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SCOTTISH BORDERS COUNCIL PLANNING AND BUILDING STANDARDS COMMITTEE

MINUTE of MEETING of the
PLANNING AND BUILDING
STANDARDS COMMITTEE held in
the Council Headquarters, Newtown
St. Boswells on 3 October 2016 2016
at 10.00 a.m.

Present: - Councillors J. Brown (Chairman), M. Ballantyne, J. Campbell, J. Fullarton, I. Gillespie, D. Moffat, B. White.
Apologies:- Councillors R. Smith, S. Mountford.
In Attendance:- Chief Planning Officer, Principal Roads Planning Officer, Solicitor (Graham Nelson), Democratic Services Team Leader, Democratic Services Officer (F Henderson).

1. **MINUTE.**

There had been circulated copies of the Minute of the Meeting held on 5 September 2016.

DECISION

APPROVED for signature by the Chairman.

2. **APPLICATIONS.**

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

DECISION

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

3. **APPEALS AND REVIEWS.**

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

DECISION

NOTED that:-

(a) **there remained four appeals outstanding in respect of:-**

- (i) **Land North of Upper Stewarton, (Kilrubie Wind Farm Development), Eddleston, Peebles**
- (ii) **62 Castle Street, Duns**
- (iii) **Land North West of Whitmuir Hall, Selkirk**
- (iv) **22 Bridge Street, Kelso**

(b) **the Local Review Body had overturned the Appointed Officers decision to refuse the erection of dwellinghouse and garage, Garden Ground of Lindsfarne, The Loan, Gattonside – 16/00162/PPP**

(c) **there remained five reviews outstanding in respect of the following:-**

- (i) **5 East High Street, Lauder**
- (ii) **Field No 0328, Kilburn, Cardrona – 16/00494/FUL**

(iii) 62 Castle Street, Duns

(iv) Land East of Langlee Mains Farmhouse, Galashiels

(v) Field No 0328, Kilburn, Cardrona – 16/00495/FUL

(d) there remained two Section 36 appeals outstanding in respect of:

- **Land North of Nether Monynut Cottage (Aikengall (IIa)), Cockburnspath**
- **(Whitelaw Brae Wind farm), Land South East of Glenbreck House, Tweedsmuir.**

The meeting concluded at 10.40 a.m.

APPENDIX I**APPLICATIONS FOR PLANNING PERMISSION**

<u>Reference</u>	<u>Nature of Development</u>	<u>Location</u>
16/00141/S36 & 16/00145/S36	1. Erection of 12 additional turbines and associated infrastructure (ref:16/00145/S36) 2. Variation of Condition 2 of the Fallago Rig Wind Farm to extend the operational life of wind farm by a further 5 years (16/00141/S36)	Fallago Rig 2 Longformacus

Decision: Continued to the next available meeting of the Planning and Building Standards Committee to enable a site visit to be held.

<u>Reference</u>	<u>Nature of Development</u>	<u>Location</u>
16/00043/FUL & 16/00058/LBC	Change of use from function hall and internal and external alterations to form 2 residential Flats	Orrock Hall Orrock Place Hawick

Decision: APPROVED planning application 16/00043/FUL, subject to the approval of the Scottish Ministers, a legal agreement addressing a contribution towards affordable housing and the following conditions:

1. The development hereby permitted shall not be carried out otherwise than in complete accordance with the plans and specifications approved by the Planning Authority.
Reason: To ensure that the development is carried out in accordance with the approved details.
2. Notwithstanding the details indicated on the approved drawings, samples of the proposed new and replacement windows or details of the material, method of opening, glazing pattern, reflective glass and thickness and colour of the frames and astragals of all new and replacement windows to be submitted to and approved in writing by the Planning Authority before the development commences. The development then to be completed in accordance with the approved details.
Reason: To protect and enhance the character and appearance of the Listed Building and Conservation Area.
3. The flood mitigation measures contained within the agent's e-mail dated 26th August 2016 to be implemented as part of the development and following occupation of the flats.
Reason: To provide safe access and egress in the event that the surrounding area floods.

Decision: APPROVED Listed Building Consent application 16/00058/LBC, subject to the following conditions and informative:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
Reason: To comply with the provisions of Section 16 of the Town and Country Planning (Listed Buildings and Conservation Areas)(Scotland) Act 1997, as amended by the Planning etc. (Scotland) Act 2006.
2. The development hereby permitted shall not be carried out otherwise than in complete accordance with the plans and specifications approved by the Planning Authority.
Reason: To ensure that the development is carried out in accordance with the approved details.

3. A programme of Historic Building Photography to be carried out before and during the works hereby approved. Photos should be clearly numbered and plans of the building annotated to reflect where photos were taken. Results to be submitted to the Planning Authority as a single pdf file in the form of a Historic Building Recording Report upon completion of the development and prior to occupation of the flats.
Reason: To preserve by record a building of historical interest.
4. Notwithstanding the details indicated on the approved drawings, samples of the proposed new and replacement windows or details of the material, method of opening, glazing pattern, reflective glass and thickness and colour of the frames and astragals of all new and replacement windows to be submitted to and approved in writing by the Planning Authority before the development commences. The development then to be completed in accordance with the approved details.
Reason: To protect and enhance the character and appearance of the Listed Building and Conservation Area.

INFORMATIVE

The Planning & Building Standards Committee in approving the application noted that the external walls of the building were showing signs of water staining. Members asked that the owners be reminded of their obligations to preserve the fabric of this category C listed building to ensure that its condition did not deteriorate. Members hoped that this approval would provide the catalyst for improvements to the external appearance of the building.