

PLANNING CONSULTATION

To: Ecology Officer

From: Development Management

Date: 27th July 2017

Contact: Andrew Evans ☎ 01835 826739

Ref: 17/01008/FUL

PLANNING CONSULTATION

Your observations are requested on the under noted planning application. I shall be glad to have your reply not later than 17th August 2017, 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 17th August 2017, 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 Adam Elder

Agent: Camerons Ltd

Nature of Proposal: Erection of replacement dwelling house

Site: Derelict Dwelling Land West Of Glenkinnon Lodge Peelburnfoot Clovenfords
Scottish Borders

OBSERVATIONS OF: Ecology Officer

CONSULTATION REPLY

It is recognised that a formal recommendation for a decision can only be made after consideration of all relevant information and material considerations. This consultation advice is provided to the Development Control service in respect of heritage and design issues (biodiversity).

Relevant Local Development Plan policies are *EP1 International Nature Conservation Sites and Protected Species; EP2 National Nature Conservation And Protected Species; EP3 Local Biodiversity; EP12 Green Networks; EP13 Trees, Woodlands and Hedgerows* and *EP15 Development Affecting the Water Environment*.

Relevant policies within Scottish Planning Policy in relation to *Valuing the Natural Environment* and achieving *Outcome 3: A natural, resilient place* are: 194, 195, 201, 216.

Reference can also be made to the Council's Supplementary Planning Guidance for Biodiversity¹, sections 4.3.2, 4.3.8, 5.1.1, 5.1.3, 5.1.5, 5.2 and 5.8.

Proposed Works

Proposed works include removal of trees within the woodland, demolition and rebuild of the existing ruined dwelling, earthworks to create new access and parking area hardstanding, installation of private drainage arrangements (septic tank and soakaway) and SUDS for surface water.

Designated Sites

The River Tweed SAC is situated 45m to the north, designated under the EC Directive 92/43/EEC on the Conservation of Natural Habitats and of Wild Flora and Fauna (the "Habitats Directive"), for its biological

interest, including river lamprey, brook lamprey, sea lamprey, European otter, Atlantic salmon and as a watercourse characterised by water crowfoot species. The River Tweed is also designated as a SSSI, which is regulated by the Nature Conservation (Scotland) Act 2004, and is notified for Atlantic salmon, sea, river and brook lamprey, flies, beetles, vascular plants and trophic range river/stream).

Immediately adjacent to the site (7m east) is the Glenkinnon Burn SSSI, which is notified for its lichen assemblage, considered the finest in the Borders for woodland lichens, as well as its native woodland features of semi-natural origin, including upland birch woodland and upland mixed ash woodland. Part of the Burn is also designated as part of the River Tweed SAC. SNH's stated key objective for woodland management of the SSSI is to maintain, restore and enhance the woodland habitat for which the SSSI was notified and to encourage woodland regeneration and expansion, which will also be to the benefit of the lichen features. The Glenkinnon Burn SSSI links with the adjacent riparian River Tweed SAC and the grassland Williamhope SSSI forming a whole ecological unit and part of a connected ecological network. It also falls within the local strategic green network.

There is potential for run off from waste and sewage water to enter the River Tweed SAC and SSSI and/or the Glenkinnon Burn. More information about proposed drainage may be required. Compliance with SEPA regulatory guidance will be required e.g. PPG4. At the time of writing I have not seen a consultation response from SEPA or SNH in relation to the potential for impacts on designated sites from the proposed tree-felling or drainage arrangements.

Protected Species

Noctule and brown long-eared bat species have previously been recorded within 1km of the development. I note that the preliminary roost assessment for bats (Stone's Wildlife Management, July 2017) found no fresh or historic signs of bat use. However the suitability for bats was stated as being low, rather than negligible. The surrounding habitat, as outlined below, is excellent and may afford opportunities for commuting, foraging or roosting bats, including species that thrive in riparian habitat such as Daubenton's, common and soprano pipistrelle. Given the earlier records, abundance of suitable habitat and statement of suitability for bats as low, in my opinion a further survey is required, in accordance with good practice guidelines.ⁱⁱ Bats are a European Protected Species under the under The Conservation (Natural Habitats &c.) Regulations 1994 (as amended) and establishing whether or not they are present on development sites must take place prior to approval of a planning application.ⁱⁱⁱ

Other protected species recorded within 1km of the development include red squirrel and adder (UK BAP species, also listed on the Scottish Biodiversity List) and badger. The woodland supports a range of bird species including tree pipit, (listed on the UK BAP and Scottish Biodiversity List and a red list species of conservation concern), redstart, mistle thrush, which have been recorded within 1km as well as pied flycatcher, wood warbler, green and greater spotted woodpeckers, which, like tree pipit are of local distribution in the Borders.

Moth species listed on the UK BAP and declining in Scotland, as well as being listed on the Scottish Biodiversity List, have also been recorded within or adjacent to the site.

Surrounding Habitat

The local landscape is characterised by rolling landforms, significant areas of peatland and heather moorland and mosaics of grassland, bracken and rushes on lower ground. There are scattered large coniferous plantations and broadleaf woodland of oak, birch and alder, mostly confined to sheltered valleys and burn courses. (Borders Landscape Type 4 – Southern Uplands with Scattered Forest).^{iv}

The development site is situated on carbon-rich soil and deep peat, a priority peatland habitat, and within woodland habitat that adjoins to further woodland owned by the developer and is adjacent to the SSSI. The woodland includes ash, which has self-seeded from the SSSI, and is native, semi-natural woodland of ancient, or semi-ancient origin, as listed on the ancient woodland inventory.

I note the Landscape Officer's response of 08/08/17, stating that: the woodland is covered by a TPO; earthworks to create a driveway and parkway have potential to damage further mature trees in addition to the 14 to be felled; and that, further trees, especially to the south may be under pressure for removal due to shading, potential falling damage and installation of services. As outlined above, there are potential impacts

and constraints relating to biodiversity, which require further assessment.

Given the records of protected species in rich habitat, including protected areas of national and international importance, a proportionate ecological impact assessment (EclA) is required, <http://www.cieem.net/ecia-guidelines-terrestrial->. This can be informed by a Preliminary Ecological Appraisal (PEA) <http://www.cieem.net/guidance-on-preliminary-ecological-appraisal-gpea-> to identify the scope of further surveys for ecological interest. Further guidance on EclA requirements is contained within the Council's Supplementary Planning Guidance for biodiversity (see p22) https://www.scotborders.gov.uk/directory_record/7432/biodiversity/category/28/approved_planning_guidance.

Recommendation:

- Prior to determination, a proportionate Ecological Impact Assessment, including a minimum of one bat activity survey is required, and consideration of breeding birds, red squirrel, badger and other protected species and habitats as appropriate, shall be submitted to and approved in writing by the Planning Authority.
 - *Surveys likely to involve disturbance to bats or their roosts can only be carried out by a licensed bat worker. Activity surveys for maternity roosts and occasional roosts in buildings and trees should be conducted between May and August, where one activity survey is required. (Preliminary roost assessments can be undertaken at any time of year and are sufficient only if it is shown there is negligible suitability for bats). Impacts on bats will be assessed against the three key tests. If evidence of bats or their roosts is found in the surveys, the developer will be required to submit as part of their submission to the Planning Authority a mitigation plan for bats. A licence from SNH may be required.*

Liz Hall MSc
Assistant Ecology Officer
09/08/17

ⁱ Available at: https://www.scotborders.gov.uk/downloads/file/1679/biodiversity_planning_guidance

ⁱⁱ Collins, J. (ed) (2016) Bat Surveys for Professional Ecologists: Good Practice Guidelines. 3rd ed. BCT

ⁱⁱⁱ https://www.scotborders.gov.uk/downloads/file/2960/bats_technical_advice_note

^{iv} ASH Consulting Group 1998. The Borders Landscape Assessment. SNH Review No. 112

PLANNING RE-CONSULTATION - Incorporating revisions to previous consultation

To: Ecology Officer

From: Development Management

Date: 13th September 2017

Contact: Euan Calvert ☎ 01835 826513

Application Ref: 17/00881/FUL

PLANNING RECONSULTATION

Your observations are requested on the under noted planning application. I shall be glad to have your reply not later than 27th September 2017. If no reply is received by 27th September 2017, 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 Marcus Fenton

Agent: N/A

Nature of Proposal: Change of use from agricultural storage to incorporate into dwellinghouse

Site: Larkhall Farmhouse Dunion Road Jedburgh Scottish Borders TD8 6TA

Outline Consent :

OBSERVATIONS OF: Ecology Officer

RE-CONSULTATION REPLY

It is recognised that a formal recommendation for a decision can only be made after consideration of all relevant information and material considerations. This consultation advice is provided to the Development Management service in respect of natural heritage issues (biodiversity).

I am satisfied with the Bat and Bird Survey (Stone's Wildlife Management), for which a daylight inspection (preliminary roost assessment) survey and dusk/dawn bat activity surveys were undertaken in July 2017.

Bats

The results of the preliminary roost assessment in conjunction with two dusk emergence and one dawn swarming surveys for bats established the presence of a soprano pipistrelle *Pipistrellus pygmaeus* roost within building proposed for development. The maximum number of bats observed roosting within the site was seven, during the dusk survey on 28/07/17.

Such small numbers are indicative of non-breeding summer bachelor roosts, which have low conservation status (Mitchell-Jones, 2004)¹, given that this is a widespread species of bat.

Since the proposed works involve substantial alterations and renovations, the destruction or disturbance of the roost is likely to be unavoidable. A derogation licence from Scottish Natural Heritage Species Licensing Team is required before planned works can take place. A species protection plan for bats will also be required, incorporating measures outlined in the Bat and Bird

Survey.

Birds

Active nests of house martin *Delichon urbica*, swallow *Hirundo rustica*, pied wagtail *Motacilla alba yarrellii*, jackdaw *Corvus monedula* and blackbird *Turdus merula* were found during the daylight inspection. Mitigation is required in order to protect the breeding bird interest on site.

Recommendation:

- Prior to the commencement of development, the developer shall provide to the Planning Authority:
 - a) a copy of the relevant European Protected Species licence, or,
 - b) a copy of a statement in writing from Scottish Natural Heritage (licensing authority) stating that such a licence is not necessary for the specified development.
- Prior to the commencement of development, the developer shall submit in writing to the Planning Authority a detailed Species Protection Plan for bats. Thereafter, no development shall take place except in strict accordance with the protection plan so approved. The SPP should accord with current best practice and legislation (Mitchell-Jones 2004) and incorporate measures suggested in the Bat and Bird Survey, (Stone's Wildlife Management, as above). The SPP should include photographic images/maps of the exact locations of bat roosts, as well as provision for ecological supervision of all works by a named, suitably experienced and licensed bat ecologist. Any mitigation should at least provide a 'like for like' replacement of what will be lost. This should include provision of bat boxes additional to any licensing requirements, as enhancements. In addition, details of lighting schemes should be included, indicating how such schemes will be designed to minimise impacts on bats, including foraging and commuting habitat. Additional guidance on mitigation can be found via the following link: <http://www.snh.gov.uk/about-scotlands-nature/wildlife-and-you/bats/mitigation/>.
- Prior to commencement of development, a Species Protection Plan for breeding birds shall be submitted to and approved by the Planning Authority. The SPP should incorporate measures suggested in the Bat and Bird Survey, (Stone's Wildlife Management, as above). Any development shall, thereafter, be carried out in accordance with the approved SPP. The SPP shall include provision for a pre-development supplementary survey and a mitigation plan, where any works are proposed within the bird breeding season (March to August). No development shall commence during the bird breeding season unless the development is implemented wholly in accordance with the approved SPP.

Liz Hall MSc
Assistant Ecology Officer
27/09/17

ⁱ Mitchell-Jones, A. (2004) Bat Mitigation Guidelines. English Nature, Peterborough.

PLANNING CONSULTATION

To: Landscape Architect

From: Development Management

Date: 17th July 2017

Contact: Andrew Evans ☎ 01835 826739

Ref: 17/01008/FUL

PLANNING CONSULTATION

Your observations are requested on the under noted planning application. I shall be glad to have your reply not later than 7th August 2017, 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 7th August 2017, 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 Adam Elder

Agent: Camerons Ltd

Nature of Proposal: Erection of replacement dwelling house

Site: Derelict Dwelling Land West Of Glenkinnon Lodge Peelburnfoot Clovenfords
Scottish Borders

OBSERVATIONS OF: Landscape Architect

CONSULTATION REPLY – S McDermott

The site was visited on 4th August.

Description of the Site

The site comprises an area of ancient or semi ancient woodland that made up part of the Peel estate which was firstly a shooting and fishing estate, created at the end of the 19th century and subsequently was used as a hospital. On closure of Peel Hospital the northern part of the grounds were developed as a large residential development and a Tree Preservation Order (TPO) was placed on the surrounding woodland within the hospital grounds.

The site is wooded and within this woodland there are the remains of dog kennels. I suggest that given the size of the kennels they were purely kennels to house the dogs and did not incorporate any accommodation for the dog handlers.

Nature of the Proposal

The proposal is to build a house on the site of the old kennels.

Implications of the Proposal for the Landscape including any Mitigation

The site comprises woodland which because of its amenity value and ability to screen and shelter the residential development within, is covered by a TPO. To build the house and access requires the felling of approximately 14 trees as well as creating a driveway and parking within the canopy and Root Protection Areas (RPAs) of a number of mature trees. It will create a hole within the centre of this piece of woodland and the surrounding trees, including those immediately to the south, could be under long term pressure for removal due to shading and the potential for falling

damage.

There is potential for further trees to be affected by services runs which will have to come through trees.

A development in this location would undermine the TPO as well as Policy EP13.

Policy EP13 gives protection to the woodland resource and states that *'the Council will refuse development that would cause the loss of or serious damage to the woodland resource unless public benefits clearly outweigh the loss of landscape, ecological, recreational, historical, or shelter value.'*

Conclusion

Given the aims of Policy EP13 and the TPO status of the woodland I do not think this is an appropriate site for development.

PLANNING RE-CONSULTATION - Incorporating revisions to previous consultation

To: Landscape Architect

From: Development Management

Date: 7th September 2017

Contact: Andrew Evans ☎ 01835 826739

Application Ref: 17/01008/FUL

PLANNING RECONSULTATION

Your observations are requested on the under noted planning application. I shall be glad to have your reply not later than 21st September 2017. If no reply is received by 21st September 2017, 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 Adam Elder

Agent: Camerons Ltd

Nature of Proposal: Erection of replacement dwelling house

Site: Derelict Dwelling Land West Of Glenkinnon Lodge Peelburnfoot
Clovenfords Scottish Borders

Outline Consent :

OBSERVATIONS OF: Landscape Architect

RE-CONSULTATION REPLY S McDermott

While I acknowledge the applicant may have a real commitment to the Peel Woodland that is in his ownership, none of the further information submitted since my original consultation reply of 8th August has altered my view that development in the middle of woodland would have anything but a detrimental effect on this part of the woodland. As well as potentially undermining the TPO, it would be contrary to Policy EP13, the aim of which is to give protection to the woodland resource.

The tree survey does not identify the appropriate Root Protection Areas for the surveyed trees, in accordance with **BS 5837:2012 Trees in relation to design, demolition and construction – Recommendations.**

The development requires the removal of at least 14 trees and requires a track to be formed into the woodland and will create a clearing, albeit a small one, in the woodland. The development, the access requirements and associated works are not, in my opinion compatible with sustainable woodland.

Therefore, on landscape grounds, I cannot support this application.

Scottish Borders Council

Regulatory Services – Consultation reply

Planning Ref	17/01008/FUL
Uniform Ref	17/02051/PLANCO
Proposal	Erection of replacement dwelling house
Address	Derelict Dwelling Land West Of Glenkinnon Lodge Peelburnfoot Clovenfords Scottish Borders
Date	31/7/17
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 replacement dwelling house

The documents lodged in support of the Application indicate that the property will be service by a private drainage system and may be heated by biomass/ stoves.

If a stove or similar appliance is proposed an assessment is not required but see the Informative Note below.

For Boilers, the applicant needs to provide additional information so that a screening assessment can be carried out.

In order to allow an air quality screening assessment to be carried out the applicant can carry one out using the biomass unit conversion and screening tool at <http://iaqm.co.uk/guidance/>

Alternatively if the following information is provided the screening calculation will be carried out for them:

1. Flue diameter
2. Flue height above ground level
3. Make and model of the boiler
4. Size of boiler (maximum output in kW)
5. Thermal efficiency of the boiler
6. Type of fuel to be used (pellets chips etc.)
7. The height and width of the building in which the boiler will be housed
8. The height and width of any building within a distance of 5 times the stack height, including fuel hoppers.
9. The boiler Emission Factor in g/GJ for PM10 particulates at full boiler power
10. The boiler Emission Factor in g/GJ for NOx at full boiler power

PLEASE NOTE

All dimensions must be metric.

Building dimensions must be stated – scaling from a plan is not acceptable.

Where manufacturer's Emission Factors are unavailable, a notional value derived from Guidance will be used.

Notwithstanding the above, the Applicant should be aware that where significant differences exist in the local terrain, site specific dispersion modelling may be required.

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 property 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.

Informatives

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.

REGULATORY SERVICES



To: **Development Management Service**
FAO Andrew Evans

Date: **4 Aug 2017**

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

Ext: **6663**

Ref: **17/01008/FUL**

**Subject: Erection of replacement dwelling house
Derelict Dwelling Land West of Glenkinnon Lodge,
Peelburnfoot, Clovenfords**

I have no objections in principle to the erection of a replacement dwelling at this location.

However, the following points will have to be satisfactorily addressed in order to gain my support;

- The private access where it meets the public road to be positioned in such a manner which does not impact on the existing street lighting column.
- Private access track to be a minimum of 3.7 metres wide.
- The first two metres of the private access track to be constructed to the following specification "75mm of 40mm size single course bituminous layer blinded with bituminous grit all to BS 4987 laid on 375mm of 100mm broken stone bottoming blinded with sub-base, type 1."
- The remainder of the private access track to be formed with a well compacted free draining, smooth running surface capable of withstanding a minimum axle loading of 14 tonne.

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

AJS

PLANNING CONSULTATION

On behalf of: Director of Education & Lifelong Learning

From: Service Director of Assets & Infrastructure

Contact: Neil Hastie, Estates Manager

To: Head of Planning & Building Standards

Date: 25th July 2017

Contact: Andrew Evans ☎ 01835 826739

Ref: 17/01008/FUL

PLANNING CONSULTATION

Name of Applicant: Mr Adam Elder

Agent: Camerons Ltd

Nature of Proposal: Erection of replacement dwelling house

Site: Derelict Dwelling, Land West of Glenkinnon Lodge, Peelburnfoot, Clovenfords, 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 located within the catchment area for Clovenfords Primary School, St Margaret's R C Primary School and Galashiels Academy.

There are no contributions sought for this application.

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 estatementmanagement@scotborders.gov.uk

Clovenfords and District Community Council

Comments on Planning Application 17/01008/FUL

Proposed House

The proposed house is effectively a two-storey structure, whereas the existing building is single storey. It is also significantly larger than the small building that currently exists. The existing building has a foot print of 3.5m x 7.3m. The proposed house has a foot print of approximately 7m x 15m (scaled from the drawings). This is 4 times larger.

The ridge height of the existing building is 4m, compared to 10m for the proposed house. Apparently this height is to enable the roof to fit into the existing tree canopy. In such close proximity to the tree canopy, it is likely that the roof slates would be subjected to impact from tree branches with potential for damage. If this were to occur, would the owner remove or cut down the offending trees?

The ground floor includes a large living area (seating shown for at least 8 people) and a dining facility that shows seating for 8. Yet the house has a single bedroom. This raises concerns as to the proposed purpose of this new house. If these areas were reduced to reflect those associated with a single bedroom occupancy the requirement for a two structure would become unnecessary. This would then reduce the height of the new house to be more in keeping with the existing building.

The virtual impression presented with the planning application does not reflect the size of the house since it is not to scale. Whether intentional or not, it creates an impression of a smaller structure than in reality it would be.

The material palette is said to be reflective of the historic vernacular of the surrounding buildings. How can this be when the surrounding buildings are stone built, not timber clad. The natural stone facia covers a relatively small area of the external walls compared to the timber cladding and appears to be a gesture. It is claimed that the recently felled oak from the wood would be used in the construction. How will this be used?

Craigmyle Park Road

The maximum road width is 4.8m at the proposed access to the off road parking area. The proposal for ground reinforced grid from the edge of the road will not prevent damage occurring to the exposed edge of the existing tarmac. It is of concern that this will result in a narrowing of the road over time. The road has already been repaired several times by SBC Roads department. The potential for damage would be increased with construction site traffic present.

With off road parking for 2 vehicles only, there is concern that additional vehicles will park on the road which is the only access route to Craigmyle Park and Peel House. Experience has shown that when vehicles have parked on this road to carry out work, passing vehicles have had to drive on the opposite grass verge causing damage. This grass verge is owned and maintained by Craigmyle residents.

Sustainability

Emphasis is placed on achieving very high thermal insulation, yet one gable end is totally glass. There is no information regarding insulating the roof, which covers a significant area of the structure. Expressions such as 'Consideration will be given, wherever possible' and 'Particular consideration will be given' are meaningless.

The application makes reference to wood burning heating. The apparatus to achieve this is not indicated on any of the drawings, eg wood burning stove, wood storage. Of particular concern is the location (or lack of) of a chimney. Could such a roof pitch and the incorporation of windows in the roof affect the height and position of the top of a chimney? With the roof in the tree canopy would this not also pose a fire risk? Since the proposed location of the house would be lower than adjacent homes and houses on Craigmyle Park, there would be a strong possibility for nuisance from smoke rising from the wood burning facility.

'Possible micro-hydro' as a renewable energy source is an extremely vague phrase. There is no information supplied as to potential water sources or disruption to the local environment from installing such a facility. It is understood that any such device would be subject to planning approval and SEPA scrutiny. How would the power generated be carried to the house (underground cabling or overhead power lines)? What noise levels are associated with such devices?

General

This application for a new house is vague and lacking in detail. At best it could be considered as an application for outline planning permission. More importantly is the question over the need for such a dwelling on the site. Whilst managing the woodland in a positive and sustainable manner is to be welcomed this does not require the woodland to be lived in.

Based upon the above comments Clovenfords and District Community Council have serious concerns in relation to this planning application.

George Dormand

on behalf of Clovenfords and District Community Council