

A MEETING of the PLANNING AND BUILDING STANDARDS COMMITTEE will be held in the COUNCIL CHAMBER, COUNCIL HEADQUARTERS, NEWTOWN ST BOSWELLS TD6 0SA on MONDAY, 24TH APRIL, 2017 at 10.00 AM

J. J. WILKINSON,
Clerk to the Council,

17 April 2017

| BUSINESS | |
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| 1. | Apologies for Absence. |
| 2. | Order of Business. |
| 3. | Declarations of Interest. |
| 4. | <p>Minute. (Pages 1 - 6)</p> <p>Minute of Meeting 27 March 2017 to be approved and signed by the Chairman. (Copy attached.)</p> |
| 5. | <p>Applications.</p> <p>Consider the following application for planning permission:-</p> |
| | <p>(a) Howpark Wind Farm - 16/00980/FUL (Pages 7 - 46)</p> <p>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.)</p> |
| | <p>(b) Bowbank Cottages, Eddleston - 17/00236/MOD75 (Pages 47 - 52)</p> <p>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.)</p> |
| | <p>(c) Land South of Easter Langlee Recycling Centre, Galashiels - 16/00417/FUL (Pages 53 - 72)</p> <p>Formation of Waste Transfer Station and Associated Works on Land South of Easter Langlee Recycling Centre. (Copy attached.)</p> |
| | <p>(d) Land West of and including Golfer's Rest Former Station, Cardrona, Peebles - 17/00187/FUL (Pages 73 - 92)</p> <p>Revised design pertaining to planning permission 09/01542/FUL to replace public bar/restaurant/function suite with 3 No. dwellinghouses and 4 No. flats on Land West</p> |

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| | of and including Golfer's Rest Former Station, Cardrona, Peebles. (Copy attached.) |
| | (e) West Grove, Waverley Road, Melrose - 16/01583/FUL (Pages 93 - 102) Change of use from Offices and alterations and extension to form gym/spa at The Offices, West Grove, Waverley Road, Melrose. (Copy attached.) |
| | (f) Land South of Sunnybank, Forebrae Park, Galashiels - 17/00299/FUL (Pages 103 - 114) Erection of dwellinghouse on Land South of Sunnybank, Forebrae Park, Galashiels. (Copy attached.) |
| | (g) Land West of Glendouglas Lodge, Jedburgh - 17/00163/FUL (Pages 115 - 120) Formation of access on Land West of Glendouglas Lodge, Jedburgh. (Copy attached.) |
| | (h) Land West of Ovenshank Farm Cottage, Newcastleton - 17/00277/FUL (Pages 121 - 128) Erection of telecommunications tower and associated equipment within fenced compound on land West of Ovenshank Farm Cottage, Newcastleton. (Copy attached.) |
| 6. | Appeals and Reviews. (Pages 129 - 134) Consider report by Service Director Regulatory Services. (Copy attached.) |
| 7. | Any Other Items Previously Circulated. |
| 8. | Any Other Items which the Chairman Decides are Urgent. |
| 9. | 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'. |
| 10. | Minute (Pages 135 - 136) Private Minute of the Meeting held on 27 March 2017 to be approved and signed by the Chairman. (Copy attached.) |
| 11. | Proper Maintenance of Land at the Former North Trinity Church , East Bowmont Street, Kelso (Pages 137 - 142) Consider report by Chief Planning Officer. (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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