

Public Document Pack



LOCAL REVIEW BODY MONDAY, 15 FEBRUARY, 2016

A MEETING of the LOCAL REVIEW BODY will be held in the COUNCIL CHAMBER, COUNCIL HEADQUARTERS, NEWTOWN ST BOSWELLS, TD6 0SA on MONDAY, 15 FEBRUARY, 2016 at 10.00 AM

J. J. WILKINSON,
Clerk to the Council,

8 February 2016

BUSINESS		
1.	Apologies for Absence.	
2.	Order of Business.	
3.	Declarations of Interest.	
4.	Consider request for review of refusal of planning consent in respect of erection of dwellinghouse on land west of Craigerne Coachhouse, Edderston Road, Peebles. 15/01034/FUL 16/00001/RREF Copies of the following papers attached:-	
	(a) Notice of Review and accompanying papers	(Pages 1 - 58)
	(b) Decision Notice	(Pages 59 - 60)
	(c) Officer's Report	(Pages 61 - 68)
	(d) Consultations	(Pages 69 - 76)
	(e) List of Policies	(Pages 77 - 86)
5.	Any Other Items Previously Circulated	
6.	Any Other Items which the Chairman Decides are Urgent	

NOTES

- 1. Timings given above are only indicative and not intended to inhibit Members' discussions.**
- 2. Members are reminded that, if they have a pecuniary or non-pecuniary interest in any item of business coming before the meeting, that interest should be declared prior to commencement of discussion on that item. Such declaration will be recorded in the Minute of the meeting.**

Membership of Committee:- Councillors R. Smith (Chairman), J. Brown (Vice-Chairman), M. Ballantyne, J. Campbell, J. A. Fullarton, I. Gillespie, D. Moffat, S. Mountford and B White

Please direct any enquiries to Fiona Walling 01835 826504
email fwalling@scotborders.gov.uk



Newtown St Boswells Melrose TD6 0SA

Tel: 01835 825251

Fax: 01835 825071

Email: itsystemadmin@scotborders.gov.uk

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

Thank you for completing this application form:

ONLINE REFERENCE 000140952-001

The online ref number 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.

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:	Ericht Planning & Property Consultants
Ref. Number:	
First Name: *	Kate
Last Name: *	Jenkins
Telephone Number: *	07795974083
Extension Number:	
Mobile Number:	
Fax Number:	
Email Address: *	kate@kjenkins.co.uk

You must enter a Building Name or Number, or both:*

Building Name:	
Building Number:	40
Address 1 (Street): *	Belgrave Road
Address 2:	
Town/City: *	EDINBURGH
Country: *	UK
Postcode: *	EH12 6NQ

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

Individual Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title: *	<input type="text" value="Mrs"/>
Other Title:	<input type="text"/>
First Name: *	<input type="text" value="Patricia"/>
Last Name: *	<input type="text" value="Crippin"/>
Company/Organisation:	<input type="text"/>
Telephone Number:	<input type="text"/>
Extension Number:	<input type="text"/>
Mobile Number:	<input type="text"/>
Fax Number:	<input type="text"/>
Email Address:	<input type="text"/>

You must enter a Building Name or Number, or both:*

Building Name:	<input type="text" value="Pilgrims Cottage"/>
Building Number:	<input type="text"/>
Address 1 (Street): *	<input type="text" value="Venn Farm Road"/>
Address 2:	<input type="text"/>
Town/City: *	<input type="text" value="Teignmouth"/>
Country: *	<input type="text" value="England"/>
Postcode: *	<input type="text" value="TQ14 9PB"/>

Site Address Details

Planning Authority:	<input type="text" value="Scottish Borders Council"/>
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Full postal address of the site (including postcode where available):

Address 1:	<input type="text"/>	Address 5:	<input type="text"/>
Address 2:	<input type="text"/>	Town/City/Settlement:	<input type="text"/>
Address 3:	<input type="text"/>	Post Code:	<input type="text"/>
Address 4:	<input type="text"/>		

Please identify/describe the location of the site or sites.

Northing	<input type="text" value="639404"/>	Easting	<input type="text" value="324658"/>
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Description of the Proposal

Please provide a description of the proposal to which your review relates. The description should be the same as given in the application form, or as amended with the agreement of the planning authority: *
(Max 500 characters)

Type of Application

What type of application did you submit to the planning authority? *

- Application for planning permission (including householder application but excluding application to work minerals).
- Application for planning permission in principle.
- Further application.
- Application for approval of matters specified in conditions.

What does your review relate to? *

- Refusal Notice.
- Grant of permission with Conditions imposed.
- No decision reached within the prescribed period (two months after validation date or any agreed extension) – deemed refusal.

Statement of reasons for seeking review

You must state in full, why you are seeking a review of the planning authority's decision (or failure to make a decision). Your statement must set out all matters you consider require to be taken into account in determining your review. If necessary this can be provided as a separate document in the 'Supporting Documents' section: * (Max 500 characters)

Note: you are unlikely to have a further opportunity to add to your statement of appeal at a later date, so it is essential that you produce all of the information you want the decision-maker to take into account.

You should not however raise any new matter which was not before the planning authority at the time it decided your application (or at the time of expiry of the period of determination), unless you can demonstrate that the new matter could not have been raised before that time or that it not being raised before that time is a consequence of exceptional circumstances.

Please see Supporting Statement to Notice of Review

Have you raised any matters which were not before the appointed officer at the time the determination on your application was made? *

Yes No

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review. You can attach these documents electronically later in the process: * (Max 500 characters)

Plans provided with original application:

Site Location Plan Ref: 2014/12/101

Block Plan Ref: 2014/12/102

Floor Plans Ref: 2014/12/103

Elevations Ref: 2014/12/104

Site photographs

Original Application Supporting Statement

Original Application Form

Sketch showing appearance of proposed house

Local Review Supporting Statement

Application Details

Please provide details of the application and decision.

What is the application reference number? *

15/01034/FUL

What date was the application submitted to the planning authority? *

01/09/15

What date was the decision issued by the planning authority? *

27/10/15

Review Procedure

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Can this review continue to a conclusion, in your opinion, based on a review of the relevant information provided by yourself and other parties only, without any further procedures? For example, written submission, hearing session, site inspection. *

Yes No

Please indicate what procedure (or combination of procedures) you think is most appropriate for the handling of your review. You may select more than one option if you wish the review to be conducted by a combination of procedures.

Please select a further procedure *

Inspection of the land subject of the appeal. (Further details below are not required)

Please explain in detail in your own words why this further procedure is required and the matters set out in your statement of appeal it will deal with? * (Max 500 characters)

A site inspection would enable an understanding and appreciation of the site's context in relation to existing buildings and the landscape, more generally, to be obtained.

In the event that the Local Review Body appointed to consider your application decides to inspect the site, in your opinion:

Can the site be clearly seen from a road or public land? *

Yes No

Is it possible for the site to be accessed safely and without barriers to entry? *

Yes No

If there are reasons why you think the Local Review Body would be unable to undertake an unaccompanied site inspection, please explain here. (Max 500 characters)

The site is adjacent to an active development site- Craigerme Coach House and thus entry onto the proposed plot should not be taken.

Checklist - Application for Notice of Review

Please complete the following checklist to make sure you have provided all the necessary information in support of your appeal. Failure to submit all this information may result in your appeal being deemed invalid.

Have you provided the name and address of the applicant? *

Yes No

Have you provided the date and reference number of the application which is the subject of this review? *

Yes No

If you are the agent, acting on behalf of the applicant, have you provided details of your name and address and indicated whether any notice or correspondence required in connection with the review should be sent to you or the applicant? *

Yes No N/A

Have you provided a statement setting out your reasons for requiring a review and by what procedure (or combination of procedures) you wish the review to be conducted? *

Yes No

Note: You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. You may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

Please attach a copy of all documents, material and evidence which you intend to rely on (e.g. plans and drawings) which are now the subject of this review *

Yes No

Note: Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice (if any) from the earlier consent.

Declare - Notice of Review

I/We the applicant/agent certify that this is an application for review on the grounds stated.

Declaration Name: Kate Jenkins

Declaration Date: 12/01/2016

Submission Date: 12/01/2016

Supporting Statement to Notice of Review

**in relation to Scottish Borders Council's refusal of planning permission for the
erection of a dwellinghouse on land to the west of Craigerne Coach House,
Edderston Road, Peebles**

on behalf of Mrs Patricia Crippin

12 January, 2016

EXECUTIVE SUMMARY

This Notice of Local Review is submitted on behalf of Mrs Patricia Crippin against the decision of Scottish Borders Council to refuse planning permission, on 27th October, 2015, for the erection of a dwelling to the west of Craigerne Coach House. The application reference was 15/01034/FUL.

The appeal site is located adjacent to the development: "6 houses by sub-division, alteration and extension at Craigerne Coach House". This statement considers the relationship between the two proposals within the Grounds of Appeal.

The reasons for refusal include the Planning Officer's view that:

- The proposal would result in a cramped form of development;
- The proposal would be out of character with this part of Edderston Road;
- The house would result in an overdevelopment of ground, and reduction of ground, required for a landscaped and wooded setting of Craigerne Coach House;
- The proposal would result in an inappropriate congested appearance between the development and Edderston Road;
- The proposal would leave insufficient space for new and replacement planting;
- The proposal would undermine the retention of the preserved trees;
- The proposal would be out of character with the design of the Coach House development;
- The proposal would be out of character with the traditional houses in the area.

This statement will provide the background to the application, planning history and context and set out the grounds for Local Review, prior to demonstrating the acceptability of the proposal under those grounds.

1.0 INTRODUCTION

1.1 This supporting statement to Notice of Review is submitted by Ericht Planning & Property Consultants on behalf of Mrs Patricia Crippin to seek to challenge the refusal, by Scottish Borders Council, of consent for the erection of a two storey dwellinghouse on land to the west of Craigerne Coach House which fronts Edderston Road, hereinafter referred to as 'the subjects'.

1.2 Access to the subjects will be taken by way of the existing access to Craigerne Coach House as shown on the Site Plan. No new access is to be created, thus maintaining the wall and hedge alongside Edderston Road.

1.3 The subjects are located adjacent to the 6-unit development at the Coach House [Refs: 12/00314/FUL; 14/00786/FUL and 15/01081/FUL]. The relationship of the subjects to the Coach House buildings can be seen within the 'Proposed Elevations' drawing 2014/12/104, included with this Local Review.

1.4 The following application drawings are included with the Local Review.

- Site Location Plan Ref: 2014/12/101
- Block Plan Ref: 2014/12/102
- Floor Plans Ref: 2014/12/103
- Elevations Ref: 2014/12/104
- Sketch showing appearance of proposed house

1.5 Members of the Local Review Body are requested to note the following key points regarding the application:

- The subjects should be viewed in the context of the wider Craigerne Coach House development;
- A reduced application boundary (to the Coach House development) was consented in 2014. The proposed house is located within this 'excluded' area.
- The dry stone wall fronting Edderston Road will be preserved, with no new opening to be formed and the beech hedge inside this wall will remain intact.
- Vehicle access is via the Coach House entrance. There is no need to create a new wall opening.
- The adjacent Coach House is no longer a listed building.
- Key external finishes include wet dash render walls (painted white), slated roof, timber casement windows, composite woodgrain effect external doors and upvc gutters and downpipes etc.

- Access to the dwelling from the parking spaces is by way of a pedestrian walkway. An accessible permeable walkway between the house and parking will be formed to prevent impact on trees' root protection areas.
- The appellant is agreeable to retention of all trees on the subjects and carrying out additional planting of 5 trees.
- The Appellant confirms that the proposal does not impact upon Root Protection Areas.
- A 1.2m high timber close boarded fence has been erected along the boundary of the Coach House development and the subjects, with a new beech hedge to be planted along the top of the banking.
- The retaining wall to the rear of the subjects will be 1.5m high above finished ground level of the plot.
- There have been no public objections or Community Council objections to the proposal.

2.0 PLANNING CONTEXT AND HISTORY

- 2.1 The appeal site is physically, and in development management terms, closely related to the adjacent Glentress Homes Craigerne Coach House development. Given that a key concern of the Planning Officer is the perceived impact on the “success of the [Coach House] development and amenity of the area”, it is relevant and necessary to consider the subjects in the context of the Coach House development.
- 2.2 The Coach House development comprises sub-divisions, alterations and extensions to form 6 dwellinghouses. Three applications have been submitted for that proposal; an original proposal (2012) and two variations (2014 and 2015). The applications in 2012 and 2014 were approved, subject to conditions and a legal agreement and the Council has indicated that it is minded to approve the 2015 application, subject to planning conditions and a legal agreement.
- 2.3 The alteration of the Coach House development’s ‘red line’ application boundary should be noted. The 2014 Site Plan removed an area from the Coach House boundary and in 2015 this ‘excluded area’ was further revised and increased slightly in size. It is within this ‘excluded area’ that the subjects lie.
- 2.4 Craigerne Coach House used to be a category B listed building. It is, however, no longer listed. After detailed consideration and consultation with Scottish Borders Council, Historic Environment Scotland confirmed on 25th June, 2015 that the listed status of Craigerne House and Craigerne Lodge had been updated and the Coach House had been removed from the statutory listing address. Importantly, Historic Scotland concluded “*it appears that the building may not have continued to merit listing prior to the works (associated with the development of the Coach House) taking place*”.
- 2.5 The Case Officer is clear in his report that “any assessment of this current application for a new house cannot take into account listings or the previous listed status of the house”.
- 2.6 For information, the site plans relating to the 3 separate Coach House applications in 2012, 2014 and 2015 are shown overleaf.

Fig 1: 2012 site plan – 12/00314/FUL

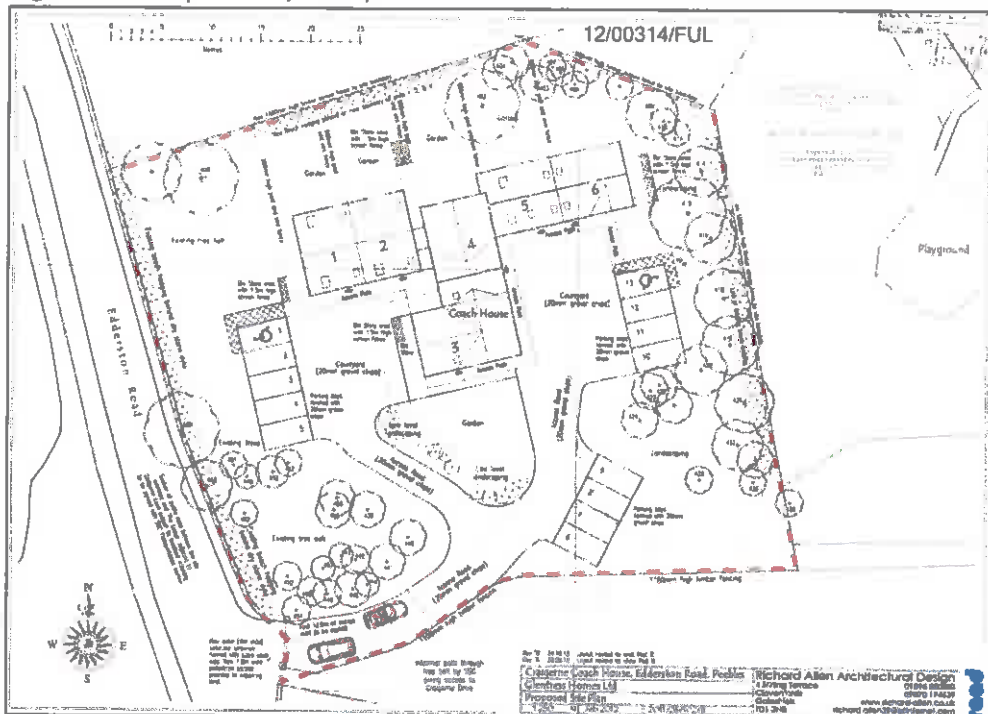


Fig 2: 2014 site plan – 14/00876/FUL

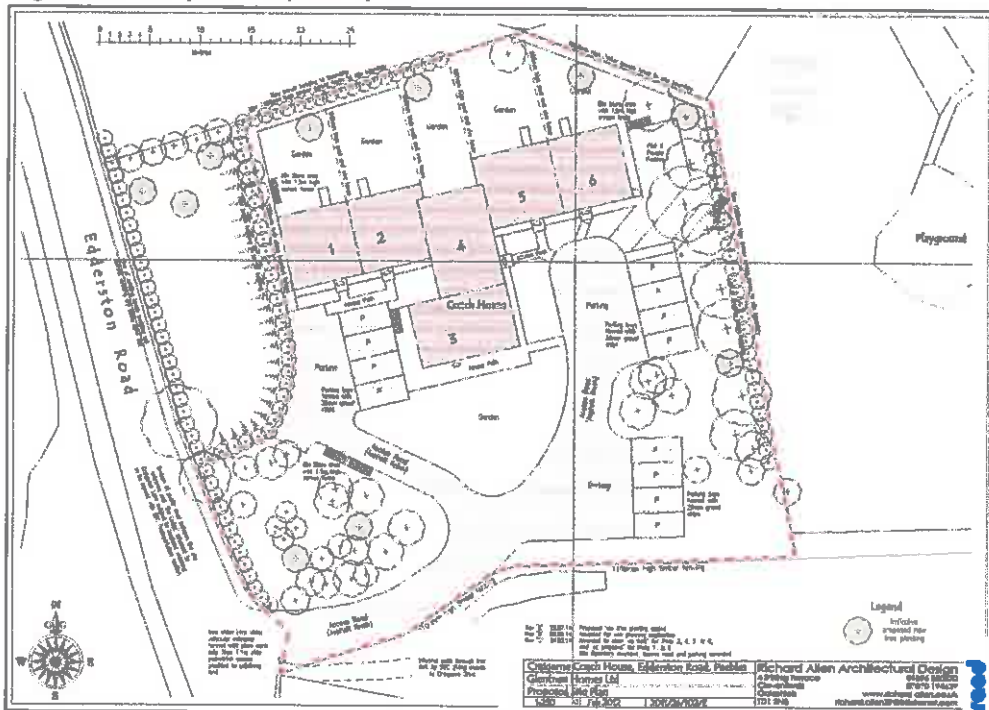
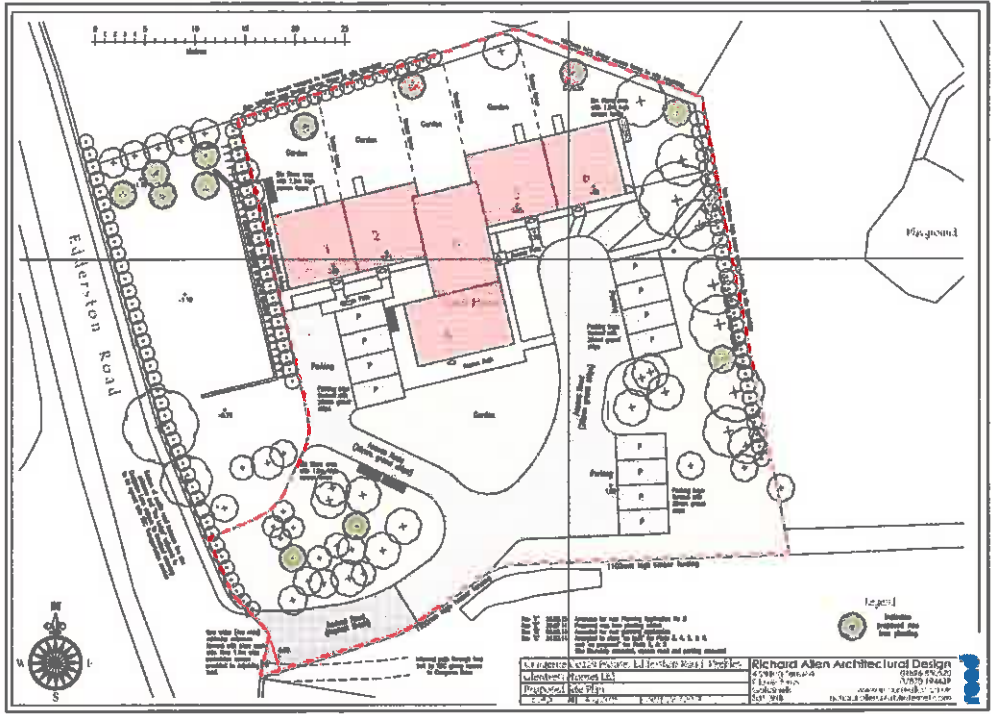


Fig 3: 2015 site plan – 15/01081/FUL



3.0 REFUSAL OF APPLICATION BY SCOTTISH BORDERS COUNCIL

- 3.1 The application was refused by Scottish Borders Council on 27th October on the basis set out below.

The application is contrary to policies G1, G7 and NE4 of the Scottish Borders Consolidated Local Plan 2011 in that the proposed development would represent a cramped form of development, out of character with this part of Edderston Road. The proposed house will result in an overdevelopment of, and significant reduction in, an area of ground required for landscaped and wooded setting of the approved Craigerne Coach House development, resulting in an inappropriate congested appearance between the development and Edderston Road, providing insufficient space for new and replacement planting, undermining the retention of the preserved trees and being out of character with the design of the Coach House development and the traditional houses in the area.

4.0 GROUNDS FOR LOCAL REVIEW

- 4.1 The Appellant sets out the following two Grounds for Review, both of which are justified in the next section 5.0 'Case for the Appellant'.

[Policies G1 and G7]

Ground 1 – Addresses issues of spatial context/ relationship to Coach House development and character and design

The proposal would not comprise a cramped form of development or overdevelopment of the area around the Coach House. The area between the Coach House and the road would not appear 'congested'. The proposal would not be out of character with this part of Edderston Road, the design of the Coach House development or the character of traditional houses in the area.

[Policy NE4]

Ground 2 – Addresses issue of trees and landscaping relating to the Coach House development

There is no material reduction in the ground otherwise required for the landscaped and wooded setting of the Coach House. The proposal does not leave insufficient space for new and replacement tree planting nor does it undermine the retention of the preserved trees.

5.0 CASE FOR THE APPELLANT

GROUND 1: The proposal would not comprise a cramped form of development or overdevelopment of the area around the Coach House. The area between the Coach House and the road would not appear 'congested'. The proposal would not be out of character with this part of Edderston Road, the design of the Coach House development or the character of traditional houses in the area.

- 5.1 The proposed site lies within the settlement boundary of Peebles. There are various houses and garages along the upper section of Edderston Road including:
[See Appendix 1 for photographs]
- Loaningdale,
 - The Steading (Loaningdale)
 - Tantah Lodge/ Sandwood
 - Tantah Cottage
 - Craigerne Lodge/ Garage
- 5.2 The proposal can be satisfactorily accommodated within the site.
- The dry stone wall fronting Edderston road will be preserved, with no new opening.
 - The beech hedge inside the dry stone wall alongside Edderston Road will remain intact.
 - Vehicle access is via the Coach House entrance. There is no need to create a new wall opening.
 - The adjacent Coach House is no longer a listed building.
 - Access to the dwelling from the parking spaces is by way of a pedestrian walkway. The walkway will not be formed from tarmac. A compliant walkway will be formed from gravel filled 'ground guard' to prevent impact on trees' root protection areas.
 - The elements of replacement tree planting required in terms of the Craigerne Coach House development, in so far as they lie within the application boundary, are to be provided as shown on the Block Plan.
 - The Appellant confirms that the proposal does not impact upon Root Protection Areas.
- 5.3 The level of open space remaining at Craigerne Coach House is sufficient for a development which lies within the Peebles settlement boundary at this location. There are several other properties with direct road frontage - see Appendix 1.

- 5.4 The site has no impact upon the provision of the public pedestrian access corridor which exists from the entrance gate of Craigerne through the wood to the Cala Homes development, as was required by the Access Officer as part of the Coach House development.
- 5.5 The Appellant strongly asserts that the development of the subjects would not lead to overdevelopment based upon the plot sizes in the vicinity – the development of the house known as ‘Sandwood’ has been carried out behind Tantah Lodge (notwithstanding it is a listed building). Further, the proposal has road frontage with open agricultural land to the west and woodland to the north.
- 5.6 The scale of the proposal is in keeping, in terms of footprint, with the houses within the Cala Homes development, although its overall massing is significantly smaller than most. Its relationship with the massing of the Coach House development is considered to be appropriate also. The development will not result in loss of daylight, sunlight or privacy to the properties at Craigerne as a result of overshadowing or overlooking. It is situated on a lower level.
- 5.7 There are several houses with direct road frontage in the immediate vicinity, including Tantah Lodge, Tantah Cottage, Craigerne Lodge with its prominent modern roadside garage (see Appendix 1 photographs) and The Steading at Loaningdale. The presence of numerous houses in the immediate locality having road frontage is established. The proposed house is set back by 4m and separated from the road by the wall and hedge, unlike Tantah Lodge or Cottage.

Tantah Lodge (07/00668/OUT and 09/01496/AMC)

- 5.8 In 2007, planning consent was obtained for the development of a house, now called ‘Sandwood’ in the garden ground to the rear of Tantah Lodge. (Ref: 07/00668/OUT and 09/01496/AMC). The location of the site and its relationship with adjacent houses is shown below. This application was not considered to be overdevelopment. Visual review of the map alone shows that the Coach House development has significantly more space than the Tantah Lodge/ Sandwood development, which is illustrated overleaf:

Fig 4: Development of a new house 'Sandwood' to the rear of listed Tintah Lodge – immediately adjacent to the TPO woodland.



5.9 The Officer's report for the "Sandwood" case made the following comments which the Applicant considers to be of relevance to the current appeal.

a) *'The proposal does not intrude into the open countryside and it would be consistent with the character of the settlement as well as being consistent with and conforming to the form of the settlement'.*

Comment: This is considered to be equally true in respect of the subjects.

b) *'There would be some impact on the amenity of Tantah Lodge but it is considered that this would be minimal'.*

Comment: Similarly, the impact of development of the subjects on Craigerne Coach House would not be significant.

c) *'The proposal can be satisfactorily accommodated within the site. The garden areas would be consistent with Tantah Lodge and Tantah Cottage'.*

Comment: The garden ground afforded to the current proposal is greater than that afforded to Tantah Lodge and Cottage. The footprint of the appeal subjects is 112sqm and the application boundary measures 536sqm. The house thus occupies 21.7% of the plot. The figure for Tantah Lodge appears to be higher at c.30%.

d) *'The area surrounding the application site is predominantly residential in character, and the type of development would be consistent with its surroundings'.*

Comment: The same comment applies to the proposed development.

e) *'There would be an insignificant increase in traffic and the visual impact would be minimal'.*

Comment: Likewise, there would be insignificant traffic increase. The visual impact from Edderston Road would not be unreasonable, particularly given the presence of other houses in the vicinity with road frontage. The subjects would be partially screened at low level by the wall and hedge. The relationship of the two developments can be seen within the elevation drawings. A sketch is provided based directly upon drawings and photographs. This is not 'new information' it is purely an accurate interpretation of existing information contained within the application.

5.10 This proposal provides for a dwelling which fronts Edderston Road, adjacent to existing development at Craigerne Coach House. The proposal respects the character of the surrounding area, neighbouring uses and neighbouring built form in terms of scale,

massing, height and density. The resulting density of development is not inconsistent with the surrounding area as can be seen from the Location Plan.

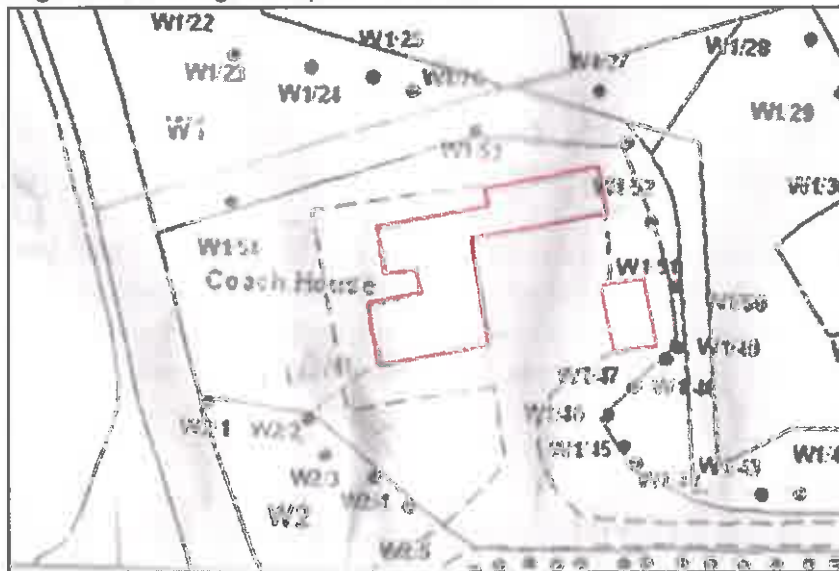
- 5.11 The house will have slate roof and white-painted wet dash harled render to ensure that it is in keeping with the development at Craigerne Coach House. Finishes include timber casement windows and woodgrain effect composite doors. The proposal will fit well with the sense of place at Craigerne and will complete the development at this location.
- 5.12 The proposal retains the physical features of the stone wall along Edderston Road, together with the mature beech hedge. This will ensure that the development will retain an attractive boundary as viewed from the public road. There is no requirement to form a new access through the wall.
- 5.13 To the rear of the subjects is a 1.5m high retaining wall which is rounded off by an earth banking on which a new beech hedge will be planted on the west side of the 1.2m close boarded fence.
- 5.14 The area of land is considered to comprise a gap site in terms of policy on infill development. In this regard, the proposal does not conflict with the established residential use of the area, nor detract from its character and amenity.
- 5.15 The Officer notes the c. 5m separation distance between the Coach House and the proposed house. There is, however, no reference to the elevation drawings which clearly show the new house to be set at a lower level than the Coach House. The Officer shares the view that impacts on residential amenity are not such to warrant refusal in itself.
- 5.16 The Officer expresses concern about the visually intrusive nature of the retaining wall. This would not be visible to the rear of the house to be constructed.

Policy NE4

GROUND 2: There is no material reduction in the ground otherwise required for the landscaped and wooded setting of the Coach House. The proposal does not leave insufficient space for new and replacement tree planting nor does it undermine the retention of the preserved trees.

- 5.17 The coverage of the Coach House site when the land was acquired by Glentress Homes, pre any development taking place, was 336 sqm. This included the Coach House, its two lean-to extensions and dilapidated garages to the east. The site coverage proposed under the Coach House plans which have a 'minded to consent' status, (excluding the proposed plot) is 335 sqm. The coverage of the Coach House site has remained consistent and the addition of the proposed house with road frontage is considered to be reasonable in the context of the setting.

Fig 5: Original site coverage at acquisition in 2012



- 5.18 The Officer's report states that "Two TPO trees were removed within the site.." The Appellant confirms that one tree within adjacent land, (owned by Barnardos), fell, in a storm, onto a tree within his ownership. Eclipse Tree Surgery (acting on behalf of the Appellant and Barnardos) removed both trees due to safety concerns. The Council's Tree Officer was fully informed.
- 5.19 The Officer's case report states that "Despite the Coach House being de-listed, the overall property, with extensions, would lie in attractive landscaped grounds whereby

the amenity of the area is preserved by protected trees, walls, hedges and a general green apron and setting to the site". In terms of these "attractive landscaped grounds" associated with the Coach House, the LRB is reminded that a (reduced) site area pertaining to the Coach House was consented in 2014 as shown in fig 2 above. The original boundary in the first application 12/00314/FUL included the land up to Edderston Road. The Appellant asserts that the reduced 'apron' had thus been accepted by the Council when support was given to the reduced site boundary in 2014.

- 5.20 The Appellant strongly asserts that the Coach House development would remain situated in attractive landscaped grounds as illustrated below.

Fig 6: Coach House Setting





- 5.21 The Officer, within his case Report, observes that “There is no doubt that these trees, hedges and walls form a strong positive characteristic of Edderston Road..” It should be noted that these trees, hedges and the wall remain fully intact within the Appellant’s proposal.
- 5.22 Whilst it is acknowledged that the final landscaping plan for the Coach House is to be agreed, as it will be dealt with by way of a planning condition associated with the Coach House consent, it is a matter of fact that the Council has agreed (in 2014) a reduction in the area of ground contained within the site boundary of the Coach House.
- 5.23 The Officer has indicated that the land which comprises the appeal subjects must be used entirely as landscaping for the Coach House development. In this regard it should be noted that the ownership of the appeal site is separate from the ownership of the Coach House site (Glentress Homes). Any planning conditions relating to landscaping associated with the Coach House would be required to meet the tests contained in Planning Circular 4/1998.
- 5.24 The Circular states that particular care needs to be taken over conditions which require works to be carried out on land in which the applicant has no interest at the time when planning permission is granted. If the land is outside that site, a condition requiring the

carrying out of works on the land cannot be imposed unless the authority is satisfied that the applicant has sufficient control over the land to enable those works to be carried out. Any planning condition which requires the appeal subjects to be used solely for landscaping purposes may not be enforceable given the facts at hand and the separate ownership.

- 5.25 As an aside, contrary to the Landscape Officer's assertion, within her (Nov '15) consultation on the 2015 Coach House application, stating that no landscaping plan had been submitted in relation to a planning condition contained within the 2014 application, it is confirmed that Glentress Homes did submit a Landscape Plan and details directly on 17 August 2015.
- 5.26 The Appellant is agreeable to all existing trees being retained within the subjects and carrying out new planting within the boundary. The proposal has been designed to respect the Root Protection Areas of the existing and replacement trees.
- 5.27 The suggestion that there would be increased pressure on the surrounding TPO area appears to be unjustified. Nothing within the appeal site relates to trees within the remaining TPO area. The proximity of the house, "Sandwood" to TPO trees outwith its boundary is noted to be only 1.2m and this does not appear to have given rise to any concern. See Fig 14 below in Photograph Appendix 1

Appendix 1 – Photographs**Fig 7: The plot's setting to the west of the Coach House****Fig 8: The plot's setting (left of photograph) in the context of dwellings to the south**

Fig 9: The plot viewed from across Edderston Road (wall and hedge will remain intact)



Fig 10: Remaining landscaped area for Coach House



Fig 11: Remaining landscaped area for Coach House



Fig 12: Edderston Road – view north. The wall and hedge will remain intact

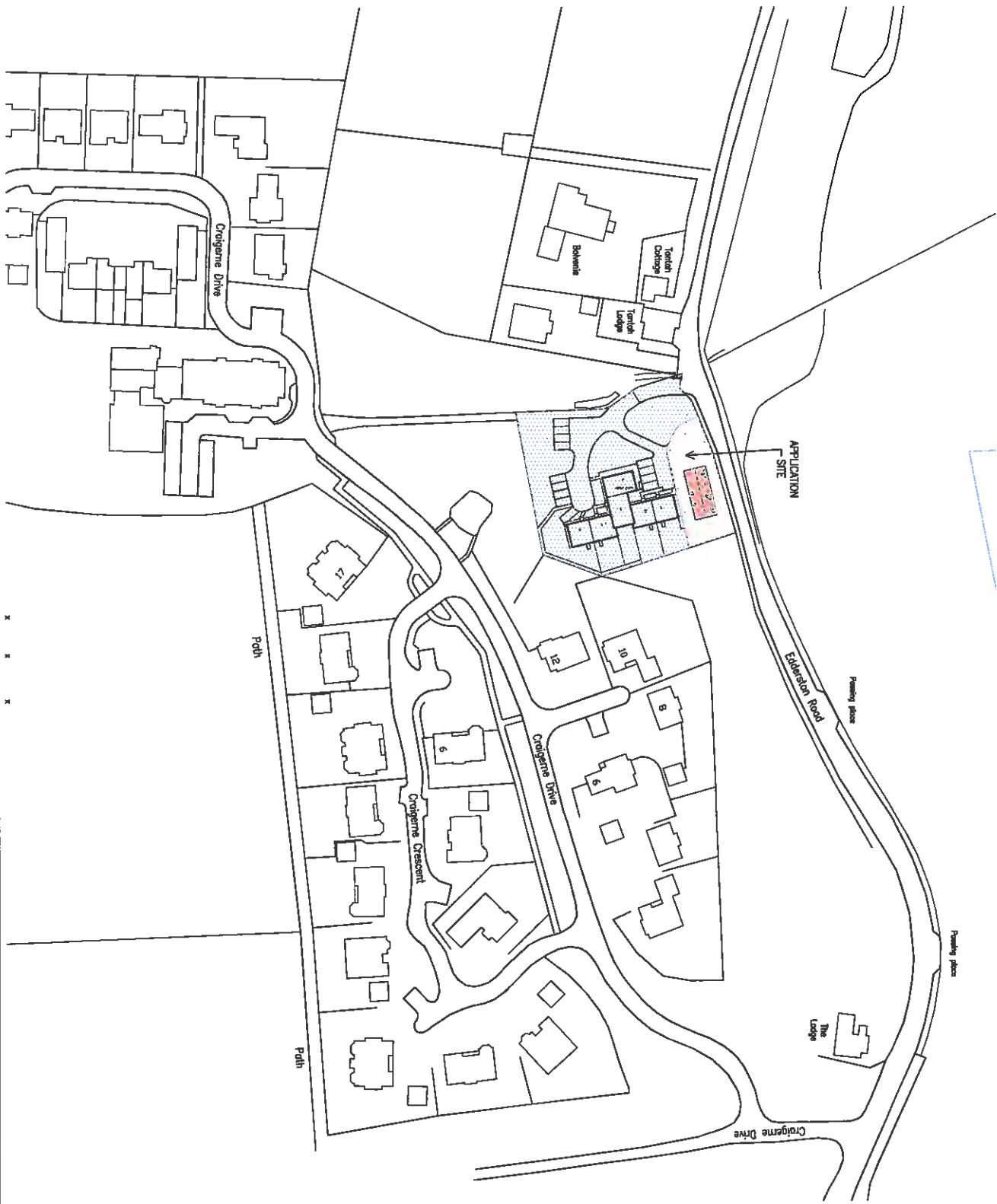
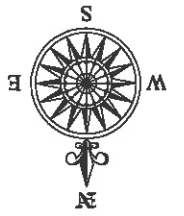


Fig 13: Craigerne Lodge (to north) with garage development on roadside



Fig 14: Sandwood – adjacent to Craigerne Coach House and TPO woodland

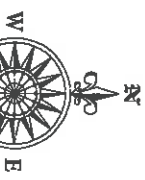




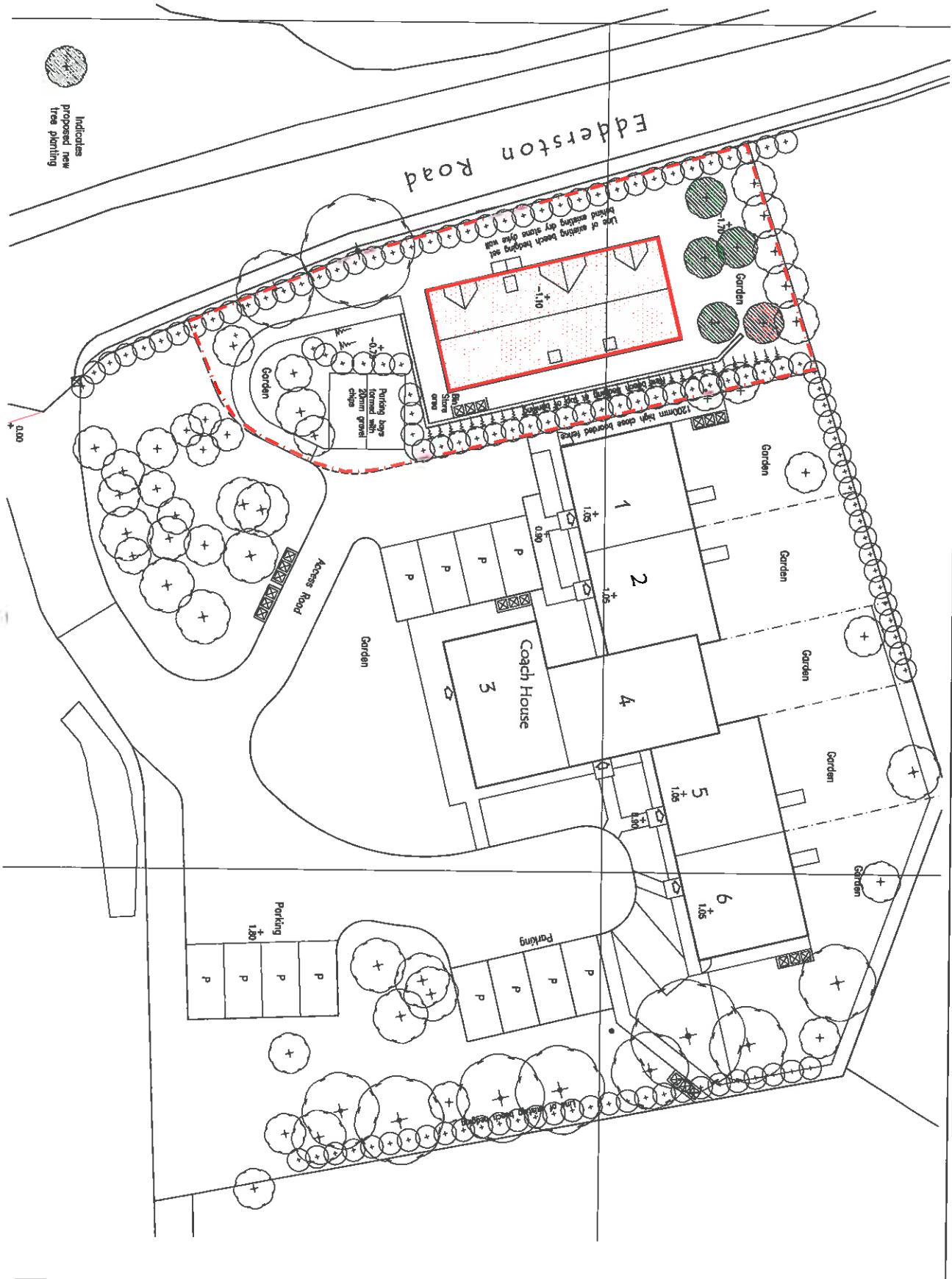
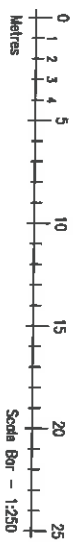
Proposed New Dwelling House		Richard Allen Architectural Design	
Eddleston Road, Peebles		4 Stirling Terrace	
Location Plan		Covenanters	
1:1250	AS1 Aug 2015	2014/172/01	TD1 3NB

richard.allen37@btinternet.com
 www.richard-allen.co.uk
 01876 850520
 07870 194639



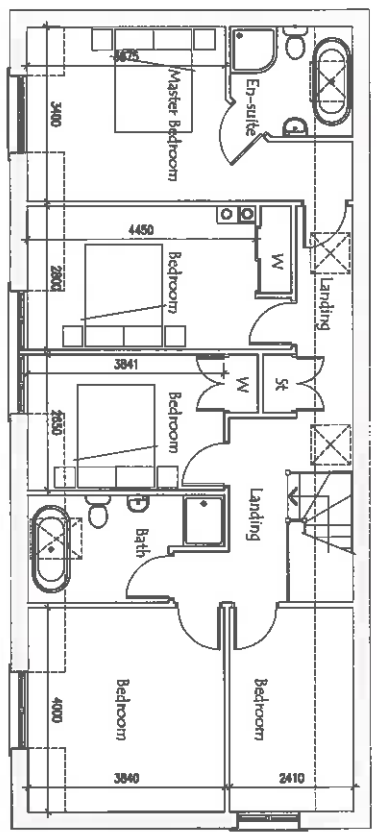


Indicates proposed new tree planting

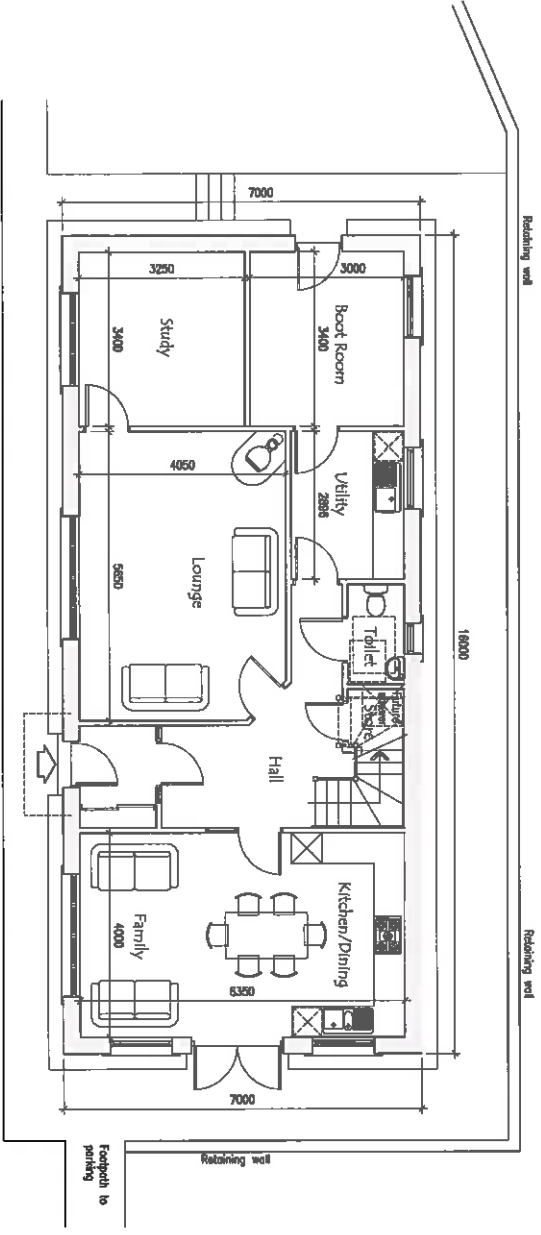


See 'A' 01/08/15 for storage area added

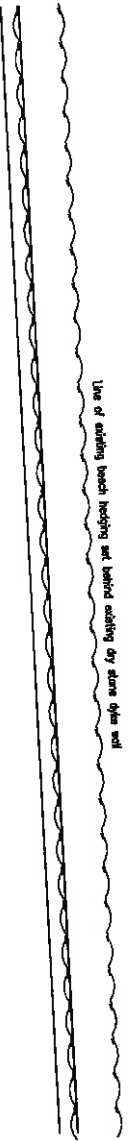
Proposed New Dwelling House	Richard Allen Architectural Design
Edderston Road, Peebles	4 Sifting Terrace
Proposed Site Plan	Clevenfords
1:250 A1 Aug 2015	Colin Hills
	TD1 3NB
	2014/12/02/A
	www.richard-allen.co.uk
	01896 830320
	07870 194639
	richard.allen@btinternet.com



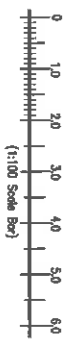
Upper Floor Plan



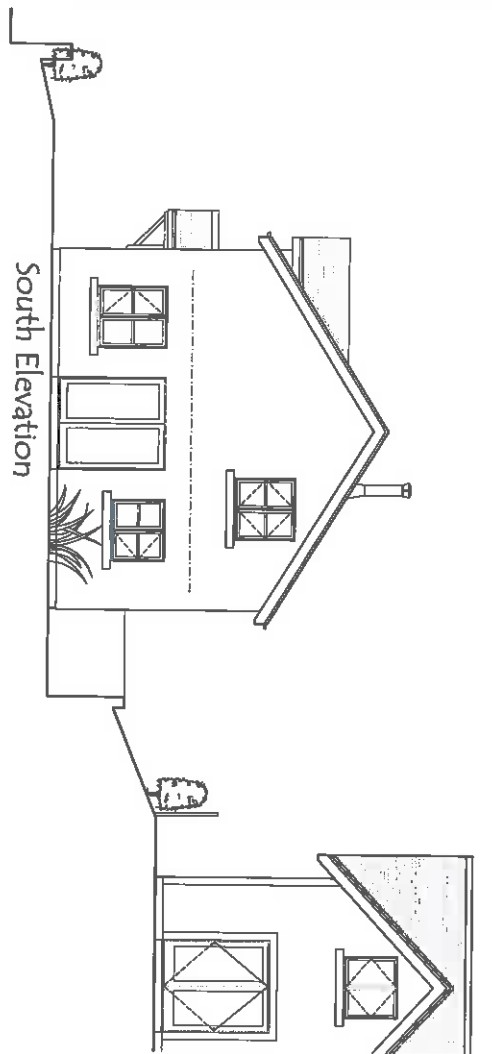
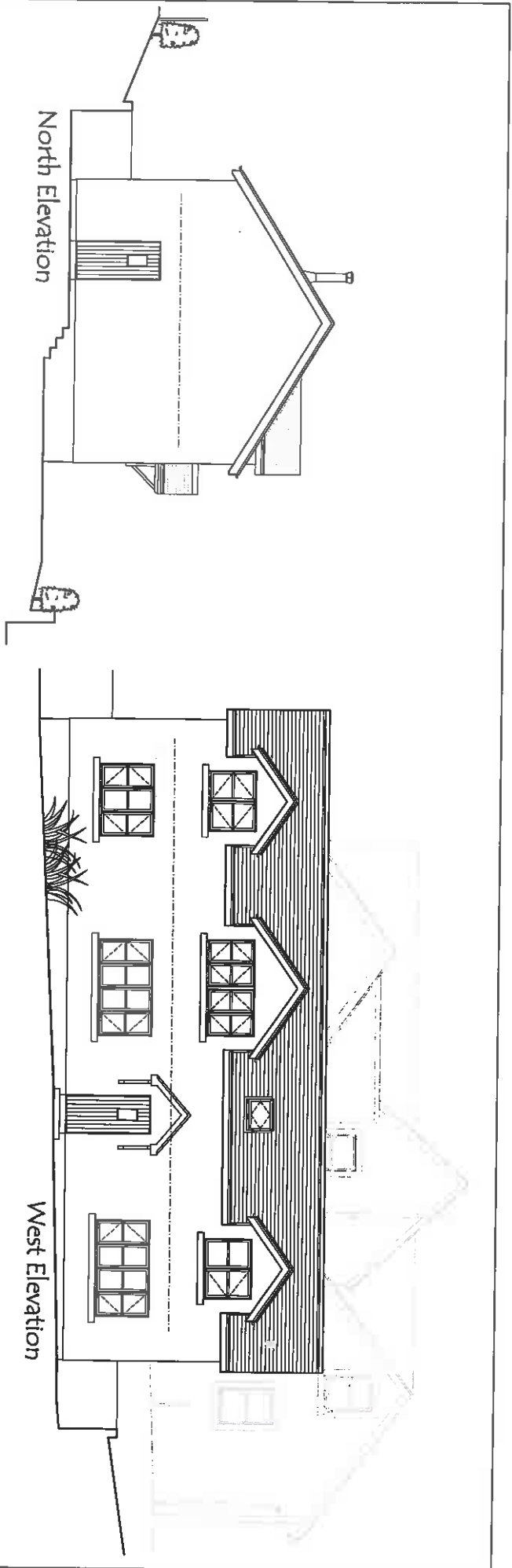
Ground Floor Plan



Line of existing garden hedging and beyond existing dry stone open wall

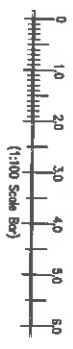


Proposed New Dwelling House	Richard Allen Architectural Design
Ederston Road, Peebles	4 Stirling Terrace
Sketch Floor Plans	Govanfords
1:100	Galashiels
AS	TD1 3NB
Aug 2015	richard.allen3p@btinternet.com
2014/12/105	www.richard-allen.co.uk
	01896 850520
	07870 194639



Outline Specification

- External Walls – Wet dash render with 6mm white stone chips, all painted white.
- Pitched Roof – Welsh, purple natural slate.
- Soffits & Fascia – Stained or painted timber fascia
- Dormer – Welsh, purple natural side to dormer cheeks, stained timber to surrounds.
- Windows – Timber casement windows
- Cills – Cast stone cills
- External Doors – Composite woodgrain front doors
- Roofwater Goods – Black PVC gutters and downpipes to match existing



Proposed New Dwelling House Eddarston Road, Peebles Proposed Elevations 1:100		Richard Allen Architectural Design 4 Stirling Terrace Caversham Glasgow ID1 3NB www.richard-allen.co.uk 01896 880520 07870 194639 richard.allen39@btinternet.com
---	--	---

SITE PHOTOGRAPHS

Fig 1: Application Site from the south



Fig 2: Application Site from the west



Fig 3: Application Site from the south west



Fig 4: Application Site from the east



Fig 5: Application Site from Edderston Road. View north.



Fig 6: View south to (roadside) Tintah Lodge



Fig 7: View south to roadside garage of Craigerne Lodge



Newtown St Boswells Melrose TD6 0SA

Tel: 01835 825251

Fax: 01835 825071

Email: itsystemadmin@scotborders.gov.uk

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

Thank you for completing this application form:

ONLINE REFERENCE 000130340-001

The online ref number 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: *

We strongly recommend that you refer to the help text before you complete this section.

- 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)

Erection of one dwellinghouse on land to west of Craigerne Coach House

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

Have the works already been started or completed? *

No Yes - Started Yes - Completed

Please state date of completion, or if not completed, the start date (dd/mm/yyyy): *

22/07/15

Please explain why work has taken place in advance of making this application: *
(Max 500 characters)

Works to contain the boundary of application 14/00876/FUL were undertaken in July, 2015. This retaining wall is the boundary of this development site and falls within its area. The ground required to be excavated for the laying of wall foundations.

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:

Ericht Planning & Property Consultants

You must enter a Building Name or Number, or both:*

Ref. Number:

Building Name:

First Name: *

Kate

Building Number:

40

Last Name: *

Jenkins

Address 1 (Street): *

Belgrave Road

Telephone Number: *

07795974083

Address 2:

Extension Number:

Town/City: *

EDINBURGH

Mobile Number:

Country: *

UK

Fax Number:

Postcode: *

EH12 6NQ

Email Address: *

kate@kjenkins.co.uk

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

Individual Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title: *

Mrs

You must enter a Building Name or Number, or both:*

Other Title:

Building Name:

Pilgrims Cottage

First Name: *

Patricia

Building Number:

Last Name: *

Crippin

Address 1 (Street): *

Venn Farm Road

Company/Organisation:

Address 2:

Telephone Number:

Town/City: *

Teignmouth

Extension Number:

Country: *

England

Mobile Number:

Postcode: *

TQ14 9PB

Fax Number:

Email Address:

Site Address Details

Planning Authority:

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

Address 1: Address 5:
Address 2: Town/City/Settlement:
Address 3: Post Code:
Address 4:

Please identify/describe the location of the site or sites.

Northing

Easting

Pre-Application Discussion

Have you discussed your proposal with the planning authority? * Yes No

Pre-Application Discussion Details

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)

Previous discussions are referred to in detail in the Supporting Statement.

Title: Other title:
First Name: Last Name:
Correspondence Reference Number: Date (dd/mm/yyyy):

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:

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)

Ground formerly part of Craigerne Coach House before its development.

Access and Parking

Are you proposing a new or 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 changes to public paths, public rights of way or affecting any public rights 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.

How many vehicle parking spaces (garaging and open parking) currently exist on the application site? *

0

How many vehicle parking spaces (garaging and open parking) do you propose on the site (i.e. the total of existing and any new spaces or a reduced number of spaces)? *

2

Please show on your drawings the position of existing and proposed parking spaces and identify if these are for the use of particular types of vehicles (e.g. parking for disabled people, coaches, HGV vehicles, cycle spaces).

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.

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste (including recycling)? *

Yes No

If Yes or No, please provide further details:(Max 500 characters)

As shown on plans - 1800mm x 1200mm washable heritage paving slabs.

Residential Units Including Conversion

Does your proposal include new or additional houses and/or flats? *

Yes No

How many units do you propose in total? *

1

Please provide full details of the number and types of units on the plans. Additional information may be provided in a supporting statement.

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) REGULATIONS 2013

One Certificate must be completed and submitted along with this 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

Are you able to identify and give appropriate notice to ALL the other owners? *

Yes No

Certificate Required

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

Certificate B

Certificates

The certificate you have selected requires you to distribute copies of the Notice 1 document below to all of the Owners/Agricultural tenants that you have provided, before you can complete your certificate.

Notice 1 is Required

I understand my obligations to provide the above notice(s) before I can complete the certificates. *

Land Ownership Certificate

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

I hereby certify that -

(1) - No person other than myself/the applicant was an owner [Note 4] 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;

or -

(1) - I have/The Applicant has served notice on every person other than myself/the applicant who, at the beginning of the period of 21 days ending with the date of the accompanying application was owner [Note 4] of any part of the land to which the application relates.

Name:

Address:

Glentress Homes, Loaningdale, Edderston Road, Peebles, EH45 9JD

Date of Service of Notice: *

01/09/15

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

or –

(2) - The land or part of the land to which the application relates constitutes or forms part of an agricultural holding and I have/the applicant has served notice on every person other than myself/himself who, at the beginning of the period of 21 days ending with the date of the accompanying application was an agricultural tenant. These persons are:

Name:

Address:

Date of Service of Notice: *

Signed: Kate Jenkins

On behalf of: Mrs Patricia Crippin

Date: 01/09/2015

Checklist - Application for Planning Permission

Town and County 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 developments (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 County 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.

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)

Planning Supporting Statement

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: Kate Jenkins

Declaration Date: 01/09/2015

Submission Date: 01/09/2015

Payment Details

Cheque: Katharine MG Jenkins, 597

Created: 01/09/2015 14:39

Planning Supporting Statement

Land west of Craigerne Coach House, Edderston Road, Peebles EH45 9JD

Erection of one dwellinghouse

On behalf of Mrs Patricia Crippin

September, 2015

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2.0 BACKGROUND AND PLANNING HISTORY	4
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1.0 INTRODUCTION AND PROPOSAL

1.1 This Planning Application is submitted by Ericht Planning & Property Consultants on behalf of Mrs Patricia Crippin to seek consent for the erection of a two storey dwellinghouse on land to the west of Craigerne Coach House which fronts Edderston Road. Access to the plot will be taken by way of the existing access to Craigerne Coach House as shown on the Block Plan.

1.2 The plot is located adjacent to the development which is subject to planning consent 14/00876/FUL to form six dwellinghouses. The relationship of the buildings is shown within drawing 2014/12/104.

1.3 The following drawings have been provided by Richard Allen, Architect and form part of this application:

- Site Location Plan Ref: 2014/12/101
- Block Plan Ref: 2014/12/102
- Floor Plans Ref: 2014/12/103
- Elevations Ref: 2014/12/104

1.4 The application includes the following proposals:

- Retention of the beech hedge to east of the dry stone wall alongside Edderston Road.
- No requirement to break through the existing wall as vehicle access is via the Coach House entrance, with parking as shown on the Block Plan.
- Key external finishes to include wet dash render walls (painted white), slated roof, timber casement windows, composite woodgrain effect external doors and upvc gutters and downpipes etc.
- Access to the dwelling from the parking spaces is by way of a pedestrian walkway.
- The elements of replacement tree planting required in terms of 14/00786/FUL, in so far as they lie within the application boundary, are to be provided as shown on the Block Plan. The Applicant confirms that the proposal does not impact upon Root Protection Areas.
- 1.2m high timber close boarded fence is to be erected along the boundary of 14/00876/FUL and the current application site, with a new beech hedge to be planted along the top of the banking.
- The retaining wall to the rear of the plot will be 1.5m high above finished ground level of the plot.

2.0 BACKGROUND AND PLANNING HISTORY

Pre-application enquiry – Case Officer’s Observations

2.1 A pre-application inquiry was made on 17th February, 2014 in respect of the potential for the development of one house on the proposed site. The Case Officer reverted on 28th May, 2014 with the observations noted below. The Applicant seeks to answer some of these points and challenge others, as noted within the forthcoming sections.

- Development of the site would be overdevelopment of land that forms the setting of the Coach House, a category B statutory listed building;
- There would be insufficient space to create a dwelling without undue congestion and a cramped impression with the consented Coach House extension.
- The impact would be one of overall detriment to the character and setting of the listed building.
- There would be a high building to plot ratio inappropriate to the character of the area with little buffer space to the roadside wall/ hedge, to the Coach House and parking area to the rear and to the replacement trees, which would require Root Protection Areas which would not be provided adequately by the proposals.
- There would be visibility requirements for the new access which could have the result of reduction or removal of the hedge/ wall, further exacerbating the impression of overdevelopment;
- The parking and landscaping layout required for the consented development should not be amended to allow for consideration of a house plot;
- The area of the plot has a contribution to make in the overall landscape setting and parking arrangements for the consented scheme.

2.2 A site meeting was held on 13th January, 2015 between the Applicant’s agent and the Case Officer, during which the above points were discussed.

2.3 The Applicant met with the Council’s Roads Officer in May, 2014 and subsequently the Officer issued a drawing to the Applicant showing the standard service layby which would be required were access to the plot to be taken directly off the public road. The Applicant considered this option and reached the view that a more appropriate access could be achieved by making

use of the existing access to the Coach House, a suggestion which is understood to have been made by the Road's Officer at the meeting.

- 2.4 Craigerne Coach House was a Category B Listed Building which was included within Historic Scotland's listed building register under 'Edderston Road, Craigerne School with Coach House and Lodge' (ref 39168). The subjects were described as *'plain single storey and attic L-plan gabled coach house complex to W. Harled with painted ashlar dressings. Timber sash and case windows. Grey slates; overhanging eaves'*.
- 2.5 An 'application' for the removal of the Listed Status was submitted to Historic Scotland by the Applicant's Agent on 27th February, 2015. Historic Scotland's document *'Assessment against Listing Criteria'* dated 1st May, 2015 states that *"the merit of the building prior to any works taking place in 2012 is a factor. It appears that the building may not have continued to merit listing prior to the works taking place. This assessment therefore focusses on the merit of the building prior to the conversion works taking place."*
- 2.6 After detailed consideration and consultation with Scottish Borders Council, Historic Scotland confirmed on 25th June, 2015 that the listed status of Craigerne House and Craigerne Lodge had been updated and the Coach House had been removed from the statutory listing address.
- 2.7 On 14th July, 2015, the Local Authority became aware of the construction of a retaining wall outwith the application boundary of 14/00876/FUL which was erected to support ground within the aforementioned boundary. The current application includes this retaining wall.

3.0 ANALYSIS AGAINST PLANNING POLICY

3.1 Key policies within the Scottish Borders Consolidated Local Plan against which this application must be assessed include:

- G7 Infill development;
- G1 Quality Standards for New Development;
- NE4 Trees, Woodlands and Hedgerows;
- H2 Protection of Residential Amenity.

3.2 Policy G1 Quality Standards for Development

This proposal provides for a dwelling which fronts Edderston Road, adjacent to existing development at Craigerne Coach House. The proposal respects the character of the surrounding area, neighbouring uses and neighbouring built form in terms of scale, massing, height and density. The resulting density of development is not inconsistent with the surrounding area as can be seen from the Location Plan submitted with this application.

3.3 The proposal can be satisfactorily accommodated within the site. The Applicant requests that the Council consider the development of 'Sandwood', the house which was granted planning consent to the rear of Tantah Lodge (a listed building), in terms of plot ratios.

3.4 The house will have slate roof and white-painted wet dash harled render to ensure that it is in keeping with the development at Craigerne Coach House. Finishes include timber casement windows and woodgrain effect composite doors. The proposal will fit well with the sense of place at Craigerne and will complete the development at this location.

3.5 The proposal retains the physical features of the stone wall along Edderston Road, together with the mature beech hedge. This will ensure that the development will retain an attractive boundary as viewed from the public road. There is no requirement to form a new access through the wall. Existing trees are retained within the site, as required by the Tree Officer as part of the Craigerne Coach House development, and the new planting required is retained within the site boundary.

3.6 To the rear of the property is a 1.5m high retaining wall which is rounded off by an earth banking on which a new beech hedge will be planted on the west side of the 1.2m close boarded fence.

- 3.7 The level of open space remaining at Craigerne Coach House is appropriate and sufficient for a development which lies within the Peebles settlement boundary at this location. The site has no impact upon the provision of public access from the entrance gate of Craigerne to the Cala Homes development.

Policy G7 Infill Development

- 3.8 This remaining area of land is considered to comprise a gap site for the purposes of this policy. In this regard, the proposal does not conflict with the established residential use of the area, nor detract from its character and amenity.
- 3.9 This policy seeks to ensure that overdevelopment does not occur. The Applicant strongly asserts that the development of this site in the manner proposed would not lead to overdevelopment based upon the plot sizes in the vicinity, development which has been permitted behind Tintah Lodge (notwithstanding it is a listed building) and the specific location of the proposal which has road frontage with open agricultural land to the west and woodland to the north.
- 3.10 The scale of the house proposed is in keeping, in terms of footprint, with the houses within the Cala Homes development, although its overall massing is significantly smaller than most. Its relationship with the overall massing of the Coach House development is considered to be appropriate also. The development will not result in loss of daylight, sunlight or privacy to the properties at Craigerne as a result of overshadowing or overlooking.
- 3.11 There are several houses which front Edderston Road in the immediate vicinity, including Tintah Lodge, Tintah Cottage, Craigerne Lodge and its prominent garage. The concept of the proposed house being located to front the road is established in the locality and should not be considered to be unacceptable. Indeed, the proposed house is set back and separated from the road by the wall and hedge, unlike Tintah Lodge.
- 3.12 The site will be served by mains drainage by connecting to the existing drainage system which serves the Craigerne Coach House development. Surface water will drain to a soakaway.

Policy BE6 Protection of Open space

- 3.13 This policy seeks to protect open space within settlements including green corridors, natural greenspaces, woodlands and greenspaces within residential areas which is used informally. It is asserted that sufficient open space will remain within the Coach House development. Whilst it is acknowledged that the extent of open space associated with 14/00876/FUL was reduced from the 2013 consent by an altered site boundary to provide for the current application, it is considered that adequate shared open space is available which is appropriate to a development of this scale which lies within the Peebles settlement boundary, in addition to existence of private garden ground.

Policy NE4 Trees, Woodlands and Hedgerows

- 3.14 This policy supports the maintenance and management of woodland. As noted previously, existing trees will be retained, as required under 14/00876/FUL and replacement tree planting is to be carried out, as is also required.

Policy H2 Protection of Residential Amenity

- 3.15 This development will thus not have adverse impact on the amenity of the residential area surrounding Craigerne in terms of the following points:
- Loss of open space;
 - The scale, form and type of development in terms of its fit with the area;
 - The impact on surrounding properties in terms of overlooking and loss of privacy;
 - The generation of traffic or noise;
 - The level of visual impact (from the public road and from existing houses).
- 3.16 In terms of the Officer's specific comments contained within his email of 28th May, 2014 the Applicant wishes to comment as follows:
- a) The Applicant does not consider the proposal to be '*overdevelopment*' of the site in terms of the general density of development and plot size in the vicinity. The Coach House is no longer listed.
 - b) The proposal is not considered to give rise to '*undue congestion*' or a '*cramped impression*' with the consented Coach House extension. The plot has a reasonable area of garden ground and the ground level is lower than that of the Coach House. There is physical containment of the site by levels, retaining wall, fence, wall and beech hedging.

- c) The concern that the impact would be one of *'overall detriment to the character and setting of the listed building'* no longer applies, although the Applicant does propose a house which would be in keeping with, and sympathetic to, the Coach House development as the requirement for good design, notwithstanding the removal of the listed status, is acknowledged.
- d) The assertion that there would be a *'high building to plot ratio inappropriate to the character of the area'* is challenged. On the basis of existing development, including that to the rear of the statutorily listed Tintah Lodge and the Cala Homes development, this proposal is considered to be reasonable in the context of its specific location.
- e) There is a reasonable level of *'buffer space to the roadside wall/ hedge' and to the Coach House and parking area'*. The distance between Edderston Road and the front elevation of the house is 4 metres-substantially more than at Tintah Lodge. The proposal has been designed to respect the Root Protection Areas of the existing and replacement trees.
- f) In terms of the concern that there would be *'visibility requirements for the new access which could have the result of reduction or removal of the hedge/ wall, further exacerbating the impression of overdevelopment'*, it is confirmed that no new access from the public road is proposed.

4.0 OTHER MATERIAL CONSIDERATIONS - RELEVANT PLANNING CONSENTS

4.1 The Applicant would like to mention to the Council certain applications which share several relevant points with the proposed development, in light of the current proposal.

Tantah Lodge (07/00668/OUT and 09/01496/AMC)

4.2 In 2007, planning consent was obtained for the development of a house, now called 'Sandwood' in the garden ground to the rear of Tantah Lodge. (Ref: 07/00668/OUT and 09/01496/AMC). The location of the site and its relationship with adjacent houses is shown below. This application was not considered to be overdevelopment.



- 4.3 The Officer's report for this case makes the following comments which the Applicant considers to be of relevance to the current application, notwithstanding that each application is treated on its merits.
- a) 'The proposal does not intrude into the open countryside and it would be consistent with the character of the settlement as well as being consistent with and conforming to the form of the settlement'. **Comment:** This is considered to be equally true in respect of the current proposal.
 - b) 'There would be some impact on the amenity of Tantah Lodge but it is considered that this would be minimal'. **Comment:** Similarly, the impact on Craigerne Coach House would be minimal.
 - c) 'Policy BE6 is not applicable as such applies to *defined* types of open spaces such outdoor sports facilities, amenity open spaces, play areas parks and gardens. It does not apply to private garden areas'. **Comment:** Whilst policy may have altered slightly, there is still considered to be sufficient open space within 14/00876/FUL.
 - d) 'The proposal can be satisfactorily accommodated within the site. The garden areas would be consistent with Tantah Lodge and Tantah Cottage'. **Comment:** The garden ground afforded to the current proposal is greater than that afforded to Tantah Lodge and Cottage. The footprint of the house is 112sqm and the application boundary measures 536sqm. The house thus occupies 21.7% of the plot. The figure for Tantah Lodge appears to be higher at c.30%.
 - e) 'The area surrounding the application site is predominantly residential in character, and the type of development would be consistent with its surroundings'. **Comment:** The same comment applies to the proposed development.
 - f) 'There would be an insignificant increase in traffic and the visual impact would be minimal'. **Comment:** Likewise, there would be insignificant traffic increase. The visual impact from Edderston Road would not be unreasonable, particularly given the presence of other houses in the vicinity with road frontage. The site would be partially screened at low level by the wall and hedge. The relationship of the two developments can be seen within the elevation drawings.

Craigmount 14/00937/FUL

4.4 In 2014, planning consent was achieved for development in the garden ground of Craigmount, a large detached Category C Listed villa in Bonnington Road. The plot comprised most of the rear garden. The following points are noted:

- a) The development was not considered to be backland development as there is no strong unbroken pattern of 'only frontage' houses and there are a number of modern houses set to the rear of other houses.
- b) The principle of the application was deemed to be acceptable as it accords with the character of the area and the pattern already established, having a sympathetic relationship with surrounding urban fabric.
- c) The fact that the ridgeline of the new house was below that of the existing house was viewed positively.

Land to the East of Craigmount, Bonnington Road

4.5 This site has been subject to a number of subsequent applications, but the principle of development for two houses was established by way of planning consent 09/01570/PPP. Several points from the Officer's report are noted below:

- a) This site lies in a location which is comprises an attractive rural transition from town to country (despite the site being within the settlement boundary). **Comment:** This is similar to the proposed plot at Craigerne.
- b) The character of the lane has been irretrievably altered both by the modern Cala Homes development to the east and by other nearby approvals. **Comment:** the same situation applies at Craigerne with the Cala Homes Development.
- c) It would be unsafe to base a reason for refusal on the grounds that the proposed development would change the aspect and character of the road, given previous decisions.
- d) The development would result in twice the density exhibited by existing houses on the west side of Bonnington Road but this is a density that has recently been accepted to the north of this application site and to the south of "Arnsheen". **Comment:** The densities exhibited in surrounding development at Craigerne.

- e) Such overall density on an infill site within the town is still relatively generous and provides an appropriate transition between lower density houses to the west and higher densities to the east. **Comment:** The density of housing at this part of Edderston Road continues to remain lower than further north on the road. The surrounding trees, protected by Tree Protection Order ensures a relatively open feel to this part of the town.





Regulatory Services

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997

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

Application for Planning Permission

Reference : 15/01034/FUL

**To : Mrs Patricia Crippin per Erich Planning & Property Consultants Per Kate Jenkins
40 Belgrave Road Edinburgh EH12 6NQ**

With reference to your application validated on **2nd September 2015** for planning permission under the Town and Country Planning (Scotland) Act 1997 for the following development :-

Proposal : Erection of dwellinghouse

at : Land West Of Craigerne Coachhouse Edderston Road Peebles Scottish Borders

The Scottish Borders Council hereby **refuse** planning permission for the **reason(s) stated on the attached schedule**.

**Dated 27th October 2015
Regulatory Services
Council Headquarters
Newtown St Boswells
MELROSE
TD6 0SA**



Signed

.....

Chief Planning Officer

APPLICATION REFERENCE : 15/01034/FUL

Schedule of Plans and Drawings Refused:

Plan Ref	Plan Type	Plan Status
Planning Supporting Statement	Report	Refused
Site Photographs	Photos	Refused
2014/12/104	Elevations	Refused
2014/12/102A	Site Plan	Refused
2014/12/103	Floor Plans	Refused
2014/12/101	Location Plan	Refused

REASON FOR REFUSAL

- 1 The application is contrary to Policies G1, G7 and NE4 of the Scottish Borders Consolidated Local Plan 2011 in that the proposed development would represent a cramped form of development, out of character with this part of Edderston Road. The proposed house would result in an overdevelopment and significant reduction, of an area of ground which is required for landscaped and wooded setting for the approved Craigerne Coach House development, resulting in an inappropriate congested appearance between the development and Edderston Road, providing insufficient space for new and replacement planting, undermining the retention of preserved trees and being out of character with the design of the Coach House development and the traditional houses in the area.

FOR THE INFORMATION OF THE APPLICANT

If the applicant is aggrieved by the decision of the Planning Authority to refuse planning permission for or approval required by a condition in respect of the proposed development, or to grant permission or approval subject to conditions, the applicant may require the planning authority to review the case under Section 43A of the Town and Country Planning (Scotland) Act 1997 within three months from the date of this notice. The notice of review should be addressed to Corporate Administration, Council Headquarters, Newtown St Boswells, Melrose TD6 OSA.

If permission to develop land is refused or granted subject to conditions, whether by the Planning Authority or by the Scottish Ministers, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, the owner may serve on the Planning Authority a purchase notice requiring the purchase of his interest in the land in accordance with the provisions of Part 5 of the Town and Country Planning (Scotland) Act 1997.

SCOTTISH BORDERS COUNCIL

**APPLICATION TO BE DETERMINED UNDER POWERS DELEGATED TO
CHIEF PLANNING OFFICER**

PART III REPORT (INCORPORATING REPORT OF HANDLING)

REF : 15/01034/FUL

APPLICANT : Mrs Patricia Crippin

AGENT : Ericht Planning & Property Consultants

DEVELOPMENT : Erection of dwellinghouse

LOCATION: Land West Of Craigerne Coachhouse
Edderston Road
Peebles
Scottish Borders

TYPE : FUL Application

REASON FOR DELAY:

DRAWING NUMBERS:

Plan Ref	Plan Type	Plan Status
PLANNING SUPPORTING STATEMENT		Report Refused
SITE PHOTOGRAPHS Photos		Refused
2014/12/104	Elevations	Refused
2014/12/102A	Site Plan	Refused
2014/12/103	Floor Plans	Refused
2014/12/101	Location Plan	Refused

NUMBER OF REPRESENTATIONS: 0

SUMMARY OF REPRESENTATIONS:

Roads Planning:

There is satisfactory space for the parking of 2 vehicles and turning within the curtilage of the site. The site is served by a single track road however there are several passing opportunities. Overall I have no objections to the above proposal provided the following conditions are adhered to :-

1. Parking for a minimum of two vehicles, excluding any garages, must be provided within the curtilage of the property prior to occupation and be retained thereafter in perpetuity.
2. A contribution of £1000 will be required for the development as per the Scottish Borders Local Plan revised Development contributions 2011.
3. No access, either pedestrian or vehicular, is to be taken directly off Edderston Road.

Landscape Architect: Response awaited.

Archaeology Officer: No implications.

Director of Education and Lifelong Learning:

Primary School Contributions

£9823

High School Contributions

£1383

Total = £11206

Rolls over 90% place strain on the school's 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 2016.

Environmental Health:

Amenity and Pollution

Assessment of Application

Nuisance

This is an application for planning permission in principle for a new house.

It is proposed to utilise a solid fuel stove within the premises.

These can cause smoke and odour problems if not properly installed and maintained.

Recommendation

Delete as appropriate – Agree with application in principle, subject to Informative.

Informative

Solid Fuel Stove

These installations can cause smoke and odour complaints and any Building and Planning Consents for the installation do not indemnify the applicant in respect of Nuisance action. In the event of nuisance action being taken there is no guarantee that remedial work will be granted building/planning permission.

Accordingly this advice can assist you to avoid future problems.

The location of the flue should take into account other properties that may be downwind.

The discharge point for the flue should be located as high as possible to allow for maximum dispersion of the flue gasses.

The flue should be terminated with a cap that encourages a high gas efflux velocity.

The flue and appliance should be checked and serviced at regular intervals to ensure that they continue to operate efficiently and cleanly.

The appliance should only burn fuel of a type and grade that is recommended by the manufacturer.

If you live in a Smoke Control Area you must only use an Exempt Appliance <http://smokecontrol.defra.gov.uk/appliances.php?country=s> and the fuel that is Approved for use in it <http://smokecontrol.defra.gov.uk/fuels.php?country=s> .

In wood burning stoves you should only burn dry, seasoned timber. Guidance is available on - [http://www.forestry.gov.uk/pdf/eng-woodfuel-woodasfuelguide.pdf/\\$FILE/eng-woodfuel-woodasfuelguide.pdf](http://www.forestry.gov.uk/pdf/eng-woodfuel-woodasfuelguide.pdf/$FILE/eng-woodfuel-woodasfuelguide.pdf)

Treated timber, waste wood, manufactured timber and laminates etc. should not be used as fuel.

Paper and kindling can be used for lighting, but purpose made firelighters can cause fewer odour problems.

Scottish Water: Response awaited.

Peebles and District Community Council: Response awaited.

PLANNING CONSIDERATIONS AND POLICIES:

Scottish Borders Consolidated Local Plan 2011

Policy G1 Quality Standards for New Development
Policy G5 Developer Contributions
Policy G7 Infill Development
Policy NE4 Trees, Woodlands and Hedgerows
Policy H2 Protection of Residential Amenity
Policy Inf4 Parking Provisions and Standards
Policy Inf5 Waste Water Treatment Standards

"Development Contributions" SPG

"Trees and Development" SPG

Recommendation by - Craig Miller (Lead Planning Officer) on 26th October 2015

Craigerne Coach House was previously a Category B Listed Building when extensions were consented to it to create an additional five dwellinghouses. This involved a new wing to the west towards Edderston Road and a reconfigured and enlarged wing to the east. The design was carefully negotiated during processing of the application to ensure that the character of the listed building and its landscaped, former parkland, setting were preserved. However, that development proceeded in an unauthorised manner with numerous changes which necessitated new applications for listed building and planning consent. Subject to conditions, consents were granted to rectify some of the less appropriate changes. A new application has now been submitted to attempt to keep some of the changes which were sought to be rectified by condition.

Before those conditions could be enforced, Craigerne Coach House was de-listed by Historic Environment Scotland for the reasons given by the agent in her Supporting Statement. Therefore, any assessment of this current application for a new house cannot take into account listings or the previous listed status of the house. Assessment must be based principally upon Local Plan Design, Infill and Tree Policies - G1, G7 and NE4. It is important to note that, although subsequent applications sought to create a cleared site without significant landscaping on the land between the proposed west wing and Edderston Road, no such approval has been granted for the final landscaping scheme on the overall site. Indeed, two TPO trees were removed within the site and an unauthorised retaining wall erected which is also the subject of this application.

The agent has submitted a Supporting Statement which gives the background to the site, justification for the application, reports on pre-app consultation and draws parallels with other recent infill developments. I have looked carefully at this Statement and the examples given elsewhere but do not believe that any of them can be considered direct comparisons which form a compelling case to allow this development. Despite Craigerne Coach House being delisted, the overall property, with extensions, would lie in attractive landscaped grounds whereby the amenity of the area is preserved by protected trees, walls, hedges and a general green apron and setting to the site. There is no doubt that these trees, hedges and walls form a strong positive characteristic of Edderston Road and the retention and protection of this setting was considered vital in the decisions to allow the enlargement and extension of the Coach House. Despite the western wing being allowed which would bring the built form nearer to the public road, it was felt that, with

retention and augmentation, the landscaped framework could enhance the attraction and amenity of the building despite its enlargement. Although there have been subsequent revisions and a delisting of the building, the landscaped framework is still considered essential to the success of the development and amenity of the area - and has never been finally consented through successive conditions and landscaping submissions.

Two trees were felled within and at the northern end of the site which have been agreed to be replaced. Five trees are shown on the plan at the northern end but it was also noted that services appear to run through this part of the site which also raises questions about the success and suitability of new planting in this area. Furthermore, only 6-7 metres space is given between the site boundary and the northern gable of the proposed house which is considered wholly inadequate for the replanting of appropriate tree replacements and their subsequent growth. The comments of the Landscape Architect on the revised application make it clear that the reservation of green apron and appropriately planted space with hedging and dry stone walling are essential to be retained in line with Local Plan Policy NE4 and the requirements of Policies G1 and G7.

Indeed, no matter what size, shape or height of house proposed on the site, the hardening of the space would be detrimental to the green setting of the enlarged Coach House, exacerbated by the intrusive retaining wall which has been formed along the length of the site and the circulation space required around the house. Although the wall and hedge are intended to be retained along the roadside, the face of the house will be no more than 3-4 metres from the hedging, its 15.5m length and 6-7m height dominating the boundary treatment and reducing the attraction and setting currently created by the wall and hedge. If the application is refused, then it is partially retrospective in relation to the retaining wall and this would need to be addressed in the overall discharge of the landscaping condition.

Although the agent has responded to these points and it is noted that the access and parking now occur to the rear without impact on the hedge and wall, the development removes the attractive green apron to the proposed Craigerne Coach House development from Edderston Road and provides both insufficient space for adequate replacement planting and creates a hard, congested and inappropriate setting. The final landscape treatment of this area has still to be agreed and should not be dictated by the achievement of a dwellinghouse on the ground.

The Landscape Architect opposes the proposal for the above reasons but also makes the point that due to the congested nature of the proposal and lack of garden ground around it, there would be increased pressure on the remaining and replacement TPO trees as a result, which will undermine the integrity and protection of the Tree Preservation Order.

Apart from the impacts on amenity, there are also issues of congestion and overdevelopment caused by the actual proposal on both the site and immediate surrounds itself and on the approved western wing of the Coach House development. Whilst the agent has sought to reference other plot ratios on modern developments elsewhere, none compare to this particular case where significant enlargement and development of Craigerne Coach House has already been allowed, partly on the basis of retention and augmentation of its landscaped and wooded grounds. To place a large house (over 200 square metres) on an intervening space of no more than 15m and within 5m of the new western gable of the Coach House would result in a congested and cramped visual relationship, to the detriment of the carefully design Coach House extension and the overall amenity of the area. The 5m separation between properties is further congested by the retaining wall, timber fencing and beech hedging. It is insufficient space without creating a strong impression of overdevelopment and congestion. Even if the house was proposed as a smaller single storey house, these impacts would still be considerable and considered inappropriate, the main restriction being the lack of depth of the site and the current house only being 6.5m deep - there is no further reduction possible in this respect.

The relationships of other existing houses to new houses referenced by the agent do not, in my opinion, create any compelling case for arguing that the relationship proposed at the application site is part of the general density or built fabric of the area. There is no accurate assessment of plot ratios on the other cases mentioned at Tantah Lodge or Craigmount and, in any case, both those cases involved retention of older houses to the site frontages where the relationship is already existing. The facts are that the relationship created by the proposal would represent overdevelopment and cramping both in terms of buildings to buildings and hard to soft buffer space and landscaping.

Impacts on residential amenity are not severe enough to warrant refusal of the application, the design of the proposed house limiting windows to the rear to ground floor level looking into the retaining wall. Three upper floor velux windows serve a bathroom and landing and there will be no significant detrimental impacts in this respect. In terms of the design of the house, however, there are improvements that could be made in terms of the fenestration which is dominantly horizontal in emphasis along the frontage. The dormers are oversized and the triple and quadruple window arrangements provide an inappropriate suburban form within the context of more vertical window patterns nearby and forming the character of the area. Had the application been acceptable in other respects, then there would have been further negotiation over the fenestration but, as it stands, the design represents a further reason to oppose the application, in line with Policies G1 and G7.

REASON FOR DECISION :

The application is contrary to Policies G1, G7 and NE4 of the Scottish Borders Consolidated Local Plan 2011 in that the proposed development will represent overdevelopment, and significant reduction, of an area of ground which is required for landscaped and wooded setting for the approved Craigerne Coach House development, resulting in an inappropriate congested appearance between the development and Edderston Road, providing insufficient space for new and replacement planting, undermining the retention of preserved trees and being out of character with the design of the Coach House development and the traditional houses in the area.

Recommendation: Refused

- 1 The application is contrary to Policies G1, G7 and NE4 of the Scottish Borders Consolidated Local Plan 2011 in that the proposed development would represent a cramped form of development, out of character with this part of Edderston Road. The proposed house would result in an overdevelopment and significant reduction, of an area of ground which is required for landscaped and wooded setting for the approved Craigerne Coach House development, resulting in an inappropriate congested appearance between the development and Edderston Road, providing insufficient space for new and replacement planting, undermining the retention of preserved trees and being out of character with the design of the Coach House development and the traditional houses in the area.

“Photographs taken in connection with the determination of the application and any other associated documentation form part of the Report of Handling”.

Walling, Fiona

From: Miller, Craig
Sent: 13 January 2016 14:53
To: localreview
Subject: RE: 15/01034/FUL

Fiona

I have none. I expect the agent may wish to argue that this single plot is a contribution towards the housing shortfall identified by the Reporter in the LDP – but I would simply argue back that other Policy breaches far outweigh the minimal benefit of the addition of one house towards the shortfall target,

Regards

Craig

Craig Miller MRTPI
Lead Planning Officer
Development Management
Regulatory Services
Scottish Borders Council

tel - 01835 825029 mobile - 07765 386404
email - cmiller@scotborders.gov.uk



 **Development.scot**

The Scottish Government's on line portal for Planning applications is changing from January 2016

Make your Building Warrant applications on line from August 2016 using the Scottish Government's portal



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From: Walling, Fiona **On Behalf Of** localreview
Sent: 13 January 2016 14:40
To: Miller, Craig
Subject: 15/01034/FUL

Hi Craig

We have received a notice of review in connection with the above. Also attached is a copy of the acknowledgement sent to the agent today. This contains additional paragraphs asking for any representation on the review connected to the reporter's recommendations on the Local Development Plan.

If you have any comments to add about this application in respect of the LDP recommendations please could you let me have these by 29 January.

Thanks
Fiona

Fiona Walling
Democratic Services Officer
Scottish Borders Council
Council Headquarters
NEWTOWN ST BOSWELLS TD6 0SA
Tel: 01835 826504 (Direct Line)
Fax: 01835 825001 or e-mail fwalling@scotborders.gov.uk

Conclusion

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 as well as impacting on the agreed replanting of previously felled TPO trees along the north boundary, which require adequate space to develop satisfactorily and 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.

Siobhan McDermott
LANDSCAPE ARCHITECT

Scottish Borders Council

Regulatory Services – Consultation reply

Planning Ref	15/01034/FUL
Uniform Ref	15/01673/PLANCO
Proposal	Erection of dwellinghouse
Address	Land West Of Craigerne Coachhouse Edderston Road Peebles Scottish Borders
Date	21/9/15
Amenity and Pollution Officer	David A. Brown
Contaminated Land Officer	Reviewed – no comments.

Amenity and Pollution

Assessment of Application

Nuisance

This is an application for planning permission in principle for a new house.

It is proposed to utilise a solid fuel stove within the premises.

These can cause smoke and odour problems if not properly installed and maintained.

Recommendation

Delete as appropriate – Agree with application in principle, subject to Informative.
--

Informative

Solid Fuel Stove

These installations can cause smoke and odour complaints and any Building and Planning Consents for the installation do not indemnify the applicant in respect of Nuisance action. In the event of nuisance action being taken there is no guarantee that remedial work will be granted building/planning permission.

Accordingly this advice can assist you to avoid future problems.

The location of the flue should take into account other properties that may be downwind.

The discharge point for the flue should be located as high as possible to allow for maximum dispersion of the flue gasses.

The flue should be terminated with a cap that encourages a high gas efflux velocity.

The flue and appliance should be checked and serviced at regular intervals to ensure that they continue to operate efficiently and cleanly.

The appliance should only burn fuel of a type and grade that is recommended by the manufacturer. If you live in a Smoke Control Area you must only use an Exempt Appliance <http://smokecontrol.defra.gov.uk/appliances.php?country=s> and the fuel that is Approved for use in it <http://smokecontrol.defra.gov.uk/fuels.php?country=s> .

In wood burning stoves you should only burn dry, seasoned timber. Guidance is available on - [http://www.forestry.gov.uk/pdf/eng-woodfuel-woodasfuelguide.pdf/\\$FILE/eng-woodfuel-woodasfuelguide.pdf](http://www.forestry.gov.uk/pdf/eng-woodfuel-woodasfuelguide.pdf/$FILE/eng-woodfuel-woodasfuelguide.pdf)

Treated timber, waste wood, manufactured timber and laminates etc. should not be used as fuel.

Paper and kindling can be used for lighting, but purpose made firelighters can cause fewer odour problems.

PLANNING CONSULTATION

To: Archaeology Officer

From: Development Management

Date: 3rd September 2015

Contact: Craig Miller ☎ 01835 825029

Ref: 15/01034/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 September 2015, 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 September 2015, 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

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

OBSERVATIONS OF: Archaeology Officer

CONSULTATION REPLY

There are no known archaeological implications.

PLANNING CONSULTATION

On behalf of: Director of Education & Lifelong Learning

From: Head of Property & Facilities Management
Contact: Marc Bedwell, ext 5242

To: Head of Planning & Building Standards
Contact: Craig Miller ☎ 01835 825029

Date: 13 January 2016
Ref: 15/01034/FUL

PLANNING CONSULTATION

Name of Applicant: Mrs Patricia Crippin

Agent: Ericht Planning & Property Consultants

Nature of Proposal Erection of dwellinghouse

Site: Land West Of Craigerne Coachhouse Ederston Road Peebles Scottish Borders

OBSERVATIONS ON BEHALF OF: Director of Education & Lifelong Learning

CONSULTATION REPLY

I refer to your request for Education's view on the impact of this proposed development, which is located within the catchment area for Kingsland Primary School and Peebles High School.

Primary School Contributions

£9823

High School Contributions

£1383

Total = £11206

Rolls over 90% place strain on the school's 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 2016.

If you require any further information, please do not hesitate to contact me. If you require any further information, please do not hesitate to contact me.

REGULATORY SERVICES



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

Date: **16/09/15**

From: **Roads Planning Service**
Contact: **Dalton Redpath**

Ext: **5517**

Ref: **15/01034/FUL**

Subject: Erection of dwellinghouse
Land West Of Craigerne Coachhouse, Edderston Road,
Peebles

There is satisfactory space for the parking of 2 vehicles and turning within the curtilage of the site. The site is served by a single track road however there are several passing opportunities. Overall I have no objections to the above proposal provided the following conditions are adhered to :-

1. Parking for a minimum of two vehicles, excluding any garages, must be provided within the curtilage of the property prior to occupation and be retained thereafter in perpetuity.
2. A contribution of £1000 will be required for the development as per the Scottish Borders Local Plan revised Development contributions 2011.
3. No access, either pedestrian or vehicular, is to be taken directly off Edderston Road.

AJS

List of Policies

Local Review Reference: 16/00001/RREF

Planning Application Reference: 15/01024/FUL

Development Proposal: Erection of Dwellinghouse

Location: Land west of Craigerne Coachhouse, Edderston Road, Peebles

Applicant: P Crippin

SESplan Strategic Development Plan 2013

None

Consolidated Scottish Borders Local Plan 2011:

POLICY G1 - QUALITY STANDARDS FOR NEW DEVELOPMENT

All new development will be expected to be of high quality in accordance with sustainability principles, designed to fit with Scottish Borders townscapes and to integrate with its landscape surroundings. The standards which will apply to all development are that:

1. It is compatible with, and respects the character of the surrounding area, neighbouring uses, and neighbouring built form,
2. it can be satisfactorily accommodated within the site,
3. it retains physical or natural features or habitats which are important to the amenity or biodiversity of the area or makes provision for adequate mitigation or replacements,
4. it creates developments with a sense of place, designed in sympathy with Scottish Borders architectural styles; this need not exclude appropriate contemporary and/or innovative design,
5. in terms of layout, orientation, construction and energy supply, the developer has demonstrated that appropriate measures have been taken to maximise the efficient use of energy and resources, including the use of renewable energy and resources and the incorporation of sustainable construction techniques in accordance with supplementary planning guidance referred to in Appendix D,
6. it incorporates appropriate hard and soft landscape works, including structural or screen planting where necessary, to help integration with its surroundings and the wider environment and to meet open space requirements. In some cases agreements will be required to ensure that landscape works are undertaken at an early stage of development and that appropriate arrangements are put in place for long term landscape/open space maintenance,
7. it provides open space that wherever possible, links to existing open spaces and that is in accordance with current Council standards pending preparation of an up-to-date open space strategy and local standards. In some cases a developer contribution to wider neighbourhood or settlement provision may be appropriate, supported by appropriate arrangements for maintenance,
8. it provides appropriate boundary treatments to ensure attractive edges to the development that will help integration with its surroundings,
9. it provides for linkages with adjoining built up areas including public transport

- connections and provision for bus laybys, and new paths and cycleways, linking where possible to the existing path network; Green Travel Plans will be encouraged to support more sustainable travel patterns,
10. it provides for Sustainable Urban Drainage Systems where appropriate and their after-care and maintenance,
 11. it provides for recycling, re-using and composting waste where appropriate,
 12. it is of a scale, massing, height and density appropriate to its surroundings and, where an extension or alteration, appropriate to the existing building,
 13. it is finished externally in materials, the colours and textures of which complement the highest quality of architecture in the locality and, where an extension or alteration, the existing building,
 14. it incorporates, where required, access for those with mobility difficulties,
 15. it incorporates, where appropriate, adequate safety and security measures, in accordance with current guidance on 'designing out crime'.

POLICY G5 – DEVELOPER CONTRIBUTIONS

Where a site is otherwise acceptable but cannot proceed due to deficiencies in infrastructure and services or to environmental impacts, any or all of which will be created or exacerbated as a result of the development, the Council will require developers to make a full or part contribution through S.75 or alternative Legal Agreements towards the cost of addressing such deficiencies.

Each application will be assessed to determine the appropriate level of contribution guided by: the requirements identified in the Council's Supplementary Planning Guidance on developer contributions; planning or development briefs; outputs from community or agency liaison; information in settlement profiles; other research and studies such as Transport Assessments; the cumulative impact of development in a locality; provisions of Circular 12/96 in respect of the relationship of the contribution in scale and kind to the development. Contributions will be required at the time that they become necessary to ensure timely provision of the improvement in question. The Council will pursue a pragmatic approach, taking account of the importance in securing necessary developments, and exceptional development costs that may arise. Contributions are intended to address matters resulting from new proposals, not existing deficiencies. In general, the Council does not intend to require contributions arising from the needs of affordable housing. Contributions towards maintenance will generally be commuted payments covering a 10 year period.

Contributions may be required for one or more of the following:

1. Treatment of surface or foul waste water in accordance with the Plan's policies on preferred methods (including SUDS maintenance);
2. Provision of schools, school extensions or associated facilities, all in accordance with current educational capacity estimates and schedule of contributions;
3. Off-site transport infrastructure including new roads or road improvements, Safer Routes to School, road safety measures, public car parking, cycle-ways and other access routes, subsidy to public transport operators; all in accordance with the Council's standards and the provisions of any Green Travel Plan;
4. Leisure, sport, recreation, play areas and community facilities, either on-site or off-site;
5. Landscape, open space, trees and woodlands, including costs of future management and maintenance;
6. Protection, enhancement and promotion of environmental assets either on-site or off-site, having regard to the Local Biodiversity Action Plan and the Council's Supplementary Planning Guidance on Biodiversity, including compensation for any losses and/or alternative provision;

7. Provision of other facilities and equipment for the satisfactory completion of the development that may include: measures to minimise the risk of crime; provision for the storage, collection and recycling of waste, including communal facilities; and provision of street furniture.

POLICY G7 – INFILL DEVELOPMENT

Within Development Boundaries, as shown on Proposals Maps, development on non-allocated, infill or windfall, sites, including the re-use of buildings, will be approved if:

1. in the case of a gap site, it can be justified under Policies BE6 (Protection of Open Space), Policy NE3 (Local Biodiversity) and Policy Inf11 (Developments that Generate Travel Demand);
2. in the case of employment land the proposed new use can be justified under Policy ED1 to prevent the loss of employment land with prospects of future use;
3. in the case of garden ground or backland sites, it can be justified under Policy H2 to safeguard the amenity of residential areas;

In all cases, the following criteria will apply to proposed infill development:-

- i) where relevant, it does not conflict with the established land use of the area; and
- ii) it does not detract from the character and amenity of the surrounding area; and
- iii) the individual and cumulative effects of the development can be sustained by the social and economic infrastructure and it does not lead to over-development or 'town and village cramming'; and
- iv) it respects the scale, form, design, materials and density of its surroundings; and
- v) adequate access and servicing can be achieved, particularly taking account of water and drainage and schools capacity; and
- vi) it does not result in any significant loss of daylight, sunlight or privacy to adjoining properties as a result of overshadowing or overlooking.

All applications will be considered against the Council's Supplementary Planning Guidance on Placemaking and Design.

POLICY H2 – PROTECTION OF RESIDENTIAL AMENITY

Development that is judged to have an adverse impact on the amenity of existing or proposed residential areas will not be permitted. To protect the amenity and character of these areas, any developments will be assessed against:

1. The principle of the development, including where relevant, any open space that would be lost; and
2. The details of the development itself particularly in terms of:

- (i) the scale, form and type of development in terms of its fit within a residential area,
- (ii) the impact of the proposed development on the existing and surrounding properties particularly in terms of overlooking and loss of privacy. These considerations apply especially in relation to garden ground or 'backland' development,
- (iii) the generation of traffic or noise,
- (iv) the level of visual impact.

POLICY INF4 – PARKING PROVISIONS AND STANDARDS

Development proposals should provide for car and cycle parking in accordance with the Council's published adopted standards, or any subsequent standards which may subsequently be adopted by the Council (see Appendix D).

Relaxation of standards will be considered where the Council determines that a relaxation is required owing to the nature of the development and/or positive amenity gains can be demonstrated that do not compromise road safety.

In town centres where there appear to be parking difficulties, the Council will consider the desirability of additional public parking provision, in the context of policies to promote the use of sustainable travel modes.

POLICY INF5 – WASTE WATER TREATMENT STANDARDS

The Council's preferred method of dealing with waste water associated with new development will be, in order of priority:

1. direct connection to the public sewerage system, including pumping if necessary, or failing that:
2. negotiating developer contributions with Scottish Water to upgrade the existing sewerage network and/or increasing capacity at the waste water treatment works, or failing that:
3. agreement with Scottish Water to provide permanent or temporary alternatives to sewer connection including the possibility of stand alone treatment plants until sewer capacity becomes available, or, failing that:
4. for development in the countryside i.e. not within or immediately adjacent to publicly sewered areas, the use of private sewerage providing it can be demonstrated that this can be delivered without any negative impacts to public health, the environment or the quality of watercourses or groundwater.

In settlements served by the public foul sewer, permission for an individual private septic tank will normally be refused unless exceptional circumstances prevail and the conditions in criterion 4 can be satisfied,

Development will be refused if:

5. it will result in a proliferation of individual septic tanks or other private water treatment infrastructure within settlements,
6. it will overload existing mains infrastructure or it is impractical for the developer to provide for new infrastructure.

POLICY NE4 – TREES, WOODLANDS AND HEDGEROWS

The Council supports the maintenance and management of trees, woodlands, including ancient woodlands and ancient woodland pastures, and hedgerows, (hereafter referred to as the 'woodland resource') and requires developers to incorporate, wherever feasible, the existing woodland resource into their schemes.

1. Development that would cause the loss of, or serious damage to the woodland resource, will be refused unless the public benefits of the development at the local level clearly outweigh the loss of landscape, ecological, recreational, historical or shelter value. Decision making will be informed by the Scottish Borders Woodland Strategy, expert advice from external agencies, the existing condition of the woodland resource and BS5837: Trees in Relation to Construction;
2. The siting and design of the development should aim to minimise adverse impacts on the biodiversity value of the woodland resource, including its environmental quality, ecological status and viability;
3. Where there is an unavoidable loss of the woodland resource, appropriate replacement planting will normally be a condition of planning permission. In some locations planning agreements will be sought to enhance the woodland resource;
4. Development proposals should demonstrate how the protection of the woodland resource will be carried out during construction, adopting British Standard 5837.

Proposed Local Development Plan 2015 (incorporating changes accepted by Scottish Borders Council)

Policy PMD2: Quality Standards

All new development will be expected to be of high quality in accordance with sustainability principles, designed to fit with Scottish Borders townscapes and to integrate with its landscape surroundings. The standards which will apply to all development are that:

Sustainability

- a) In terms of layout, orientation, construction and energy supply, the developer has demonstrated that appropriate measures have been taken to maximise the efficient use of energy and resources, including the use of renewable energy and resources such as District Heating Schemes and the incorporation of sustainable construction techniques in accordance with supplementary planning guidance. Planning applications must demonstrate that the current carbon dioxide emissions reduction target has been met, with at least half of this target met through the use of low or zero carbon technology,
- b) it provides digital connectivity and associated infrastructure,
- c) it provides for Sustainable Urban Drainage Systems in the context of overall provision of Green Infrastructure where appropriate and their after-care and maintenance,
- d) it encourages minimal water usage for new developments,
- e) it provides for appropriate internal and external provision for waste storage and presentation with, in all instances, separate provision for waste and recycling and, depending on the location, separate provision for composting facilities,
- f) it incorporates appropriate hard and soft landscape works, including structural or screen planting where necessary, to help integration with its surroundings and the wider environment and to meet open space requirements. In some cases agreements will be required to ensure that landscape works are undertaken at an early stage of development and that appropriate arrangements are put in place for long term landscape/open space maintenance,

g) it considers, where appropriate, the long term adaptability of buildings and spaces.

Placemaking & Design

- h) It creates developments with a sense of place, based on a clear understanding of the context, designed in sympathy with Scottish Borders architectural styles; this need not exclude appropriate contemporary and/or innovative design,
- i) it is of a scale, massing, height and density appropriate to its surroundings and, where an extension or alteration, appropriate to the existing building,
- j) it is finished externally in materials, the colours and textures of which complement the highest quality of architecture in the locality and, where an extension or alteration, the existing building,
- k) it is compatible with, and respects the character of the surrounding area, neighbouring uses, and neighbouring built form,
- l) it can be satisfactorily accommodated within the site,
- m) it provides appropriate boundary treatments to ensure attractive edges to the development that will help integration with its surroundings,
- n) it incorporates, where appropriate, adequate safety and security measures, in accordance with current guidance on 'designing out crime'.

Accessibility

- o) Street layouts must be designed to properly connect and integrate with existing street patterns and be able to be easily extended in the future where appropriate in order to minimise the need for turning heads and isolated footpaths,
- p) it incorporates, where required, access for those with mobility difficulties,
- q) it ensures there is no adverse impact on road safety, including but not limited to the site access,
- r) it provides for linkages with adjoining built up areas including public transport connections and provision for buses, and new paths and cycleways, linking where possible to the existing path network; Travel Plans will be encouraged to support more sustainable travel patterns,
- s) it incorporates adequate access and turning space for vehicles including those used for waste collection purposes.

Greenspace, Open Space & Biodiversity

- t) It provides meaningful open space that wherever possible, links to existing open spaces and that is in accordance with current Council standards pending preparation of an up-to-date open space strategy and local standards. In some cases a developer contribution to wider neighbourhood or settlement provision may be appropriate, supported by appropriate arrangements for maintenance,
- u) it retains physical or natural features or habitats which are important to the amenity or biodiversity of the area or makes provision for adequate mitigation or replacements.

Developers are required to provide design and access statements, design briefs and landscape plans as appropriate.

Policy PMD5: Infill Development

Development on non-allocated, infill or windfall, sites, including the re-use of buildings within Development Boundaries as shown on proposal maps will be approved where the following criteria are satisfied:

- a) where relevant, it does not conflict with the established land use of the area; and

- b) it does not detract from the character and amenity of the surrounding area; and
- c) the individual and cumulative effects of the development can be sustained by the social and economic infrastructure and it does not lead to over-development or ‘town and village cramming’; and
- d) it respects the scale, form, design, materials and density in context of its surroundings; and
- e) adequate access and servicing can be achieved, particularly taking account of water and drainage and schools capacity; and
- f) it does not result in any significant loss of daylight, sunlight or privacy to adjoining properties as a result of overshadowing or overlooking.

All applications will be considered against the Council’s Supplementary Planning Guidance on Placemaking and Design. Developers are required to provide design statements as appropriate.

Policy HD3 – Protection of Residential Amenity

Development that is judged to have an adverse impact on the amenity of existing or proposed residential areas will not be permitted. To protect the amenity and character of these areas, any developments will be assessed against:

- a) the principle of the development, including where relevant, any open space that would be lost; and
- b) the details of the development itself particularly in terms of:
 - (i) the scale, form and type of development in terms of its fit within a residential area,
 - (ii) the impact of the proposed development on the existing and surrounding properties particularly in terms of overlooking, loss of privacy and sunlighting provisions. These considerations apply especially in relation to garden ground or ‘backland’ development,
 - (iii) the generation of traffic or noise,
 - (iv) the level of visual impact.

Policy IS2: Developer Contributions

Where a site is otherwise acceptable in terms of planning policy, but cannot proceed due to deficiencies in infrastructure and services or to environmental impacts, any or all of which will be created or exacerbated as a result of the development, the Council will require developers to make a full or partial contribution towards the cost of addressing such deficiencies.

Contributions may be required for one or more of the following:

- a) treatment of surface or foul waste water in accordance with the Plan’s policies on preferred methods (including SUDS maintenance);
- b) provision of schools, school extensions or associated facilities, all in accordance with current educational capacity estimates and schedule of contributions;
- c) off-site transport infrastructure including new roads or road improvements, Safer Routes to School, road safety measures, public car parking, cycle-ways, bridges and associated studies and other access routes, subsidy to public transport operators; all in accordance with the relevant standards and the provisions of any Travel Plan;
- d) leisure, sport, recreation, play areas and community facilities, either on-site or off-site;

- e) landscape, open space, allotment provision, trees and woodlands, including costs of future management and maintenance;
- f) protection, enhancement and promotion of environmental assets either on-site or off-site, having regard to the Local Biodiversity Action Plan and the Council's Supplementary Planning Guidance on Biodiversity, including compensation for any losses and/or alternative provision;
- g) provision of other facilities and equipment for the satisfactory completion of the development that may include: measures to minimise the risk of crime; provision for the storage, collection and recycling of waste, including communal facilities; provision of street furniture and digital connectivity with associated infrastructure.

Wherever possible, any requirement to provide developer contributions will be secured by planning condition. Where a legal agreement is necessary, the preference for using an agreement under other legislation, for example the 1973 Local Government (Scotland) Act and the 1984 Roads (Scotland) Act will be considered. A planning obligation will only be necessary where successors in title need to be bound by its terms. Where appropriate, the council will consider the economic viability of a proposed development, including possible payment options, such as staged or phased payments.

Policy IS7 – Parking Provision and Standards

Development proposals should provide for car and cycle parking in accordance with approved standards.

Relaxation of technical standards will be considered where appropriate due to the nature of the development and/or if positive amenity gains can be demonstrated that do not compromise road safety.

In town centres where there appear to be parking difficulties, the Council will consider the desirability of seeking additional public parking provision, in the context of policies to promote the use of sustainable travel modes.

Policy IS9 - Waste Water Treatment Standards and Sustainable Urban Drainage

Waste Water Treatment Standards

The Council's preferred method of dealing with waste water associated with new development will be, in order of priority:

- a) direct connection to the public sewerage system, including pumping if necessary, or failing that:
- b) negotiating developer contributions with Scottish Water to upgrade the existing sewerage network and/or increasing capacity at the waste water treatment works, or failing that:
- c). agreement with Scottish Water and SEPA where required to provide permanent or temporary alternatives to sewer connection including the possibility of stand alone treatment plants until sewer capacity becomes available, or, failing that:
- d) for development in the countryside i.e. not within or immediately adjacent to publicly sewered areas, the use of private sewerage treatment may be acceptable, providing it can be demonstrated that this can be delivered without any negative impacts to public health, the environment or the quality of watercourses or groundwater.

In settlements served by the public foul sewer, permission for an individual private sewage treatment system will normally be refused unless exceptional circumstances prevail and the conditions in criteria d above can be satisfied,

Development will be refused if:

- a) it will result in a proliferation of individual septic tanks or other private water treatment infrastructure within settlements,
- b) it will overload existing mains infrastructure or it is impractical for the developer to provide for new infrastructure.

Sustainable Urban Drainage

Surface water management for new development, for both greenfield and brownfield sites, must comply with current best practice on sustainable urban drainage systems to the satisfaction of the council, Scottish Environment Protection Agency (where required), Scottish Natural Heritage and other interested parties where required. Development will be refused unless surface water treatment is dealt with in a sustainable manner that avoids flooding, pollution, extensive canalisation and culverting of watercourses. A drainage strategy should be submitted with planning applications to include treatment and flood attenuation measures and details for the long term maintenance of any necessary features.

Policy EP13: Trees, Woodlands and Hedgerows

The Council will refuse development that would cause the loss of or serious damage to the woodland resource unless the public benefits of the development clearly outweigh the loss of landscape, ecological, recreational, historical, or shelter value.

Any development that may impact on the woodland resource should:

- a) aim to minimise adverse impacts on the biodiversity value of the woodland resource, including its environmental quality, ecological status and viability; and
- b) where there is an unavoidable loss of the woodland resource, ensure appropriate replacement planting, where possible, within the area of the Scottish Borders; and
- c) adhere to any planning agreement sought to enhance the woodland resource

Other Material Considerations

SBC Supplementary Planning Guidance – Placemaking and Design 2010

SBC Supplementary Planning Guidance – Trees and Development 2008

SBC Supplementary Planning Guidance – Development Contributions (updated and revised 2015)

Circular 4/1998 – Use of Conditions in Planning Permissions

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