

**SCOTTISH BORDERS COUNCIL**  
**PLANNING AND BUILDING STANDARDS COMMITTEE**

MINUTE of MEETING of the PLANNING  
AND BUILDING STANDARDS COMMITTEE  
held in the Council Headquarters, Newtown  
St. Boswells on 18 July 2016 at 10.00 a.m.  
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Present: - Councillors R. Smith (Chairman), J. Brown, J. Campbell, J. Fullarton, D. Moffat,  
S. Mountford, B. White.  
Apologies:- Councillors M. Ballantyne, I. Gillespie.  
In Attendance:- Lead Planning Officer, Solicitor (Graham Nelson), Principal Officer –  
Enforcement, Environment, Democratic Services Officers (F Henderson and F.  
Walling).

1. **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.**

2. **PRIVATE BUSINESS**

**DECISION**

**AGREED under Section 50A(4) of the Local Government (Scotland) Act 1973 to exclude the public from the meeting during consideration of the business detailed in the Appendix II to this Minute on the grounds that it involved the likely disclosure of exempt information as defined in paragraph 8 of Part 1 of Schedule 7A to the aforementioned Act.**

**SUMMARY OF PRIVATE BUSINESS**

**DANGEROUS CHIMNEY - COLDSTREAM**

3. The Committee considered of a report by the Chief Planning Officer which sought authority to carry out repair works to a chimney considered to be dangerous in Coldstream.

*The meeting concluded at 10.55 a.m.*

## APPENDIX I

### APPLICATIONS FOR PLANNING PERMISSION

<u>Reference</u>	<u>Nature of Development</u>	<u>Location</u>
15/00020/S36	Wind farm comprising 14 wind turbines, substation, control room, two temporary compounds, access tracks, four borrow pits and meteorological mast	Land at Whitelaw Brae 3km south of Tweedsmuir and west of Fruid Reservoir

DECISION: That the Council indicate to Scottish Government that it **maintains objections** to the application for a 14-turbine wind farm on the Whitelaw Brae site. The reasons for the objections are as follows:

#### Reason for Objection 1: Impact on Landscape Character:

The proposed development would be contrary to Policies PMD2, ED9 and EP5 of the Scottish Borders Local Development Plan 2016 and Policy 10 of the South-East Scotland Strategic Development Plan (SESplan) 2013 in that, taking into consideration the following factors, it would unacceptably harm the Borders landscape:

- Significant impacts on the perception, setting and qualities of identified wild land (Area 2 Talla Hart Fell) to the south and east of the site in an area with high fragility to change.
- Significant impacts on the designated Tweedsmuir Uplands Special Landscape Area and contrary to the management recommendations seeking to maintain wildness and limit impacts of tall developments, both in relation to the higher summits/wild land to the south and to the more localised intimate landscapes centred around the reservoirs to the east and north-east

#### Reason for Objection 2: Adverse Visual and Amenity Impacts:

The proposed development would be contrary to Policies PMD2, ED9, EP8 and HD3 of the Scottish Borders Local Development Plan 2016 and Policy 10 of the South-East Scotland Strategic Development Plan (SESplan) 2013 in that, taking into consideration the following factors, the development would give rise to unacceptable visual and amenity effects:

- Low containment within the 5km range and consequent significant visual impacts from sensitive receptors including public roads (such as the main tourist route of the A701 and the Fruid minor road), a right of way, hill summits and dwellinghouses. In respect of the identified residential receptors, the developer has failed to demonstrate that the impacts would not be overbearing and significantly adverse.
- Significant cumulative and scale impacts on sensitive receptors and on a unique landscape character type and capacity to the east of the A701 corridor, inappropriately extending the existing Clyde/Clyde Extension/Glenkerie cluster into previously undeveloped land, bridging a strong visual boundary between landscape character types and setting precedent for further inappropriate incursion.
- Significant detrimental impacts to two archaeological sites of national significance, Asset HA5 and the Scheduled Hawkshaw Castle.

Advisory Note:

Should the development be considered for approval, then conditions and the need for a Legal Agreement have been identified covering a number of different aspects including noise limits, roads matters, ecology and archaeology.