

# Public Document Pack



## LOCAL REVIEW BODY MONDAY, 20TH APRIL, 2015

A MEETING of the LOCAL REVIEW BODY will be held in the COUNCIL CHAMBER, COUNCIL HEADQUARTERS. on MONDAY, 20TH APRIL, 2015 at 10.00 AM

NOTE: Papers not attached here can be accessed using the Council's online planning system at <http://eplanning.scotborders.gov.uk/online-applications/> choosing 'Appeals' and entering the review reference numbers beginning RREF shown on the agenda below.

J. J. WILKINSON,  
Clerk to the Council,

13 April 2015

<b>BUSINESS</b>		
1.	<b>Apologies for absence</b>	
2.	<b>Order of Business</b>	
3.	<b>Declarations of Interest</b>	
4.	<b>Consider request for review of refusal of planning consent in respect of replacement windows at 27-29 Eastgate, Peebles. 14/01400/FUL 15/00006/RREF (Pages 1 - 3)</b>  (Index and copies of papers attached).	
5.	<b>Any other items previously circulated</b>	
6.	<b>Any other items which the Chairman decides are urgent</b>	

### 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.

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

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Please direct any enquiries to Fiona Walling 01835 826504  
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**LOCAL REVIEW BODY 20 APRIL 2015  
INDEX TO PAPERS**

**Item No 4**

**Consider request for review of refusal of planning consent in respect of replacement windows at 27-29 Eastgate, Peebles. 14/01400/FUL 15/00006/RREF.**  
(Index and copies of papers attached).

<b>Ref</b>	<b>Description</b>	<b>Page No</b>
<b>4(a)</b>	<b>Decision Notice</b>	1 - 2
<b>4(b)</b>	<b>Notice of Review and supporting papers</b>	3 - 16
<b>4(c)</b>	<b>Officer's Report of Handling</b> Papers referred to in Report of Handling	17 – 19 21 - 23
<b>4(d)</b>	<b>Consultation</b>	25
<b>4(e)</b>	<b>List of policies</b>	27

**Local Review Reference:** 15/00006/RREF

**Planning Application Reference:** 14/01400/FUL

**Development Proposal:** Replacement windows

**Location:** 27 -29, Eastgate, Peebles

**Applicant:**

### **SESPLAN**

None applicable.

### **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'.

Developers may be required to provide design statements, design briefs or landscape plans as appropriate.

#### **POLICY BE4 – CONSERVATION AREAS**

1. Development within or adjacent to a Conservation Area that would have an unacceptable adverse impact on its character and appearance will be refused.
2. All new development must be located and designed to preserve or enhance the special architectural or historic character of the Conservation Area. This should accord with the scale, proportions, alignment, density, materials, and boundary treatment of nearby buildings, open spaces, vistas, gardens and landscapes.
3. Conservation Area consent, which is required for the demolition of an unlisted building within a Conservation Area, will only be considered in the context of appropriate proposals for redevelopment and will only be permitted where:
  - i) the building is incapable of reasonably beneficial use by virtue of its location, physical form or state of disrepair, and
  - ii) the structural condition of the building is such that it cannot be adapted to accommodate alterations or extensions without material loss to its character, and
  - iii) the proposal will preserve or enhance the Conservation area, either individually or as part of the townscape.In cases i) to iii) above, demolition will not be permitted to proceed until acceptable alternative treatment of the site has been approved and a contract for the replacement building or for an alternative means of treating the cleared site has been agreed.
4. Full consideration will be given to the guidance given in the Scottish Historic Environment Policy (SHEP) in the assessment of any application relating to development within a Conservation Area.
5. The Council may require applications for full, as opposed to outline, consent. In instances where outline applications are submitted, the Council will require a 'Design Statement' to be submitted at the same time, which should explain and illustrate the design principles and design concepts of the proposals. Design Statements will also be required for any applications for major alterations or extensions, or for demolition and replacement.

#### **Other Material Considerations**

- Supplementary Planning Guidance on Replacement Windows 2012
- Scottish Historic Environment Policy 2011
- Managing Change in the Historic Environment: Windows (Historic Scotland)