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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 on Monday, 13 June 2022 at 10.00 a.m.

Present:- Councillors S Mountford (Chairman), M. Douglas. A. Orr, S. Scott, E. Small, V. Thomson
Apologies:- Councillors J. Cox, D. Moffat, N. Richards
In Attendance:- Planning and Development Standards Manager, Lead Planning Officer (B. Fotheringham), Solicitor (F. Rankine), Democratic Services Team Leader.

1. **MINUTE**

There had been circulated copies of the Minute of the Meeting held on 28 March 2022.

DECISION

APPROVED for signature by the Chairman.

2. **APPLICATION**

There had been circulated copies of a report by the Chief Planning and Housing Officer 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) an Appeal had been received in respect of the refusal of Listed Building Consent for replacement windows, 18-19 Slitrig Crescent, Hawick
- (b) Review requests had been received in respect of :-
 - (i) Replacement Windows, Craigard, Cannongate, Denholm;
 - (ii) Erection of dwellinghouse, Land South East of Hardens Hall, Duns;
 - (iii) Erection of dwellinghouse, Land North East of Woodend Farmhouse, Duns;
 - (iv) Replacement windows. 18-19 Slitrig Crescent, Hawick;
 - (v) Erection of dwellinghouse, Land South West of Windrush Highend, Hawick;

- (vi) Erection of two dwellinghouses, Land North of Ivanhoe, Dingleton Road, Melrose
 - (vii) Erection of two dwellinghouses, Garden Ground of Greenrig, Blair Avenue, Jedburgh;
 - (viii) Change of use from agricultural store, alterations and extension to form dwellinghouse with garage, The Blue House near Swansfield Farm, Reston, Eyemouth; and
 - (ix) Change of use from Industrial (Class 4,5,6) to Fitness Studio (Class 11) (retrospective), Unit C, Whinstone Mill, Netherdale Industrial Estate, Galashiels.
- (c) the following reviews had been determined as shown:-
- (i) Erection of dwellinghouse, Land West of Causewayfoot Cottage Wolflee, Hawick – Decision of Appointed Officer upheld (terms of refusal varied);
 - (ii) Erection of new dwelling with garage (Approval of all matters specified in condition of planning permission 18/01632/PPP), Land North Of Old Manor Inn, Lanton - Decision of Appointed Officer Overturned (Subject to Conditions);
 - (iii) Change of use of amenity land to garden ground and erection of bike/log store (retrospective) - Decision of Appointed Officer upheld;
 - (iv) Erection of dwellinghouse with access, landscaping and associated works Site, Land South and West of Greywalls, Gattonside - Decision of Appointed Officer upheld;
 - (v) Partial change of use of shop and alterations to form manager's flat, shop 43 High Street, Hawick - Decision of Appointed Officer Overturned (Subject to Conditions);
 - (vi) Erection of pergola and boundary fencing (retrospective), 58 George Street, Peebles - Decision of Appointed Officer upheld;
 - (vii) Removal of Condition 2 of planning permission 18/01000/FUL pertaining to use as holiday let accommodation, Warlawbank Steading, Reston, Eyemouth - Decision of Appointed Officer upheld;
 - (viii) Change of use from Industrial (Class 4,5,6) to a Functional Fitness Gym (Class 11), Unit B, Whinstone Mill, Netherdale Industrial Estate, Galashiels - Decision of Appointed Officer Overturned (Subject to Conditions and informative); and
 - (ix) Demolition of steading and farmhouse and erection of two dwellinghouses, Land at Haughhead Farm and Steading Building, Innerleithen - Decision of Appointed Officer Overturned (Subject to Conditions and a legal agreement).
- (d) there remained two reviews previously reported on which a decision was still awaited when the report was prepared on 1 June 2022 relating to sites at:-
- Land East of Delgany, Old Cambus, Cockburnspath
 - East Lodge, Netherurd, Blyth Bridge, West Linton

- (e) there remained one Section 36 PLI previously reported on which a decision was still awaited when the report was prepared on 1 June 2022 relating to Land West of Castleweary (Faw Side Community Wind Farm), Fawside, Hawick**

The meeting concluded at 10.30 am

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APPENDIX I
APPLICATION FOR PLANNING PERMISSION

<u>Reference</u>	<u>Nature of Development</u>	<u>Location</u>
22/00442/FUL	Erection of dwellinghouse (change of house type previously approved planning permission 16/01403/FUL)	Land South of Abbotsbank Gattonside

DECISION: Approved as per officer recommendation subject to the following conditions:

1. The bathroom window in the east elevation at first floor level of the dwellinghouse hereby approved, shall be finished using opaque glazing and shall be permanently fixed shut before the dwellinghouse is occupied, all in accordance with a scheme of details that have first been submitted to and approved in writing by the Planning Authority. The window shall remain fixed shut, with opaque glazing, in perpetuity thereafter unless otherwise agreed in writing by the Planning Authority.
Reason: To safeguard the residential amenity of neighbouring properties.
2. The development shall be completed in full accordance with the plans and drawings approved under planning consent 16/01403/FUL (with the exception of the house elevation drawings hereby approved under this consent – 22/00442/FUL). All relevant conditions attached to planning consent 16/01403/FUL shall apply to the development hereby approved, together with any drawings or additional information submitted to and approved in writing by the Planning Authority in response to those conditions.
Reason: To ensure the development proceeds in accordance with the approved plans and conditions attached to the original grant of consent.

Informative:

1. The Council's Contaminated Land Officer advises that, in respect of condition 2 of planning permission 16/01403/FUL, the report presenting the findings of the investigation works into the potential contamination of the site have not been submitted. This report should be submitted to the Contaminated Land Officer as soon as reasonably practicable, in order to comply with the condition.

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