ensure the properties hereby approved are retained for affordable housing.

13. No development shall take place pending the approval of an archaeology evaluation Data Structure Report, with the understanding that the evaluation of the development site commenced per an approved Written Scheme of Investigation prior to consent. The results and conclusions of the Data Structure Report will be assessed by the Council's Archaeology Officer. If archaeologically sensitive areas are identified no development shall not take place until the developer has secured the further implementation of a programme of archaeological work in accordance with an Addendum to the existing Written Scheme of Investigation which has been submitted by the developer, agreed by the Archaeology Officer and approved by the Planning Authority.

Reason: The site is within an area where ground works may interfere with, or result in the destruction of, archaeological remains, and it is therefore desirable to afford a reasonable opportunity to record the history of the site.

14. Unless otherwise agreed in writing and in advance by the Planning Authority, prior to any development commencing on site, a scheme will be submitted by the Developer (at their expense) to identify and assess potential contamination on site. **No construction work shall commence until the scheme has been submitted to, and approved, by the Council, and is thereafter implemented in accordance with the scheme so approved.** The scheme shall be undertaken by a competent person or persons in accordance with the advice of relevant authoritative guidance including PAN 33 (2000) and BS10175:2011 or, in the event of these being superseded or supplemented, the most up-to-date version(s) of any subsequent revision(s) of, and/or supplement(s) to, these documents. This scheme should contain details of proposals to investigate and remediate potential contamination and must include:-

a) A desk study and development of a conceptual site model including (where necessary) a detailed site investigation strategy. The desk study and the scope and method of recommended further investigations shall be agreed with the Council **prior to** addressing parts b, c, d, and, e of this condition.

and thereafter;

b) Where required by the desk study, undertaking a detailed investigation of the nature and extent of contamination on site, and assessment of risk such contamination presents.

c) Remedial Strategy (if required) to treat/remove contamination to ensure that the site is fit for its proposed use (this shall include a method statement, programme of works, and proposed validation plan).

- d) Submission of a Validation Report (should remedial action be required) by the developer which will validate and verify the completion of works to a satisfaction of the Council.
- e) Submission, if necessary, of monitoring statements at periods to be agreed with the Council for such time period as is considered appropriate by the Council.

Written confirmation from the Council, that the scheme has been implemented completed and (if appropriate), monitoring measures are satisfactorily in place, **shall be required by the Developer before any development hereby approved commences**. Where remedial measures are required as part of the development construction detail, commencement must be agreed in writing with the Council.

Reason: To ensure that the potential risks to human health, the water environment, property, and, ecological systems arising from any identified land contamination have been adequately addressed.

15. No development shall commence until an assessment of the impact of the development on local air quality has been submitted to and approved in writing by the Local Planning Authority and thereafter no development shall take place except in strict accordance with the recommendations/findings of the report. The assessment should quantify the levels of pollutants likely to arise from the development, with reference to the Scottish Air Quality Objectives. The applicants should demonstrate that the proposed flue height is adequate to allow proper dispersal of the products of combustion.

Reason: In the interests of the amenity of the neighbouring properties, to protect the quality of air in the locality and to protect human health and wellbeing.

16. No development shall commence until a detailed Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority and thereafter no development shall take place except in strict accordance with those details.

Reason: To ensure that the development of the site proceeds in an effective and orderly manner.

17. No development shall commence until precise details of water supply have been submitted to and approved in writing, in consultation with Scottish Water, by the planning authority. Thereafter no development shall take place except in strict accordance with those details.

Reason: To ensure an adequate supply of water is available to serve the site and to ensure that existing users are not compromised.

18. No development shall commence until a scheme for sustainable urban drainage (SUDS) for surface water treatment has been submitted to and approved in writing by the planning authority, in consultation with SEPA. Thereafter no development shall take place except in strict accordance with the approved scheme.

Reason: To ensure adequate protection of the water environment from surface water runoff.

19. No development shall commence until precise details of both surface water and foul water drainage have been submitted to and approved in writing by the local planning authority, in consultation with Scottish Water. Thereafter, no development shall take place except in strict accordance with the approved scheme.

Reason: To ensure that satisfactory arrangements are made for the disposal of surface and foul water.

Informatives

1. The Control of Pollution Act 1974 allows the Council to set times during which work may be carried out and the methods used. The following are the recommended hours for noisy work:

Monday – Friday 0700 – 1900

Saturday 0700 – 1300

Sunday (Public Holidays) – no permitted work (except by prior notification to Scottish Borders Council).

2. Contractors will be expected to adhere to the noise control measures contained in British Standard 5228:2009 Code of practice for noise and vibration control on construction and open sites. For more information or to make a request to carry out works outside the above hours please contact an Environmental Health Officer.

3. A stopping up order through the Roads Planning Service of the Council is required for the two existing public car parks. All costs incurred in this process will be borne by the developer. The stopping up order must be confirmed prior to development commencing on site.
4. The developer will be responsible for removing all existing signage associated with the public car parks. These must be removed when use of the car parks cease.