

From:BARBARA HARRISON
Sent:Mon, 23 Jan 2017 12:00:16 +0000
To:Planning & Regulatory Services;Evans, Andrew
Subject:Fw: Planning Application 16/01467/AMC

Dear PRS and Andy Evans

I sent this response below to Dorothy Aymes in early January. The closing date for that planning application was 28th December, but I realised that SBC was closed, so I made sure that our comments were submitted to be there for the first day or re-opening after the New Year. I did not know that Dorothy had retired (which I have only found out today by ringing SBC). Can you please reassure me that our comments were picked up and have been included?

Also, the reason that I rang today was to request a short extension for our comments on planning application 16/01574/FUL. I took my eye off the ball in relation to the deadline which I believe would have been last Friday 20th January. Could we please have a few extra days and I'll get any comments to you by this Thursday 26th January at the latest?

Finally, when I phoned this morning initially I was put through to Dorothy's extension and got her answer 'machine' - so had no idea until I phoned Customer Services that she had left. Perhaps the telephone list and answer message could be updated now that she has left SBC?

Many thanks and I look forward to your reply.

Barbara Harrison
Secretary
Etrick & Yarrow Community Council

----- Forwarded Message -----

From: BARBARA HARRISON [REDACTED]
To: Dorothy Aymes <damyas@scoliborders.gov.uk>
Sent: Tuesday, 3 January 2017, 9:02
Subject: Planning Application 16/01467/AMC

Hi Dorothy

Happy New Year. Here is the view of EYCC in relation to planning application 16/01467/AMC:

EYCC has no objections to the application on the proviso that the Planning Officers are content that the buildings style, design, finish and orientation are in keeping with the local styles and surrounds and that any noise emanating from the site (in particular the

large workshop proposed) is not intrusive. We note that the house is proposed as having a tin roof, not the usual slate tiles which would be in keeping with the surrounding buildings. We are aware of other planning applications where it has been a requirement that traditional materials were used and therefore assume that a consistent approach will be applied to this application.

I trust that this can be included, even though we missed the 28th December deadline.

Kind regards

Barbara

Scottish Borders Council

Regulatory Services – Consultation reply

Planning Ref	16/01467/AMC
Uniform Ref	16/02359/PLANCO
Proposal	Erection of dwelling house and detached garage (approval of matters specified in all conditions pursuant to planning permission 15/00301/PPP)
Address	Land North East Of Dundas Cottage Ettrick Selkirk Scottish Borders
Date	7/12/16
Amenity and Pollution Officer	David A. Brown
Contaminated Land Officer	Reviewed – no comments

Amenity and Pollution

Assessment of Application

*Air quality
Nuisance
Private Water Supply*

The papers lodged in connection with this Application indicate that it is intended to use a private drainage system and a solid fuel appliance. These can both impact on public health if not properly installed, operated and maintained.

Recommendation

Agree with application in principle, subject to Conditions and Informatives.
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Conditions

No water supply other than public mains water shall be used for human consumption without the written consent of the Planning Authority.

Reason: To ensure that the development does not have a detrimental effect on public health.

Prior to occupation of the property written evidence shall be supplied to the planning Authority that the property has been connected to the public water supply network.

Reason: To ensure that the development does not have a detrimental effect on public health.

No development should commence until the applicant has provided evidence that arrangements are in place to ensure that the private drainage system will be maintained in a serviceable condition

Reason: To ensure that the development does not have a detrimental effect on public health.

Informatives

Private Drainage System

Private drainage systems often cause public health problems when no clear responsibility or access rights exists for maintaining the system in a working condition.

Problems can also arise when new properties connect into an existing system and the rights and duties have not been set down in law.

To discharge the Condition relating to the private drainage arrangements, the Applicant should produce documentary evidence that the maintenance duties on each dwelling served by the system have been clearly established by way of a binding legal agreement. Access rights should also be specified.

Solid Fuel Use

These installations can cause smoke and odour complaints and any Building and Planning Consents for the installation do not indemnify the applicant in respect of Nuisance action. In the event of nuisance action being taken there is no guarantee that remedial work will be granted building/planning permission.

Accordingly this advice can assist you to avoid future problems.

The location of the flue should take into account other properties that may be downwind.

The discharge point for the flue should be located as high as possible to allow for maximum dispersion of the flue gasses.

The flue should be terminated with a cap that encourages a high gas efflux velocity.

The flue and appliance should be checked and serviced at regular intervals to ensure that they continue to operate efficiently and cleanly.

The appliance should only burn fuel of a type and grade that is recommended by the manufacturer. If you live in a Smoke Control Area you must only use an Exempt Appliance <http://smokecontrol.defra.gov.uk/appliances.php?country=s> and the fuel that is Approved for use in it <http://smokecontrol.defra.gov.uk/fuels.php?country=s> .

In wood burning stoves you should only burn dry, seasoned timber. Guidance is available on - [http://www.forestry.gov.uk/pdf/eng-woodfuel-woodasfuelguide.pdf/\\$FILE/eng-woodfuel-woodasfuelguide.pdf](http://www.forestry.gov.uk/pdf/eng-woodfuel-woodasfuelguide.pdf/$FILE/eng-woodfuel-woodasfuelguide.pdf)

Treated timber, waste wood, manufactured timber and laminates etc. should not be used as fuel.

Paper and kindling can be used for lighting, but purpose made firelighters can cause fewer odour problems.

PLANNING CONSULTATION

To: Landscape Architect

From: Development Management

Date: 30th November 2016

Contact: Dorothy Amyes ☎ 01835 826743

Ref: 16/01467/AMC

PLANNING CONSULTATION

Your observations are requested on the under noted planning application. I shall be glad to have your reply not later than 21st December 2016, if further time will be required for a reply please let me know. If no extension of time is requested and no reply is received by 21st December 2016, it will be assumed that you have no observations and a decision may be taken on the application.

Please remember to e-mail the DCConsultees Mailbox when you have inserted your reply into Idox.

Name of Applicant: Mr J McGrath

Agent: RM Architecture Ltd

Nature of Proposal: Erection of dwelling house and detached garage (approval of matters specified in all conditions pursuant to planning permission 15/00301/PPP)

Site: Land North East Of Dundas Cottage Ettrick Selkirk Scottish Borders

OBSERVATIONS OF: Landscape Architect

CONSULTATION REPLY

The site has not been visited but is in a rural location in the heart of the Ettrick Valley. The site is rising ground to the south of the B7009 and screened to some degree by the strip of mature shelterbelt planting that runs along the southern boundary with the road. There are a number of conditions relating to the existing trees on site and to a landscape scheme for the site, as follows:

Condition 1 - which requires the landscaping of the site to be submitted and approved in writing by the Planning Authority. As yet no landscaping scheme has been submitted. It should consider the planting of a hedge and trees along the northern and west boundaries and some additional tree and native shrub planting along the south eastern boundary to strengthen the existing screen along the road.

Condition 4 relates to the existing trees on site, requiring a detailed drawing to be submitted showing trees to be retained on site. We would expect to see plan showing accurately the location and extent of all trees on site (even those trees which it might be necessary to remove). Such a tree plan has not been submitted, and while the Site Plan as Proposed shows existing trees along the south east boundary, it does not show the full extent of these trees or locate them accurately. Once an accurate plan showing all trees has been drawn up it will be necessary to provide tree survey information for the trees along the edge of the proposed development, including condition (health/ longevity) and stem diameter, in accordance with **BS 5837:2012 Trees in relation to design, demolition and construction – Recommendations**. This will allow the Root Protection

Area (RPA) of these trees to be established. The RPA of all retained trees should then be fenced off prior to commencement on site, so that no damage is incurred to the retained trees in the course of the development.

Once the above information is submitted we would be in a position to agree that conditions 1 and 4 have been adequately addressed.

Siobhan McDermott
LANDSCAPE ARCHITECT

REGULATORY SERVICES



To: Development Management Service
FAO Craig Miller

Date: 11 Jan 2017

From: Roads Planning Service
Contact: Paul Grigor

Ext: 6663

Ref: 16/01467/AMC

**Subject: Erection of dwellhouse and detached garage (approval of matters specified in all conditions pursuant to planning permission 15/00301/PPP)
Land North East of Dundas Cottage, Ettrick, Selkirk**

The site plan includes details for widening the junction to allow two vehicles to pass in the bellmouth area, as well as showing the necessary visibility splays. The principle of these improvements are acceptable, however I would like to make the following points;

- The widening of the junction must be to the following specification "A 40mm layer of 14mm size close graded bituminous surface course to BS 4987 laid on a 100mm layer of 28mm size dense base (roadbase) to the same BS laid on a 310mm layer of 100mm broken stone bottoming blinded with sub-base, type 1."
- The existing road gully must be relocated to an agreed location.
- The first two metres of the private access into the plot must be formed with a bituminous surface, or approved equivalent, in order to provide a consolidated surface for vehicles to pull away from.

These works must be completed to the satisfaction of the Council prior to the occupation of the dwelling.

It should be noted that all work within the public road boundary must be undertaken by a contractor, first approved by the Council.

AJS

