

## **APPENDIX I**

### **APPLICATIONS FOR PLANNING PERMISSION**

<b><u>Reference</u></b>	<b><u>Nature of Development</u></b>	<b><u>Location</u></b>
17/00993/FUL and 17/00994/FUL	17/00993/FUL - Erection of 41 dwellinghouses and associated works 17/00994/FUL - Erection of 34 dwellinghouses and associated works	Land North West of Springfield Avenue Duns

#### **17/0993/FUL**

Decision: Approved, subject to additional conditions covering boundary treatments, position of dwellings within plots and amendments to elevations and the informative as follows:-

- 1 The development hereby permitted shall not be carried out otherwise than in complete accordance with the plans and specifications approved by the Local Planning Authority.  
Reason: To ensure that the development is carried out in accordance with the approved details.
- 2 The residential units hereby approved shall meet the definition of "affordable housing" as set out in the Scottish Borders Local Development Plan 2016 and Scottish Borders Council approved supplementary planning guidance on Affordable Housing (January 2015) and shall not be used for any other purpose.  
Reason: The permission has been granted for affordable housing, and development of the site for unrestricted market housing would not comply with development plan policies and guidance with respect to contributions to infrastructure and services, including local schools and development outwith the Development Boundary.
- 3 No development shall commence until full details of all external materials for the approved dwellings, and full details of the surfacing of all shared surfaces and footways have been submitted to and approved in writing by the Planning Authority. Thereafter the development shall be completed in accordance with the approved details unless otherwise agreed in writing with the planning authority.  
Reason: To maintain effective control over the development.
- 4 No development shall commence until full details of the road construction, makeup, material and road surfaces are submitted to and approved in writing by the planning authority. A scheme of further refinements to the detail of the parking bays shown on the approved site layout plan shall also be submitted to and approved in writing by the planning authority before commencement of development. Thereafter the development is to be completed in accordance with the approved details.  
Reason: To maintain effective control over the development.
- 5 At least 6 weeks prior to the development commencing operations the applicant must prepare and submit a construction method statement for approval by the Planning Authority. Once approved this document will form the operational parameters under which the development will be operated and managed. The plan must address the following:
  - Hours of operation
  - Vehicle movement
  - Protection and monitoring of private water supplies
  - Noise mitigation/ equipment maintenance
  - Dust - mitigation and management
  - Lighting - prevention of nuisance
  - Complaints procedure/ communication of noisy works to receptorsReason: To protect the amenity of nearby residential properties.
- 6 No drainage system other than the public mains sewer shall be used to service the property without the written consent of the Planning Authority.

Reason: To ensure adequate provision is made for the disposal of foul water drainage and that the development does not have a detrimental effect on public health.

- 7 Prior to occupation of the first dwellinghouse hereby approved written evidence shall be supplied to the planning Authority that the development has been connected to the public water drainage network.  
Reason: To ensure that the development does not have a detrimental effect on public health.
- 8 No development shall commence until a detailed 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.
- 9 No water supply other than the public mains shall be used to supply the Development hereby approved 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.
- 10 The Air Source Heat Pump equipment shown on the drawings hereby approved shall be installed in accordance with the details approved with this application, unless otherwise agreed in writing with the planning authority.  
Reason: In the interests of residential amenity within and adjoining the site.
- 11 Any noise emitted by plant and machinery used on the premises will not exceed Noise Rating Curve NR20 between the hours of 2300 - 0700 and NR 30 at all other times when measured within all noise sensitive properties (windows can be open for ventilation). The noise emanating from any plant and machinery used on the premises should not contain any discernible tonal component. Tonality shall be determined with reference to BS 7445-2  
Reason: To protect the residential amenity of nearby properties.
- 12 All plant and machinery shall be maintained and serviced in accordance with the manufacturer's instructions so as to stay in compliance with the aforementioned noise limits.  
Reason: To protect the residential amenity of nearby properties.
- 13 An equipped play area shall be provided on site within 6 months of the occupation of the first dwellinghouse, the precise details of which shall first be submitted to and agreed in writing by the planning authority. Details shall include a scheme for ongoing future maintenance of the equipped play area.  
Reason: To ensure provision of suitable recreation space within the development.
- 14 All landscaping shown on drawing DU09\_LP-004 Rev E shall be completed within 12 months of the occupation of the first dwellinghouse hereby approved, unless a subsequent phasing scheme has been submitted to and agreed in writing with the planning authority.  
Reason: To ensure the development is suitably landscaped and integrated with its surroundings.
- 15 Prior to commencement of development, a scheme for future maintenance of all landscaped areas shall be submitted to and approved in writing with the planning authority. Thereafter the landscaping will be maintained in accordance with the approved details.  
Reason: To ensure suitable maintenance of all landscaped areas.

- 16 All new selected standard tree planting as shown on the Planting Schedule attached to approved drawing DU09\_LP-004 Rev E should use root balled tree stock as per SBC Landscape Guidance Note 7.  
Reason: To ensure the development is suitably landscaped and integrated with its surroundings.
- 17 No development shall commence until a scheme of details setting out arrangements and locations for domestic waste and recycling storage and collection are submitted to and approved in writing by the planning authority. Thereafter the development is to be completed in accordance with the approved details, unless otherwise agreed in writing with the Planning Authority.  
Reason: To ensure suitable provisions are made for the provision and storage of domestic waste and recycling within the site.
- 18 No development shall commence until precise details of all proposed means of enclosure have been submitted to and approved in writing by the planning authority and thereafter no development shall take place except in strict accordance with the approved details.  
Reason: To ensure a satisfactory form of development, and to enable the effective assimilation of the development into its wider surroundings.
- 19 No development shall commence until a scheme of amendments to the design and exterior finishes of the dwellinghouses hereby approved has been submitted to and approved in writing by the planning authority. Thereafter no development shall take place except in strict accordance with the approved scheme unless otherwise agreed in writing with the planning authority.  
Reason: Further variation to the external appearance of the dwellings is required, to achieve a suitable placemaking and design standard.
- 20 No development shall commence until a scheme of amendments to the precise location of the dwellinghouses hereby approved have been submitted to and approved in writing by the planning authority. Thereafter no development shall take place except in strict accordance approved scheme unless otherwise agreed in writing with the planning authority.  
Reason: Further variation in the positioning of the dwellings within individual plots is required, to achieve a suitable placemaking and design standard.

### **Informative**

It should be noted that the existing Roads Construction Consent for the site has expired and an application will be required from the developer to have the consent extended.

Note: Both applications subject to S75 agreement requiring provision of footpath link between the development site and Bridgend Place.

### **17/00994/FUL**

Decision: Approved, subject to additional condition covering boundary treatments and adjustment to conditions 19 and 20 to remove specific plot numbers and the informative as follows:-

- 1 The development hereby permitted shall not be carried out otherwise than in complete accordance with the plans and specifications approved by the Local Planning Authority.  
Reason: To ensure that the development is carried out in accordance with the approved details.
- 2 The residential units hereby approved shall meet the definition of "affordable housing" as set out in the Scottish Borders Local Development Plan 2016 and Scottish Borders Council approved supplementary planning guidance on Affordable Housing (January 2015) and shall not be used for any other purpose.

Reason: The permission has been granted for affordable housing, and development of the site for unrestricted market housing would not comply with development plan policies and guidance with respect to contributions to infrastructure and services, including local schools and development outwith the Development Boundary.

- 3 No development shall commence until full details of all external materials for the approved dwellings, and full details of the surfacing of all shared surfaces and footways have been submitted to and approved in writing by the Planning Authority. Thereafter the development shall be completed in accordance with the approved details unless otherwise agreed in writing with the planning authority.

Reason: To maintain effective control over the development.

- 4 No development shall commence until full details of the road construction, makeup, material and road surfaces are submitted to and approved in writing by the planning authority. A scheme of further refinements to the detail of the parking bays shown on the approved site layout plan shall also be submitted to and approved in writing by the planning authority before commencement of development. Thereafter the development is to be completed in accordance with the approved details.

Reason: To maintain effective control over the development.

- 5 At least 6 weeks prior to the development commencing operations the applicant must prepare and submit a construction method statement for approval by the Planning Authority. Once approved this document will form the operational parameters under which the development will be operated and managed. The plan must address the following:

- Hours of operation
- Vehicle movement
- Protection and monitoring of private water supplies
- Noise mitigation/ equipment maintenance
- Dust - mitigation and management
- Lighting - prevention of nuisance
- Complaints procedure/ communication of noisy works to receptors

Reason: To protect the amenity of nearby residential properties.

- 6 No drainage system other than the public mains sewer shall be used to service the property without the written consent of the Planning Authority.

Reason: To ensure adequate provision is made for the disposal of foul water drainage and that the development does not have a detrimental effect on public health.

- 7 Prior to occupation of the first dwellinghouse hereby approved written evidence shall be supplied to the planning Authority that the development has been connected to the public water drainage network.

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

- 8 No development shall commence until a detailed 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.

- 9 No water supply other than the public mains shall be used to supply the Development hereby approved 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.

- 10 The Air Source Heat Pump equipment shown on the drawings hereby approved shall be installed in accordance with the details approved with this application, unless otherwise agreed in writing with the planning authority.  
Reason: In the interests of residential amenity within and adjoining the site.
- 11 Any noise emitted by plant and machinery used on the premises will not exceed Noise Rating Curve NR20 between the hours of 2300 - 0700 and NR 30 at all other times when measured within all noise sensitive properties (windows can be open for ventilation). The noise emanating from any plant and machinery used on the premises should not contain any discernible tonal component. Tonality shall be determined with reference to BS 7445-2  
Reason: To protect the residential amenity of nearby properties.
- 12 All plant and machinery shall be maintained and serviced in accordance with the manufacturer's instructions so as to stay in compliance with the aforementioned noise limits.  
Reason: To protect the residential amenity of nearby properties.
- 13 An equipped play area shall be provided on site within 6 months of the occupation of the first dwellinghouse, the precise details of which shall first be submitted to and agreed in writing by the planning authority. Details shall include a scheme for ongoing future maintenance of the equipped play area.  
Reason: To ensure provision of suitable recreation space within the development.
- 14 All landscaping shown on drawing DU09\_LP-004 Rev E shall be completed within 12 months of the occupation of the first dwellinghouse hereby approved, unless a subsequent phasing scheme has been submitted to and agreed in writing with the planning authority.  
Reason: To ensure the development is suitably landscaped and integrated with its surroundings.
- 15 Prior to commencement of development, a scheme for future maintenance of all landscaped areas shall be submitted to and approved in writing with the planning authority. Thereafter the landscaping will be maintained in accordance with the approved details.  
Reason: To ensure suitable maintenance of all landscaped areas.
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Reason: To ensure the development is suitably landscaped and integrated with its surroundings.
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Reason: To ensure suitable provisions are made for the provision and storage of domestic waste and recycling within the site.
- 18 No development shall commence until a scheme of amendments to the design and exterior finishes of the dwellinghouses hereby approved has been submitted to and approved in writing by the planning authority. Thereafter no development shall take place except in strict accordance with the approved scheme unless otherwise agreed in writing with the planning authority.  
Reason: Further variation to the external appearance of the dwellings is required, to achieve a suitable placemaking and design standard
- 19 No development shall commence until a scheme of amendments to the precise location of the dwellinghouses hereby approved have been submitted to and approved in writing by the

planning authority. Thereafter no development shall take place except in strict accordance approved scheme unless otherwise agreed in writing with the planning authority.

Reason: Further variation in the positioning of the dwellings within individual plots is required, to achieve a suitable placemaking and design standard.

- 20 No development shall commence until precise details of all proposed means of enclosure have been submitted to and approved in writing by the planning authority and thereafter no development shall take place except in strict accordance with the approved details.

Reason: To ensure a satisfactory form of development, and to enable the effective assimilation of the development into its wider surroundings.

### **Informative**

It should be noted that the existing Roads Construction Consent for the site has expired and an application will be required from the developer to have the consent extended.

Note: Both applications subject to S75 agreement requiring provision of footpath link between the development site and Bridgend Place.

### NOTE

Mr Ravey, Springfield Homes PLC spoke in support of the application.

<u>Reference</u>	<u>Nature of Development</u>	<u>Location</u>
16/01403/FUL	Erection of dwellinghouse	Land South of Abbotsbank Gattonside

Decision: Continued to allow a site Visit to be held.

### NOTE

Mrs Helen Johnson, Local Resident spoke against the application.

<u>Reference</u>	<u>Nature of Development</u>	<u>Location</u>
17/01502/MOD75	Discharge of planning obligation pursuant to planning permission R273/94	Parklands Oxnam Road Jedburgh

Decision: Approved discharge of the S50 Agreement subject to the following applicant informative:

The applicant should be aware that a planning condition restricting occupancy of the dwelling would also require removal from Parklands planning permission – Reference: 94/00995/FUL (Alternative Reference: R273/94).