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SCOTTISH BORDERS COUNCIL

MINUTES of Meeting of the PLANNING AND BUILDING STANDARDS COMMITTEE held in Council Chamber, Council Headquarters, Newtown St. Boswells and via Microsoft Teams on Monday, 4th March, 2024 at 10.00 am

Present:- Councillors S. Mountford (Chair), J. Cox, M. Douglas, D. Moffat, A. Orr, N. Richards and S. Scott

Apologies:- Councillors E. Small and V. Thomson

In Attendance:- Lead Planning Officer (B. Fotheringham), Lead Roads Planning Officer (D. Inglis), Solicitor (S. Thompson) and Democratic Services Officer (W. Mohieddeen).

1. **MINUTE**

There had been circulated copies of the Minute of the Meeting held on 5 February 2024.

DECISION

AGREED to approve the Minute for signature by the Chair.

2. **APPLICATIONS**

There had been circulated copies of a report by the Chief Planning and Housing Officer on applications for planning permission which required consideration by the Committee.

DECISION

DEALT with the applications as detailed in Appendix I of this Minute.

The meeting concluded at 11.50am.

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APPENDIX I
APPLICATIONS FOR PLANNING PERMISSION

<u>Reference</u>	<u>Nature of Development</u>	<u>Location</u>
23/01838/FUL	Change of use of visitor parking and land to form garden ground, erection of shed and raised decking	Land West of and Incorporating 19 Birks View, Galashiels

DECISION: Refused (contrary to officer recommendation) for the following reasons:

The application is contrary to Policy IS7 – Parking Provision and Standards and Policy PMD2 – Quality Standards of the Scottish Borders Local Development Plan 2016 in that the loss of existing visitor car parking spaces and the relocation of those spaces will have a significant adverse impact on road safety. The proposed relocation of visitor spaces will result in additional and unacceptable vehicle manoeuvres for existing road users and residents.

NOTE

Mr Stuart Stoddart spoke as an objector to the application.

Reference

21/01808/S36

Nature of Development

Onshore wind farm of 14 turbines with a maximum tip height of 180 metres, and ancillary infrastructure

Location

Land Southwest of Brockhouse Farmhouse, Fountainhall, Galashiels

DECISION: Continued for site visit.

Reference

23/01782/FUL

Nature of Development

Removal Condition no. 24 of
planning permission
18/01385/FUL pertaining to
a scheme of woodland
management

Location

Land At The Croft Dingleton
Road Melrose

DECISION: Deferred to future meeting.

Reference

23/00980/FUL

Nature of DevelopmentAlterations and extension to
dwellinghouse**Location**24 Davidson Place
Newtown St Boswells
Melrose

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

Conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
Reason: To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended.
2. 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.
3. Notwithstanding the description of the materials in the application, no development shall be commenced until precise details of the materials to be used in the construction of the external walls and roofs of the extensions have been submitted to and approved in writing by the Planning Authority, and thereafter no development shall take place except in strict accordance with those details.
Reason: The materials require further consideration to ensure a satisfactory form of development, which contributes appropriately to its setting.