

PLANNING CONSULTATION

To: Ecology Officer

From: Development Management

Date: 21st December 2017

Contact: Stuart Herkes ☎ 01835 825039

Ref: 17/01685/PPP

PLANNING CONSULTATION

Your observations are requested on the under noted planning application. I shall be glad to have your reply not later than 11th January 2018, 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 11th January 2018, 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 John Huck

Agent: N/A

Nature of Proposal: Erection of dwellinghouse

Site: Land South Of The Bungalow Blacklee Brae Bonchester Bridge 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 Management service in respect of heritage and design issues (biodiversity).

I have not visited the site to inform this consultation response. Information has been compiled from aerial imagery, desk study data, and photographic images.

Relevant Local Development Plan policies are EP1 *International Nature Conservation Sites and Protected Species* (regarding European Protected Species), EP2 *National Nature Conservation and Protected Species* (regarding birds and red squirrel), EP3 *Local Biodiversity* and EP13 *Trees, Woodland and Hedgerows*.

There are no designated sites within 1km of the site that are likely to be affected by works of this nature and scale.

The site covers an area of approximately 250m², covered with mature broadleaf trees and bushes, surrounded by hedgerow, which connects along hedgerows to the surrounding habitat of woodland, including ancient woodland, as well as coniferous plantation to the east. The Catlee Burn, a tributary of the River Tweed SAC, flows to the west, with other small burns to the south of the site. Other surrounding habitat includes residential gardens and farmland/grazing land.

Protected mammal species recorded within 20m to 500m of the site include European protected Natterers bat, and red squirrel. Bird species recorded include goldcrest, swallow, bullfinch,

swallow, song thrush, starling, house sparrow, wood warbler, willow warbler, mistle thrush and barn owl.

The proposal is to erect a dwelling house on the site, which would necessitate removal of established trees and scrub.

Potential biodiversity impacts include habitat loss as well as direct or indirect impacts on protected species that may use habitat for foraging, nesting, sheltering, roosting or commuting.

Bats are protected under The Conservation (Natural Habitats &c.) Regulations 1994 (as amended). It is illegal to intentionally or deliberately kill or injure them, intentionally, deliberately or recklessly damage, destroy, or obstruct access to any place used for shelter or protection including resting or breeding places (all roosts, whether occupied or not), or deliberately, intentionally or recklessly disturb them. Following guidance from the Scottish Government, bat surveys and any subsequent licensing requirements will need to be resolved before the planning application is determined. Impacts on bats will be assessed against the three key tests.ⁱ

Red squirrel are protected under the Wildlife and Countryside Act 1981 (as amended).

All wild birds are afforded protection and it is an offence to deliberately or recklessly kill, injure and destroy nests and eggs of wild birds. Additionally for those species protected under Schedule 1 of the Wildlife and Countryside Act 1981 (as amended) it is illegal to intentionally or recklessly disturb any bird whilst it is nest-building or at or near a nest containing eggs or young, or to disturb any of its dependent young.

Recommendation

- Prior to determination, a survey for bats by a suitably qualified personⁱ will be required for all mature trees that require felling. Impacts on bats will be assessed against the three key tests. 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 trees should be conducted between May and September (optimally May - August). Preliminary Roost Assessment can be undertaken at any time of year. 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.
- Prior to commencement of development, a survey for protected species including breeding birds and red squirrel shall be undertaken. A mitigation plan for protected species and habitats as appropriate shall be included in a Species and Habitats Protection Plan, which shall incorporate details of enhancements for biodiversity and shall be submitted to and approved by the Planning Authority. Any works shall, thereafter, be carried out in accordance with the approved mitigation plan.

Liz Hall MSc
Assistant Ecology Officer
04/01/18

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

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: 5th January 2018

Contact: Stuart Herkes ☎ 01835 825039

Ref: 17/01685/PPP

PLANNING CONSULTATION

Name of Applicant: Mr John Huck

Agent: n/a

Nature of Proposal: Erection of dwelling house

Site: Land South of the The Bungalow, Blacklee Brae, Bonchester Bridge, 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 Denholm Primary School and Jedburgh Grammar School.

A contribution of £2,438 is sought for the Primary School.

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

Scottish Borders Council

Regulatory Services – Consultation reply

Planning Ref	17/01685/PPP
Uniform Ref	17/03623/PLANCO
Proposal	Planning Consultation - Erection of dwellinghouse
Address	Land South Of The Bungalow Blacklee Brae Bonchester Bridge Scottish Borders
Date	5 th January 2018
Amenity and Pollution Officer	Forbes Shepherd
Contaminated Land Officer	Gareth Stewart

Amenity and Pollution

Assessment of Application

*Air quality
Nuisance
Water Supply*

Drainage Arrangements

Condition

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.

Water Supply

Condition

Where a mains water supply has been identified by the Applicant but the Case Officer suspects that a mains water connection is unlikely to be achievable, the following Conditions should be applied:

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.

Wood Burning Stoves

If a stove is to be installed as part of the development and so long as it is less than 45kW no further information needs to be provided and attach the informative. If it is greater than 45kW then the applicant needs to declare this and provide additional information so that a screening assessment can be carried out.

Informative

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.

Recommendation

Agree with application in principle, subject to conditions

Contaminated land

Assessment of Application

Recommendation

No Comment

REGULATORY SERVICES



To: **Development Management Service**
FAO Stuart Herkes

Date: **24 Jan 2018**

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

Ext: **6663**

Ref: **17/01685/PPP**

Subject: Erection of dwellinghouse
Land South of The Bungalow, Blacklee Brae, Bonchester
Bridge

Whilst I have no objections in principle to this proposal, the following points must be addressed at detailed planning stage, should this application be consented.

- Visibility splays of 2.4 by 70 metres in both directions onto the public road from the proposed access to be provided.
- Verge crossing 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."
- Parking and turning for a minimum of two vehicles, excluding garages, to be provided within the curtilage of the plot and thereafter retained in perpetuity unless otherwise agreed.

Providing the above points are satisfactorily addressed, I will not object to this application.

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

AJS

PLANNING CONSULTATION

To: Landscape Architect

From: Development Management

Date: 21st December 2017

Contact: Stuart Herkes ☎ 01835 825039

Ref: 17/01685/PPP

PLANNING CONSULTATION

Your observations are requested on the under noted planning application. I shall be glad to have your reply not later than 11th January 2018, 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 11th January 2018, 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 John Huck

Agent: N/A

Nature of Proposal: Erection of dwellinghouse

Site: Land South Of The Bungalow Blacklee Brae Bonchester Bridge Scottish Borders

OBSERVATIONS OF: Landscape Architect

CONSULTATION REPLY dated 6 February 2018

It is recognised that a formal recommendation 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 landscape related issues.

Description of the Site

The site is a predominantly wooded area of approximately 0.25 hectares to the west of and within the curtilage of The Bungalow, a detached dwelling house on the north side of the minor road which runs down from the B6357 to the valley of the Catlee Burn. The landscape character type of the area is identified as *BDR28RW: Wooded Upland Fringe Valley: Rule Water* in terms of the Borders Landscape Assessment (1998) <http://www.snh.org.uk/publications/online/LCA/borders.pdf> Key characteristics are described as:

- *Small scale, intimate, enclosed character.*
- *Deeply incised river channels with frequent cliffs and steep slopes.*
- *Heavily wooded valley floors and lower valley sides.*
- *Contrasting open rolling slopes at higher levels above rivers.*

Nature of the Proposal

Approval in principal is sought for a single dwelling.

Implications of the Proposal for the Landscape including any mitigation

It is unclear at this stage what form the development might take. Any detailed application would need to be supported by a tree survey and arboricultural impact assessment so that the implications for the existing tree cover can be assessed. You may also wish to consider Policy EP13 as a relevant consideration.

Recommendation

I am concerned about potential erosion of established landscape character and would want some re-assurance in that regard if this application was to proceed to the detailed stage.