

Scottish Borders Council

Regulatory Services – Consultation reply

Planning Ref	17/01406/FUL
Uniform Ref	17/03107/PLANCO
Proposal	Erection of dwellinghouse with attached garage
Address	Land North West Of Alderbank Macbiehill West Linton Scottish Borders
Date	6/11/17
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*

This is an Application to erect a dwellinghouse.

The documents submitted in connection with the Application indicate that a private drainage system will be used and a solid fuel heating appliance will be installed.

These can both impact on the amenity of other Occupiers if not properly installed, operated and maintained.

Recommendation

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

Conditions

No development is to commence until a report has been submitted to and approved in writing by the Planning Authority that the public mains water supply is available and can be provided for the development. Prior to the occupation of the building(s), written confirmation shall be provided to the approval of the Planning Authority that the development has been connected to the public mains water supply.

Reason: To ensure that the Development is adequately serviced with a sufficient supply of wholesome water and there are no unacceptable impacts upon the amenity of any neighbouring properties.

No water supply other than the public mains shall be used to supply the Development without the written agreement of the Planning Authority.

Reason: To ensure that the Development is adequately serviced with a sufficient supply of wholesome water and there are no unacceptable impacts upon the amenity of any neighbouring properties.

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 amenity and public health.

Informative

Private Drainage System

Private drainage systems often cause public health problems when no clear responsibility or access rights exist 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.

Stoves and Use of Solid Fuel

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

On behalf of: Director of Education & Lifelong Learning

From: Director of Assets & Infrastructure

Contact: Neil Hastie, Estates Manager

To: Head of Planning & Building Standards

Date: 23 October 2017

Contact: Ranald Dods ☎ 8574

Ref: 17/01406/FUL

PLANNING CONSULTATION

Name of Applicant: Mr & Mrs D Gold

Agent: Kanak Bose Ltd

Nature of Proposal: Erection of dwelling house with attached garage

Site: Land North West of Alderbank Macbiehill, West Linton, Scottish Borders

OBSERVATIONS OF: Education & Lifelong Learning (Neil Hastie)

CONSULTATION REPLY

I refer to your request for Educations view on the impact of this proposed development which is within the catchment area for Halyrude Primary School, Newlands Primary School and Peebles High School.

A contribution of £1,051 is sought for the High School, making a total contribution of £1,051.

Contributions are sought to raise capital to extend or improve schools or where deemed necessary to provide new schools in order to ensure that over capacity issues are managed and no reduction in standards is attributed to this within the Borders Area.

This contribution should be paid upon receipt of detailed planning consent but may be phased subject to an agreed schedule.

Please note that the level of contributions for all developments will be reviewed at the end of each financial year and may be changed to reflect changes in the BCIS index – therefore, we reserve the right to vary the level of the contributions.

If you require any further information please do not hesitate to contact me by emailing estatemangement@scotborders.gov.uk

From:Planning South East
Sent:24 Oct 2017 13:42:42 +0100
To:Dods, Ranald
Cc:'kanakbose@yahoo.co.uk'
Subject:17/01406/FUL - Land North West Of Alderbank Macbiehill West Linton Scottish

Dear Mr Dods

17/01406/FUL

Erection of dwellinghouse

Land North West Of Alderbank Macbiehill West Linton Scottish

Borders

Thank you for consulting SEPA on the above planning application.

We have commented on previous planning applications for this site which we note have been refused. Our previous comments are still applicable with respect to the waste water drainage proposals.

There is limited information provided with this current planning application, however previous applications for this site, proposed a septic tank discharging to a mounded soakaway. We presume it is still proposed to discharge to a mounded or closed soakaway and if so, then we have **no objection** to this proposal. If this is not the case then we would wish to be reconsulted. The applicant should note that secondary treatment must be provided for discharges to mounded soakaways.

The waste water drainage proposals will require authorisation from us under the Water Environment (Controlled Activities) (Scotland) Regulations 2011 (as amended). Details of regulatory requirements and good practice advice for the applicant can be found on the [Regulations section](#) of our website. If you are unable to find the advice you need for a specific regulatory matter, please contact a member of the regulatory team in your local SEPA office at:

SEPA Galashiels, Burnbrae, Mossilee Road, Galashiels, Borders, TD1 1NF, Tel: 01896 754797

Our preference would be that all the technical information required for all permissions and licensing is submitted at the same time as the planning application. However, we consider it to be at the applicant's commercial risk if any significant changes required during the regulatory stage necessitate a further planning application and/or neighbour notification or advertising.

If you have any queries relating to this, please contact me by telephone on 0131 273 7218 or e-mail at planning.se@sepa.org.uk.

Yours sincerely

Stephanie Balman

Planning Officer

Planning Service, SEPA, Silvan House, 231 Corstorphine Road, Edinburgh, EH12 7AT

Disclaimer

This advice is given without prejudice to any decision made on elements of the proposal regulated by us, as such a decision may take into account factors not considered at this time. We prefer all the technical information required for any SEPA consents to be submitted at the same time as the planning or similar application. However, we consider it to be at the applicant's commercial risk if any significant changes required during the regulatory stage necessitate a further planning application or similar application and/or neighbour notification or advertising. We have relied on the accuracy and completeness of the information supplied to us in providing the above advice and can take no responsibility for incorrect data or interpretation, or omissions, in such information. If we have not referred to a particular issue in our response, it should not be assumed that there is no impact associated with that issue. For planning applications, if you did not specifically request advice on flood risk, then advice will not have been provided on this issue. Further information on our consultation arrangements generally can be found on our [website planning pages](#).



The Coal
Authority



INVESTOR IN PEOPLE



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Learning Partner

200 Lichfield Lane
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NG18 4RG

Tel: 01623 637 119 (Planning Enquiries)

Email: planningconsultation@coal.gov.uk

Web: www.gov.uk/coalauthority

For the Attention of: Ranald Dods

Scottish Borders Council

[By Email: dcconsultees@scotborders.gov.uk]

27 October 2017

Dear Ranald Dods

PLANNING APPLICATION: 17/01406/FUL

**Erection of dwellinghouse with attached garage; LAND NORTH WEST OF,
ALDERBANK, MACBIEHILL, WEST LINTON, SCOTTISH BORDERS**

Thank you for your consultation notification of the 18 October 2017 seeking the views of The Coal Authority on the above planning application.

The Coal Authority Response: **Material Consideration**

I can confirm that the above planning application has been sent to us incorrectly for consultation.

The application site **does not** fall with the defined Development High Risk Area and is located instead within the defined Development Low Risk Area. This means that there is no requirement under the risk-based approach that has been agreed with the LPA for a Coal Mining Risk Assessment to be submitted or for The Coal Authority to be consulted.

The Coal Authority Recommendation to the LPA

In accordance with the agreed approach to assessing coal mining risks as part of the development management process, if this proposal is granted planning permission, it will be necessary to include The Coal Authority's Standing Advice within the Decision Notice as an informative note to the applicant in the interests of public health and safety.

Yours sincerely

Rachael A. Bust
Chief Planner / Principal Manager
Planning and Local Authority Liaison

B.Sc.(Hons), MA, M.Sc., LL.M., AMIEnvSci., MInstLM, MRTPI

REGULATORY SERVICES



To: **Development Management Service**
FAO Ranald Dods

Date: 6 Nov 2017

From: **Roads Planning Service**
Contact: **Paul Grigor**

Ext: **6663**

Ref: **17/01406/FUL**

Subject: Erection of dwellinghouse with attached garage
Land North West of Alderbank, Macbiehill, West Linton

Previous applications for a dwelling on this site have not raised any objections from the Roads Planning Service and refusals have related to planning issues.

The current submission sits further back in the plot; therefore the only real difference with this proposal is the length of private track serving the site.

Given the above, I will have no objections to this proposal providing the following points are satisfactorily addressed;

- Parking and turning for a minimum of two vehicles, excluding garages, to be provided within the plot prior to occupation and thereafter retained in perpetuity, unless otherwise agreed.
- Section of private road between Alderbank and the plot to be upgraded to provide a well compacted free draining smooth running surface capable of withstanding a minimum axle loading of 14 tonne prior to occupation of the dwelling.

AJS

