

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 3 August 2015 at
10.00 a.m.

Present: - Councillors R. Smith (Chairman), J. Brown, J. Campbell, J. Fullarton, I. Gillespie, D. Moffat, S. Mountford, B. White.
Also Present: Councillor Bell (for para 2)
Apology:- Councillor M. Ballantyne.
In Attendance:- Chief Planning Officer, Development Standards Manager, Forward Planning Manager, Roads Planning Officer (J. Frater), Chief Legal Officer, Democratic Services Team Leader, Democratic Services Officer (K. Mason).

MINUTE

1. There had been circulated copies of the Minute of the Meeting held on 29 June 2015. With regard to paragraph 2, the Democratic Services Officer advised that the name Karen Niven should be replaced with Karen Ruthven.

DECISION

APPROVED the Minute for signature by the Chairman, subject to the above amendment.

DRAFT SUPPLEMENTARY GUIDANCE: GLENTRESS MASTERPLAN

2. There had been circulated copies of a report by the Service Director Regulatory Services which proposed the approval of Draft Supplementary Guidance: Glentress Masterplan, as detailed in Appendix A to the report, to be used as a basis for public consultation for a period of 12 weeks. The purpose of the Supplementary Guidance (SG) was to guide the future sustainable development of the Glentress forest visitor attraction located in the Tweed valley between Peebles and Innerleithen. The Masterplan presented a strategic context for this part of the valley and set out proposals for development to enhance the visitor experience. The Masterplan included indicative proposals for an enhanced centre, a new site for cabins and parking. The SG had been developed in partnership with Forest Enterprise Scotland (FES). Following consultation, it was intended to bring back a report to Planning and Building Standards committee seeking final agreement. Once the Local Development Plan was adopted the Masterplan would be formal Supplementary Guidance and part of the Local Development Plan. The Forward Planning Manager answered Members' questions. Mr Hugh MacKay from Forest Enterprise Scotland, who was present at the meeting, confirmed that Forest Enterprise Scotland had been fully involved with the stakeholders in relation to the Draft Supplementary Guidance. The Executive Member for Economic Development, who was also present, referred to the enthusiastic and effective co-operation between the Forestry Commission and Scottish Borders Council in meeting the aspirations of the Glentress Masterplan. The Chairman thanked Mr Wanless, Trish Connolly, Planning Officer (Planning Policy and Access) and the team for their excellent work on the Draft Supplementary Guidance.

DECISION

AGREED to:-

- (a) **approve the Draft Supplementary Guidelines: Glentress Masterplan as a basis for public consultation;**

- (b) note the Environmental Report as detailed in Appendix B to the report; and
- (c) to receive a further report following consultation for formal agreement of the guidance.

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.

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 West of Kingledores Farm (Glenkerie), Broughton, Biggar
- Land South East of Halmyre Mains Farmhouse (Hag Law), Romanno Bridge

- (b) Appeals had been received in respect of the following:-

- (i) Wind farm development comprising 7 No wind turbines 11m high to tip with ancillary equipment, access track and association works. Land West of Muircleugh Farmhouse, Lauder;
- (ii) Erection of dwellinghouse and detached garage on Land West of 3 Nethermains Cottage, Duns – 14/00934/FUL.

- (c) There remained 3 reviews outstanding:-

- (i) Land West of Tibbieshiels Inn, St Marys Loch, Selkirk ;
- (ii) Land West of 3 Nethermains Cottage, Duns;
- (iii) Land South West of Milldown Farmhouse, Coldingham.

PRIVATE BUSINESS

- 6. **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 II to this Minute on the grounds that it 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

Minute

- 1. The Planning and Building Standards Committee approved the private section of the Minute of 29 June 2015.

The meeting concluded at 11.20 a.m.

32. **MINUTE**

PLANNING AND BUILDING STANDARDS COMMITTEE
3 AUGUST 2015
APPENDIX II
BUSINESS CONSIDERED IN PRIVATE

1. There had been circulated copies of the private section of the Planning and Building Standards Committee Minute of 29 June 2015.

DECISION

APPROVED the minute for signature by the Chairman.

The meeting concluded at 11.20 am