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SCOTTISH BORDERS COUNCIL PLANNING AND BUILDING STANDARDS COMMITTEE

MINUTE of Meeting of the PLANNING AND BUILDING STANDARDS COMMITTEE held in Council Headquarters, Newtown St Boswells TD6 0SA on Monday, 25 June 2018 at 10.00 a.m.

Present:- Councillors T. Miers (Chairman), A. Anderson, J. A. Fullarton, H. Laing, S. Mountford, E. Small.

Apologies:- Councillors S. Aitchison, S. Hamilton, C. Ramage,
In Attendance:- Depute Chief Planning Officer, Lead Planning Officer (Environment and Infrastructure), Solicitor (Emma Moir), Democratic Services Team Leader.

1. **MINUTE**

There had been circulated copies of the Minute of the Meeting held on 4 June 2018.

DECISION

APPROVED for signature by the Chairman.

2. **APPLICATION**

There had been circulated copies of a report by the Service Director Regulatory Services on an application 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 briefing note by the Chief Planning Officer on Appeals to the Scottish Ministers and Local Reviews.

DECISION

NOTED that:-

(a) **Scottish Ministers had upheld appeals in respect of:-**

- (i) **Residential development comprising 38 dwelling units with associated access, landscaping and open space at Poultry Farm, Marchmont Road, Greenlaw – 16/01360/PPP; and**
- (ii) **Demolition of existing building and erection of four dwellinghouses at Industrial Buildings and Yard, Elders Drive, Newtown St Boswells – 17/01342/PPP**

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

- **Land South West of Easter Haprew Farmhouse, Peebles**
- **Hutton Hall Barns, Hutton**
- **Land North West of Gilston Farm, Heriot**
- **Land South West of Lurgiescleuch (Pines Burn), Hawick**

(c) **there remained 4 reviews previously reported on which decision were still awaited :-**

- **Agricultural Buildings, South East of Merlewood, Hutton Castle Barns, Hutton**
- **Southbank and Paddock South East of Southbank, Bowden, Melrose**
- **Land South West of 1 Hill Terrace, Stow**
- **Land North West of Doonbye, Smith's Road, Darnick**

(d) there remained Section 36 Public Local Inquiries Outstanding in respect of :-

- **Fallago Rig 1, Longformacus**
- **Fallago Rig 2, Longformacus**
- **Birneyknowe Wind Farm, Land North, South, East and West of Birnieknowe Cottage, Hawick**

The meeting concluded at 10.25 a.m.

APPENDIX I

APPLICATIONS FOR PLANNING PERMISSION

<u>Reference</u>	<u>Nature of Development</u>	<u>Location</u>
18/00173/FUL	Erection of 7 No boarding kennels with attached runs	West Greenfields 6 Greenburn Reston Eyemouth

Decision: Approved subject to the following conditions and informatives:

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. No development shall take place except in strict accordance with a scheme of soft landscaping works, which shall first have been submitted to and approved in writing by the Planning Authority, and shall include (as appropriate):
 - i. indication of existing trees, shrubs and hedges to be removed, those to be retained and, in the case of damage, proposals for their restoration
 - ii. location of new trees, shrubs, hedges and grassed areas
 - iii. schedule of plants to comprise species, plant sizes and proposed numbers/density
 - iv. programme for completion and subsequent maintenance.
Reason: To enable the proper form and layout of the development and the effective assimilation of the development into its wider surroundings, and in the interests of protecting the setting of the Listed Building.
3. No development shall commence until an amended noise mitigation plan is submitted to, and agreed in writing by the Planning Authority. Thereafter the development shall be completed and operated wholly in accordance with the approved details, unless otherwise agreed in writing by the Planning Authority.
Reason: In order to protect neighbouring amenity
4. No development shall commence until a waste management plan is first submitted to, and approved in writing by the Planning Authority. The agreed means of storing foul waste, spent medicines and wash water on the site shall be installed before the development hereby approved is operational. Thereafter the storage and management of wastes including foul waste, spent medicines and wash water shall be carried out wholly in accordance with the approved details.
Reason: To ensure that satisfactory arrangements are made for the disposal of surface and foul water/waste.

Informatives

1. SEPA advise that all dog waste; spent medicines and wash down water (particularly if it contains disinfectants) must be collected and disposed of offsite. Wash water must not be discharged to the water environment even through an effluent treatment system. With regard to the use of SUDS on site, developers are directed to the SUDS Manual (C753) and the importance of preventing runoff from the site for the majority of small rainfall events (interception) is promoted. Applicants should be using the Simple Index Approach (SIA) Tool to determine if the types of SUDS proposed are adequate.
2. Authorisation is required under The Water Environment (Controlled Activities) (Scotland) Regulations 2011 (CAR) to carry out engineering works in or in the vicinity of inland surface waters (other than groundwater) or wetlands. Inland water means all standing or flowing water on the surface of the land (e.g. rivers, lochs, canals, reservoirs). Details of regulatory requirements and good practice advice for the applicant can be found on the Regulations section of the SEPA website. If you are unable to find the

advice you need for a specific regulatory matter, please contact a member of the regulatory team in your local SEPA office at:

Burnbrae, Mossilee Road, Galashiels, TD1 1NF. Tel: 01896 754797

3. Under the Animal Boarding Establishments Act 1963, anyone wishing to board animals commercially must obtain a licence from their local council. The Act requires councils to ensure the business observes certain conditions regarding the suitability of the accommodation provided and the welfare of the animals boarded. It is the expectation of Scottish Borders Council that new dog boarding establishments will comply with the standards set within the CIEH publication Model Licence Conditions and Guidance for Dog Boarding Establishments. A free copy may be downloaded from http://www.cieh.org/policy/dog_guidance.html?terms=dog+boarding

Hardcopies of the publication may be purchased from CIEH Tel. 020 7827 5821. The applicant is advised to ensure that the proposed kennels will comply with the above conditions. Further information about the required standards is available from SBC's Regulatory Services, Environmental Health Team. It shall be the responsibility of the applicant to ensure any changes to an existing licence are addressed in full to cover any required changes to licencing arrangements resulting from the implementation of the development hereby approved.