

SCOTTISH BORDERS COUNCIL
PLANNING AND BUILDING STANDARDS COMMITTEE

MINUTES of Meeting of the PLANNING AND BUILDING STANDARDS COMMITTEE held in Council Chamber, Council Headquarters, Newtown St Boswells TD6 0SA on Monday, 7th November, 2016 at 10.00 am

Present: - Councillors R. Smith (Chairman), M. Ballantyne, J. Brown, J. Campbell, J. Fullarton, I. Gillespie, D. Moffat, S. Mountford.
Apologies:- Councillor B. White.
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 3 October 2016.

DECISION

APPROVED for signature by the Chairman.

2. **DRAFT SUPPLEMENTARY GUIDANCE & DRAFT SIMPLIFIED PLANNING ZONE SCHEME - CENTRAL BORDERS BUSINESS PARK, TWEEDBANK**

With reference to paragraph 2 of the Minute of 5 September 2016, there had been circulated copies of a report by the Service Director Regulatory Services seeking approval of the Draft Supplementary Guidance (SG) and a Draft Simplified Planning Zone (SPZ) Scheme relating to the Central Borders Business Park at Tweedbank, Appendix A to the report, to be used as a basis for a 12 week public consultation, following approval by Council. Mr Johnson, Principal Officer Plans and Research, Environment infrastructure was present and explained that the purpose of the Supplementary Guidance was to provide a framework vision for the future development of the sites which were allocated within the Scottish Borders Local Development Plan 2016. The previous report had included reference to the proposed Tapestry Building, however, as a decision had not yet been made with regard to the preferred location and the site in Tweedbank lay outwith the zone, all references had been removed from the report. The purpose of the Simplified Planning Zone was to enable development to take place without the need for planning consent, provided the development complied with development parameters and conditions. It would create an employment led redevelopment, providing choice and quick delivery for businesses considering locating in this part of Scotland. Members discussed the proposal and although some Members expressed concern that there was insufficient evidence to prove this was the best way forward it was agreed that the report be presented to Council in December.

DECISION

AGREED that:-

- (a) **the Supplementary Guidance and Simplified Planning Zone Scheme be presented to Council for consideration at their meeting in December; and**
- (b) **subject to Council approval, that the Planning and Building Standards Committee receive a report back following the consultation for both the Draft Supplementary Guidance and Draft Simplified Planning Zone Scheme.**

3. **DECLARATIONS OF INTEREST**

Councillor Mountford declared an interest in Application 16/00141/S36 & 16/00145/S36 in terms of Section 5 of the Councillors Code of Conduct and left the Chamber during the discussion.

4. **ORDER OF BUSINESS.**

The Chairman varied the order of business as shown on the agenda and the Appendix to the Minute reflects the order in which the applications were considered at the meeting.

5. **APPLICATIONS**

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

DECISION

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

6. **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) **a review request had been received in respect of removal of existing summer house and erection of garden room at Beechwood, Lawyer's Brae, Galashiels – 16/00953/FUL.**

(c) **the Local Review Body had overturned the Appointed Officers decision to Refuse the following:-**

(i) **Replacement windows at 5 East High Street, Lauder – 15/01484/FUL;**

(ii) **Replacement windows and door at 62 Castle Street, Duns – 16/00126/FUL; and**

(iii) **Change of use of land to commercial storage and siting of 42 No storage containers (retrospective) on Land East of Langlee Mains Farmhouse, Galashiels - 16/00397/FUL.**

(d) **the Local Review Body had upheld the Officers decision to refuse the following:-**

(i) **Erection of poultry building and erection of alter, sacred well and stance for statue in Field No 0328, Kirkburn, Cardrona – 16/00494/FUL; and**

(ii) **Extension to form animal flotation unit in Field No. 0328 Kirkburn, Cardrona – 16/00495/FUL**

- (e) The Section 36 Public Local Inquiry in respect of the Construction of Wind Farm (Revised Scheme) comprising 19no. wind turbines, associated access tracks, crane hardstandings, 1 no. meteorological mast, substation, construction compound and 2 no. borrow pits on Land North of Nether Monynut Cottage (Aikengall Ila), Cockburnspath – 14/00169/S36 was sustained.**
- (f) there remained one Section 36 appeal outstanding in respect of (Whitelaw Brae Wind farm), Land South East of Glenbreck House, Tweedsmuir.**

The meeting concluded at 1.30 p.m.