

A MEETING of the PLANNING AND BUILDING STANDARDS COMMITTEE will be held in the SCOTTISH BORDERS COUNCIL, COUNCIL HEADQUARTERS, NEWTOWN ST BOSWELLS TD6 0SA on MONDAY, 27TH MARCH, 2017 at 10.00 AM

J. J. WILKINSON,
Clerk to the Council,

20 March 2017

BUSINESS	
1.	Apologies for Absence.
2.	Order of Business.
3.	Declarations of Interest.
4.	Minute. (Pages 1 - 8) Minute of Meeting 6 March 2017 to be approved and signed by the Chairman. (Copy attached.)
5.	Applications. Consider the following application for planning permission:-
	(a) Howpark Wind Farm - 16/00980/FUL (Pages 9 - 42) Wind farm development comprising of 8 no turbines 100m height to tip and associated works, infrastructure, compounds, buildings and meteorological mast on Land North of Howpark Farmhouse, Grantshouse. (Copy attached.)
	(b) Poultry Farm, Marchmont Road, Greenlaw, Duns - 16/01360/PPP (Pages 43 - 58) Residential development comprising 38 dwelling units with associated access, landscaping and open space at Poultry Farm, Marchmont Road, Greenlaw, Duns. (Copy attached.)
	(c) Bowbank Cottage, Bellfield Road, Eddleston - 17/00236/MOD75 (Pages 59 - 64) Discharge of planning obligation pursuant to planning permission T199-88 on Land South West And South East Of Bowbank Cottages, Bellfield Road, Eddleston. (Copy attached.)
6.	Supplementary Planning Guidance: Langton Edge, Duns - Planning Brief (Pages 65 - 96) Consider report by Service Director Regulatory Services. (Copy attached.)

7.	Appeals and Reviews. (Pages 97 - 102) Consider report by Service Director Regulatory Services. (Copy attached.)
8.	Any Other Items Previously Circulated.
9.	Any Other Items which the Chairman Decides are Urgent.
10.	Items Likely to be Taken in Private Before proceeding with the private business, the following motion should be approved:- 'That under Section 50A(4) of the Local Government (Scotland) Act 1973 the public be excluded from the meeting for the following item of business on the grounds that it involves the likely disclosure of exempt information as defined in the relevant paragraph of Part 1 of Schedule 7A to the aforementioned Act'.
11.	Minute (Pages 103 - 104) Private Minute of the Meeting held on 6 March 2017 to be approved and signed by the Chairman. (Copy attached.)
12.	Request to Reduce Development Contributions Requirements, Rosetta, Peebles (Pages 105 - 392) Consider report by Service Director Regulatory Services. (Copy attached.)

NOTE

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.

Members are reminded that any decisions taken by the Planning and Building Standards Committee are quasi judicial in nature. Legislation , case law and the Councillors Code of Conduct require that Members :

- **Need to ensure a fair proper hearing**
- **Must avoid any impression of bias in relation to the statutory decision making process**
- **Must take no account of irrelevant matters**
- **Must not prejudge an application,**
- **Must not formulate a final view on an application until all available information is to hand and has been duly considered at the relevant meeting**
- **Must avoid any occasion for suspicion and any appearance of improper conduct**
- **Must not come with a pre prepared statement which already has a conclusion**

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

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