

Public Document Pack

SCOTTISH BORDERS COUNCIL PLANNING AND BUILDING STANDARDS COMMITTEE

MINUTE of Meeting of the PLANNING AND BUILDING STANDARDS COMMITTEE held via Microsoft Teams on Monday, 28th March, 2022 at 10.00 am

.....

Present:- Councillors S. Mountford (Chairman), A. Anderson, S. Hamilton, H. Laing, D. Moffat, C. Ramage, N. Richards, E. Small.
Apologies:- Councillor J. Fullarton.
In Attendance: - Lead Planning Officer (B. Fotheringham), Lead Roads Planning Officer (D. Inglis), Solicitor (F. Rankine), Democratic Services Officer (W. Mohieddeen).

.....

1. **MINUTE.**

There had been circulated copied of the Minute of the Meeting held on 7 March 2022.

DECISION

AGREED to approve the Minute for signature by the Chairman.

2. **APPLICATIONS.**

There had been circulated copies of a report by the Chief Planning and Housing Officer on applications 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 and Housing Officer on Appeals to the Scottish Ministers and Local Reviews.

DECISION

NOTED that:

(a) Review requests had been received in respect of:

- (i) Erection of 2no dwellinghouses, Land East of Dalgeny, Old Cambus, Cockburnspath;
- (ii) Alterations and extensions to dwellinghouse and formation of access, East Lodge, Netherurd, Blyth Bridge, West Linton.

(b) The following reviews had been determined as shown:

- (i) Erection of dwellinghouse, Plot 1 Land South East of Steading Buildings, Greystonelees Farm, Burnmouth – Decision of Appointed Officer Upheld;
- (ii) Erection of dwellinghouse with access and associated works, Land East of Deuchar Mill House, Yarrow – Decision of Appointed Officer Upheld;
- (iii) Erection of dwellinghouse, Garden Ground of Kilnknowe House, East End, Earlston – Decision of Appointed Officer Upheld;

(iv) Siting of 2 no. shepherds huts for short term holiday accommodation, Land East of The Old Stables Lennel House, Lennel – Decision of Appointed Officer Overturned (Subject to Conditions).

(c) There remained nine reviews previously reported on which decisions were still awaited when the report was prepared on 16 March 2022.

• Land East of 15 Howdenburn Court, Jedburgh	• Land South and West of Greywalls, Gattonside
• Land West of Causewayfoot Cottage Wolflee, Hawick	• Land North Of Old Manor Inn, Lanton
• Shop, 43 High Street, Hawick	• 58 George Street, Peebles
• Warlawbank Steading, Reston, Eyemouth	• Unit B, Whinstone Mill, Netherdale Industrial Estate, Galashiels
• Land at Haughhead Farm and Steading Building, Innerleithen	

(d) There remained one S36 Public Local Inquiry previously reported on which a decision was still awaited when this report was prepared on 16 March 2022.

• Land West of Castleweary (Faw Side Community Wind Farm), Fawside, Hawick	
--	--

The meeting concluded at 10.30 am.

APPENDIX I
APPLICATION FOR PLANNING PERMISSION

<u>Reference</u>	<u>Nature of Development</u>	<u>Location</u>
22/00116/FUL	Alterations and extension to dwellinghouse	Strontian, 4 Dean Park, Peebles

Decision: Approved as per officer recommendation.

1. Details of all materials to be used on all exterior surfaces of the development hereby permitted shall be submitted to and approved in writing by the planning authority before development commences. Once approved, the development shall be carried out only in accordance with the approved details.
Reason: The materials to be used require further consideration to ensure a satisfactory form of development, in the interest of the character and appearance of the conservation area.
2. Unless otherwise agreed in writing with the planning authority, the Juliet balcony, fascia boards of the extension and dormers shall be dark grey in colour. No development shall commence until the exact shade (specified by means of a RAL or BS4800 code) has first been submitted to and approved in writing by the planning authority
Reason: In the interest of the character and appearance of the conservation area.
3. Any frame required for the installation of the solar panels hereby approved shall be matt black, unless otherwise agreed in writing with the planning authority.
Reason: In the interest of the character and appearance of the conservation area.
4. No development shall commence until drawings detailing the method of fixing the solar panels to the roof and the degree of projection above the roof slope have first been submitted to and approved in writing by the planning authority.
Reason: In the interest of the character and appearance of the conservation area.
5. Within 3 months of the solar panels hereby approved becoming redundant, they and any supporting structures and fixtures shall be completely removed from the building and the roof returned to its original condition, unless otherwise agreed in writing with the planning authority.
Reason: In the interest of the character and appearance of the conservation area.
6. No development shall commence until full details of the proposed replacement windows have first been submitted to and approved in writing by the planning authority. The details shall include glazing pattern, frame thickness, glazing type, opening method, colour and decorative finish, including astragals and horns.
Reason: In the interest of the character and appearance of the conservation area.
7. No windows are to be installed unless the replacement windows are recessed in the window openings to the same extent as the existing windows, unless otherwise agreed in writing with the planning authority.
Reason: To safeguard the character and appearance of the conservation area.

This page is intentionally left blank