

SCOTTISH BORDERS COUNCIL

PLANNING AND BUILDING STANDARDS COMMITTEE

29th JUNE 2015

APPLICATION FOR PLANNING PERMISSION

ITEM:	REFERENCE NUMBER: 15/00317/FUL
OFFICER:	Mr Scott Shearer
WARD:	Mid Berwickshire
PROPOSAL:	Erection of dwellinghouse with attached garage
SITE:	Land South East Of St Leonards Polwarth
APPLICANT:	Mr Keith Taylor
AGENT:	T Fleming Homes Ltd

SITE DESCRIPTION

The application site is located within the hamlet of Polwarth which is located between Greenlaw and Gavinton. The site itself occupies a parcel of gently sloping ground to the south east of St Leonards and the adjoining Old School. To the south of the site, across the Polwarth Burn, is the category B listed Thatched Cottage which has been renovated and extended. The public road which is known as Packman's Brae contains the site to the east. Packman's Brae Bridge which spans the watercourse is immediately to the south east of the site is listed category C.

The site appears to have previously formed part of the garden ground of St Leonards. The site is well screened and sheltered with its roadside boundary enclosed by a hedge. A number of trees occupy the site, most of which are common within this area with the exception of a well-established Chilean Pine (monkey puzzle) tree which is located to the sites northern end.

PROPOSED DEVELOPMENT

The proposed building is a one and a half storey dwellinghouse with attached garage which is set centrally within the plot. The building includes a pitched roof gabled side extension and fronting lean-to which houses the garage. Internally, the dwelling provides accommodation for three bedrooms as well as an open plan sitting/dining room, kitchen and study. The dwelling is to be finished with a composite slate roof and a mixture of horizontal Cedar boarding and render used on the walls. Substantial glazed panels and doors are features of the building with rooflights providing access to light for upper floor accommodation as well as the void and garage.

PLANNING HISTORY

The following planning history is attached to this site:

03/01421/FUL – Erection of dwellinghouse. Refused at the Berwickshire Area Committee on 8th March 2004 because it was determined that the building group at Polwarth would be adversely affect by the form of additional development proposed.

04/02200/FUL – Erection of dwellinghouse. This application was approved at the Berwickshire Area Committee on the 26th of April.

10/00067/FUL- Erection of dwellinghouse (renewal of previous consent). This proposal was approved under delegated powers on the 19th of December 2013, following the conclusion of a Legal Agreement and remains an extant planning permission.

14/01188/FUL – Erection of dwellinghouse with detached garage. This application was withdrawn after concerns were expressed by Council officers about design, its detrimental impact upon trees within the site and its unsafe access.

REPRESENTATION SUMMARY

In total representations from seven different households were received to the application. Six of which objected to the proposal and one offered support.

The six objections are summarised as follows:

- The site plan is inaccurate and includes ground which is not within the applicants ownership and also encroaches upon the road to the south east which would affect road safety.
- House design and its material finishes will adversely affect the local built character and intrinsic value of Polwarth
- The proposal adversely affects the setting of the B Listed Thatched Cottage.
- The sites access is located within a dip in the road on Packman's Brae which would create a road safety hazard.
- The narrow road is used by pedestrians and the proposal would affect their safety.
- The proposals visibility splay is screened by planting in neighbouring properties.
- The development results in the removal of existing trees and hedgerows within the site which enhance the visual amenity of the local area.
- The house encroaches and interferes with Root Protection Areas of trees which are to be retained which will result in damage and loss to these particular trees, including the monkey puzzle and beech tree.
- The plans do not include proposed means of surface and foul drainage measures. Use of a private drainage system on this small site will create smell nuisance.
- Siting, scale and design of the house would result in causing a loss of privacy, light and noise pollution to neighbouring properties
- The development of this site will adversely affect local species and their habitats which include; bat colonies, frogs, toads, newts and owls.
- If the application is to be approved the working hours should be restricted to reduce disruption.
- There is inadequate screening and means of enclosure.
- The development result in the loss of view.
- Contrary to Local Plan.

The single representation of support is summarised as follows:

- Recently new housing development has taken place at Polwarth Rhodes which does not match the style of existing stone built properties at Polwarth.
- Not all houses at Polwarth are sited on the same aspect.
- The hedge which bounds the site does not form part of the Polwarth Thorn which runs down Packman's Brae.
- The Council's Roads Planning Service recommends removal of the hedge to improve road safety.
- The local road is not frequently used by pedestrians.

APPLICANTS' SUPPORTING INFORMATION

None.

CONSULTATION RESPONSES:

Scottish Borders Council Consultees

Archaeology Officer: Refer to the consultation reply which was provided in response to application 14/01188/FUL. It was recommended that Polwarth village has been in existence since at least the 17th century. Historic maps suggest that the application area is on the east end of the former village green, but it is not clear if there were any structures on the land prior to 1850. This does not exclude the possibility that earlier structures existed or that the site may contain buried archaeology. No objection is raised, however it is recommended a watching brief carried out by a suitably qualified archaeologist in accordance with a previously approved Written Scheme of Investigation will be required where any ground works disturb sub soils.

Education and Lifelong Learning: The proposed new house is within the Duns Primary School and Berwickshire High School Catchment Area. Both schools are at or near capacity, therefore a contribution is sought to assist the provision of additional capacity. A contribution of £5145 is sought for the Primary School and £4205 per unit for the High School.

Development Negotiator: Identifies that this development will trigger contributions of £5,469 towards the Duns Primary School and £4,205 towards the Berwickshire High School. The applicant has indicated would opt for a Section 75 Agreement to settle payment of the developer contributions. Relevant details have been sought from the applicant to enable this agreement to be instructed with recent emails remaining unanswered therefore it is recommended that the application does not comply with Development Contribution Policy.

Environmental Health Service: An informative is recommended to be attached to any consent to ensure that the applicant's solid fuel heating system avoids causing air quality problems.

Landscape Architect: The written consultation comment received from the Landscape Architect acknowledges that there is space to accommodate a new house in the site and that the proposed tree removals are acceptable. Concerns were raised about the loss of the road side hedge row. Its removal is judged to erode the rural character of the area. Generally, when hedgerows are removed for sightline purposes, the best form of mitigation is to plant a new hedge behind the sightline.

Following receipt of the amended Site Plan, Drawing Number 5065-PL2 the Landscape Architect has been verbally consulted and expressed satisfaction with the planting of a new hedge outwith the site line; this amendment was viewed to concerns raised in the written response.

Roads Planning Service: Recommend that parking and turning layout represents a significant improvement against the design proposed within the previous application. No objections are raised provided that any planning consent includes requirements that;

- Visibility splays of 2.4 metres by 90 metres to be provided in both directions onto the public road and retained in perpetuity thereafter. This will involve relocating or replacing the existing boundary hedge outwith the visibility splays.
- The service lay-by to be constructed as per our standard detail (DC-3) prior to occupation of the dwellinghouse.

It is also highlighted that only Council approved contractors may carry out work within the public road boundary.

Statutory Consultees

Gavinton, Fogo and Polwarth Community Council: One committee member indicated that the size of the proposal was disproportionate and not in keeping with the character of housing at Polwarth. No other comments from any other committee members were noted.

DEVELOPMENT PLAN POLICIES:

Consolidated Scottish Borders Local Plan 2011

Policy G1	Quality Standards for New Development
Policy G5	Developer Contributions
Policy G8	Development outwith Development Boundaries
Policy H2	Protection of Residential Amenity
Policy Inf4	Parking Provisions and Standards
Policy Inf5	Waste Water Treatment Standards
Policy Inf6	Sustainable Urban Drainage
Policy D2	Housing in the Countryside

OTHER PLANNING CONSIDERATIONS:

Scottish Planning Policy 2014

Supplementary Planning Guidance:

- Privacy and Sunlight Guide 2006
- New Housing in the Borders Countryside 2008
- Placemaking and Design 2010
- Development Contributions 2011

KEY PLANNING ISSUES:

The main determining planning issues relevant to the consideration of this application are:

- Whether the development represents a suitable addition to a building group against development plan policy specifically relating to new Housing in the Borders Countryside and having regard to the extant permission.
- Whether the development sufficiently respects the woodland features which occupy the site.
- Whether adequate access and parking can be achieved.

ASSESSMENT OF APPLICATION:

Policy Principle

The application site is not located within any recognised settlement within the Local Plan. For the purposes of planning policy, therefore, this location is rural and as the proposal relates to housing, the proposed development must be primarily considered against Policy D2 of the Consolidated Local Plan 2011 which specifically relates to the development of housing in the countryside.

An existing planning permission, reference 10/00067/FUL, already exists to build a single dwellinghouse, with attached garage on this site. This permission does not expire until the 19th December 2016; therefore permission 10/00067/FUL remains an implementable and extant planning permission, which is a significant material consideration in the determination of this current application. The extant planning permission was assessed against current Local Plan policies, which have not changed in the interim. The principle of this development is therefore not only established by the extant permission, but remains consistent with policy requirements.

Policy provision still requires that new houses are only permitted in rural locations where a site relates well to an existing building group of at least three houses and will only result in the addition of two or a 30% increase to the group, whichever is greater, during the period of the Local Plan. For the avoidance of doubt, a coherent building group remains in existence at Polwarth which comprises of St Leonards, Polwarth School, Beech House, Thatched Cottage, Polwarth Crofts, Polwarth Bank and a nearby implemented consent for 6 new build dwellings (ref; 03/00770/FUL). The site remains well related to these properties and within the identifiable limits of this building group which are contained by the road and the plantation to the east of the group. Since the granting of the original permission for this site (10/00067/FUL), no further planning permissions have been obtained to build new houses at Polwarth that would result in this application exceeding the maximum number of new build houses allowed under current policy.

Accordingly, while the extant planning permission generally enables the building of a new house on this site, it does remain the case that the principle of a new house at this location relates well to the sense of place of the building group at Polwarth.

Design

The building group at Polwarth does benefit from having buildings at its core with strong historic building elements which include slate roofs and stone walls and while not common to traditional Borders architecture, the thatched roof of the Thatched Cottage contributes to this context. New development has however been introduced to the building group in the form the implemented development of six new houses to the west, the renovation of the Thatched Cottage which includes a modern glazed link and the extant permission for a contemporary approach to a traditionally designed dwelling house within this application site. Each of these developments has introduced some different design elements to the building group which means that the character of the Polwarth is not only defined its historic core, but also by newer additions at its edges. Nevertheless any new development must respect this key component of Polwarth's sense of place.

The extant permission attempted, with a reasonable measure of success, to create a design that not only stepped down the built form between the two storey St Leonard's to the single storey Thatched Cottage, but also acknowledged the rural setting of the site.

Through the course of the consideration of this application, the proposed design of the house has been refined. The proposal now takes a closer form to the design of the extant permission. This is particularly evident with the garage accommodation now being contained under an unbroken lean-to extension to the main building. This amendment has helped enhance the cohesion of the building with the reduced scale of the garage curtailing the mass of the development. The proposal could be further enhanced if the direction of the Cedar cladding was changed to vertical and the positioning of the rooflights on the north eastern elevation were more coherent. The roof of the proposal would benefit from being finished in slate as opposed to a composite slate to better respect the traditional roof finishes of the building group. It is worth noting that a condition requires the roof material of the extant permission to be slate. The use of render on the walls of the building should not cause issue and is used elsewhere in the building group. It will however be important to agree a suitable render colour which is sensitive to the colour finishes of other buildings within Polwarth. Given the setting, it is unlikely that white would be appropriate here and a more subdued, stone colour would be preferable.

Opportunities do clearly exist to further improve the appearance of the development. Nevertheless the form and general design of the amended proposal which displays features such as a non-traditional glazing pattern replicates the contemporary design which has already been approved as a suitable addition to this building group at this site. It is therefore contented that this relatively similar proposal can also complement the character and the sense of place of Polwarth. Should Members be minded to approve this application it is recommended that further refinements of the design and materials can ultimately be handled by appropriately worded planning conditions.

Landscape and Visual Impacts

This site contains woodland features which are important to setting of Polwarth. The site does not however form part of any designated landscape areas, nor are any of the trees within the site covered by Tree Preservation Orders, however the extant permission sought to retain trees of particular interest. This application has been supported by an Arboricultural Report. The tree removal work which is proposed to enable this development is supported as the key trees within the site which includes the distinctive Chilean Pine (Monkey Puzzle) tree are being retained. The Landscape

Architect recommends that there is space within the site to accommodate the development and no concerns have been voiced that the development will jeopardise the ability to preserve the retained trees. In accordance with Local Plan Policy NE4, planning conditions can be used to ensure that sufficient protective measures are required to be in place both during construction works and on completion of the development to enable preservation of the retained trees.

To provide sufficient visibility onto the public road from the sites access the existing hedges is required to be removed. The principle of removing this hedge has been established as part of the approved details within the extant permission. Originally this application proposed to replace the roadside hedge with fencing and climbers. Concerns were raised by the Landscape Architect in response to this and resulted in their objection to the application in their consultation response. Subsequently, the proposal has been amended to include a replacement hedge which is set back from the road edge. In landscape terms, such compensatory planning complies with Criteria 3 of Policy NE4 of the Local Plan where the removal of woodland resources, in this case a hedge, is unavoidable. The Landscape Architect has seen these proposals and verbally supported this revision. The implementation of the replacement hedge and its retention can be controlled by planning conditions.

Opportunities may exist to provide some additional small planting, possibly shrubbery to the south eastern corner of the site. The agreement of any additional planting and the hard standing surfaces can be achieved through a standard landscape condition which is also attached to the extant permission.

Visually, the retention of key trees within the site, coupled with the replanting of the boundary hedge helps this development to assimilate into the woodland setting of the building group. The amended building design has produced a development with a more sensitive frontage on the road which has reduced the dominance of the garage. This has resulted in an improved public impact of the development when viewed from the road and particularly when approaching from the south and over the C listed Packman's Brae Bridge. The changes to the development therefore produce an overall form of development which is sensitive within its site and does not detract from the character and appearance of the surrounding area which includes the setting of the listed bridge.

A 'Streetscape' section drawing has been included as part of the amended details. At no point within the surrounding area will this scene be visible, however the inclusion of this drawing is helpful as it illustrates that the proposal can suitably infill the gap between the two existing dwellings and conform with the stepping of built development down the slope. This drawing has also demonstrated that the height of the building represents a reduction to the height of the extant permission which should help to reduce the wider impact of a building in this site. No levels are however noted on this plan therefore the precise details of the finished floor levels of the development should be agreed by condition if Members are minded to approve this application.

In terms of the proposals visual impact upon the setting of the B listed Thatched Cottage, the reduced height of the proposal (in comparison with the extant permission) and retention of screen planting to the southern side of the site concludes that this proposal does not detract from the setting of this neighbouring listed building.

Overall, impacts are comparable to those of the extant permission.

Access and Parking

The impact of the proposal on road safety including its point of access on the public road has been listed as reasons to object to this application by neighbours. The proposed access is however similar to the location and design of the access for the dwelling approved under application 10/00067/FUL. Since this proposal also seeks consent for a single house, its impact upon the local road network and its users should not significantly increase the traffic pressures associated with the extant permission. Importantly the Council's Roads Planning Officer has not raised any concerns against this development on road safety grounds including the visibility from the site access on to Packman's Brae. The requirements of the Roads Planning Officer for the development to provide and retain sufficient junction visibility splays and that the service lay-by is constructed to a sufficient Council standard before occupation of the dwelling can be enforced by suitably worded planning conditions should Members be minded to approve this application.

The design and layout of the parking and turning area are considered to be a significant improvement from the applicant's previous design which was proposed in application 14/01187/FUL. The Roads Planning Officer is satisfied that the redesign allows for easier vehicles movements and in doing so will enhance the functionality of the space. If Members are minded to approve this application, it is recommended that a condition should be attached to any consent to seek that the parking and turning area is a consolidated surfaced which is required to be completed before occupation of the building and retained in perpetuity thereafter.

Residential Amenity

Policy H2 supplemented by the Council's SPG on Privacy and Daylight seeks to ensure that development does not have an adverse impact on the amenity of existing dwellinghouses.

Objections have been received that the development will adversely impact on the amenity of St Leonards to the north west and the Thatched Cottage to the south. No objections were raised during consideration of the approved application on amenity grounds and neither was that development found to detract from the amenity of neighbours. The dwellinghouse proposed within this application appears to occupy a slightly larger area of the site, however the 'Streetscape' section on Drawing No 5065PL1 informs that the tallest ridge of this proposal sits below the ridge of consent 10/00076/FUL by 1m. The positioning of the building remains well outside of the 18m window to window distance advocated within the SPG. In addition, the proposal sits on lower ground than St Leonards plus screening is retained by vegetation to the north and south and the neighbours site boundary enclosure. While the proposal is marginally closer to the outbuilding within the garden ground of St Leonards (which is understood to be used as a home office), there are not inter-visible windows between this annex building and the proposal. Consequently, it is not considered that this proposal will detract from the amenity of neighbouring properties by causing overlooking or detrimentally diminish their access to light or sunlight.

The right to a view is not a material planning consideration, nevertheless in comparison with the impact of the extant permission, this proposal is not considered to unacceptably impact the outlook of neighbours.

By way of noise nuisance, there is no single component of this application which in itself should generate noise issues which require assessment through the planning process. The development does include a flue from a heating system. To avoid

smoke nuisance, Environmental Health colleagues have recommended that an informative is used to alert the applicants to use the correct fuel to avoid causing air quality problems.

Archaeology

The site does not impact upon any Scheduled Ancient Monuments. The Council's Archaeologist does however advise that the application site is located to the east of Polwarth's historic former village green. Reasonable evidence in the form of historic maps suggest that while there may have been no historic structures positioned on the site, this does not exclude the possibility to encounter buried archaeology when the development of this site is carried out.

In line with Policy BE2, when there is potential for a development to impact upon archaeological features, the development must be carried out in accordance with a strategy to minimise the developments impact upon archaeology. It is recommended that an independent archaeologist carries out a watching brief when construction works are taking place which will impact on the sites sub soils. This process will need to be informed by a Written Scheme of Investigation and will ensure that sufficient mitigation is in place to protect, preserve or record any archaeological features which are uncovered as a result of this development. This matter can be addressed by a suitably worded planning condition.

Developer Contributions

Similar to the extant permission, this development triggers developer contributions towards the provision of local schools. The Education section and the Development Negotiator have indicated slightly different levels of contributions towards the Duns primary School. The amount indicated by the Development Negotiator is the correct current contribution value.

In accordance with the provision of Policy G5, the applicants will be required to enter into a legal agreement to settle the contributions which their development attracts. It has been indicated to the Development Negotiator that the applicants are willing to enter into a Section 75 Agreement to regulate payments. This matter remains to be addressed before permission is issued which in turn will ensure that the development complies with the provision of Policy G5.

Services

The application form suggests that water supply will be taken from the public system. A private means of foul drainage is proposed in the manner of a new treatment plant. An objection comment is concerned about the lack of information for the process within the submission and the potential for it to cause a smell nuisance. The handling of the foul drainage arrangement is a matter which can be scrutinised thoroughly through the Building Warrant process. There are no planning reasons to oppose the principle of the use of a private system in this case.

Other Matters

In terms of other matters which have been raised in objections, it is recommended that the issue surrounding the accuracy of the application site boundary is a matter for the applicant to ensure is correct and that in the event any planning permission is obtained that they have sufficient control of the land to undertake any development works. This does not affect the position of any proposed building.

Objectors have suggested that the development of this site would adversely affect various protected and unprotected species. The site does not fall within any ecologically sensitive areas and no objections were raised against the extant permission on ecological grounds. This proposed development would have a similar impact upon any local biodiversity as the extant permission therefore there does not appear to be any justifiable ecological grounds to oppose this development. The development should however be mindful that any protected species remain safeguarded by other forms of legislation therefore it is their duty to ensure that they remain to uphold other legislative requirements which do not relate to any planning permission.

CONCLUSION

Subject to the conclusion of a legal agreement, and subject to compliance with the schedule of conditions it is considered that the development would be situated within the identifiable limits of the existing building group at Polwarth and it would not exceed the allowance for additions to the building group. The amended design of the proposal is similar to the design of the extant planning permission which was approved under permission 10/00067/FUL for a new house within the site. The revised design is considered to have an acceptable impact upon the character and setting of the surrounding area and the proposed development is consistent with the Consolidated Local Plan 2011 and Supplementary Planning Guidance having accounted for other material considerations.

RECOMMENDATION BY SERVICE DIRECTOR (REGULATORY SERVICES):

I recommend the application is approved subject to a legal agreement addressing contribution towards local schools and the following conditions and informative:

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 as specified in the drawing list on this consent notice.
Reason: To ensure that the development is carried out in accordance with the approved details.
2. The roofing material shall be natural slate and no other material shall be used without the prior written consent of the Local Planning Authority.
Reason: To respect the character and visual amenity of the surrounding area.
3. Notwithstanding the description of the materials in the application, no development shall be commenced until precise details (including colour finish) of the materials to be used in the construction of the external walls of the building have been submitted to and approved in writing by the Local Planning Authority, and thereafter no development shall take place except in strict accordance with those details.
Reason: The materials require further consideration to ensure a satisfactory form of development, which contributes appropriately to its setting.
4. No development shall commence until revised elevation plans have been submitted to and approved in writing with the Local Planning Authority which illustrate vertical Cedar cladding and an alternative siting of rooflights upon the north eastern elevation of the dwellinghouse. Once approved, no

development shall take place except in strict accordance with the approved details

Reason: The details of the development require further consideration to ensure a satisfactory form of development, which contributes appropriately to its setting.

5. All trees within the site shall be retained as specified on drawing 5065-PL2. Before any development is implemented the Root Protection Areas shall be protected in accordance with BS5837:2012. During the period of construction of the development:
 - (a) No excavations, site works, trenches or channels shall be cut, or pipes or services laid in such a way as to cause damage or injury to the trees by interference with their root structure;
 - (b) No fires shall be lit within the spread of the branches of the trees;
 - (c) No materials or equipment shall be stored within the spread of the branches of the trees;
 - (d) Any accidental damage to the trees shall be cleared back to undamaged wood and be treated with a preservative if appropriate;
 - e) Ground levels within the spread of the branches of the trees shall not be raised or lowered in relation to the existing ground level, or trenches excavated except in accordance with details shown on the approved plans.Reason: To ensure adequate precaution are taken to protect the retained trees during building operations as their loss would have an adverse effect on the visual amenity of the area.
6. No trees within the application site shall be felled, lopped, lifted or disturbed in any way without the prior consent of the Planning Authority.
Reason: The existing trees represent an important visual feature which the Planning Authority considered should be substantially maintained.
7. No development shall commence until precise details of the replacement screen hedge, including its species shall be submitted to an agreed in writing the Local Planning Authority. The replacement hedge shall be planted in accordance within the approved details during the first planting season following the occupation of the buildings or the completion of the development, whichever is the sooner, and shall be maintained thereafter and replaced as may be necessary.
Reason: To ensure suitable compensatory planting is provided and proper effective assimilation of the development into its wider surroundings.
8. No development shall take place except in strict accordance with a scheme of hard and soft landscaping works, which has first been submitted to and approved in writing by the planning authority. Details of the scheme shall include:
 - i. existing and finished ground levels in relation to a fixed datum preferably ordnance
 - ii. existing landscaping features and vegetation to be retained and, in the case of damage, restored
 - iii. location and design, including materials, of walls, fences and gates
 - iv. soft and hard landscaping works
 - vi. A programme for completion and subsequent maintenance.Reason: To ensure the satisfactory form, layout and assimilation of the development.

8. The finished floor levels of the building(s) hereby permitted shall be consistent with those indicated on a scheme of details which shall first have been submitted to and approved in writing by the Local Planning Authority. Such details shall indicate the existing and proposed levels throughout the application site.
Reason: To ensure that the proposed development does not have an adverse effect upon the amenity currently enjoyed by adjoining occupiers.
9. Prior to the occupation of the dwellinghouse hereby approved visibility splays of 2.4 metres by 90 metres shall be provided at the access in both directions onto the public road and a service lay-by shall be formed as per the planning authority's standard detail (DC-3) by a Council approved contractor on List 13 (DC-8).
Reason: In the interests of road safety and to ensure adequate visibility for and of emerging vehicles.
10. A vehicle turning area and two parking spaces, not including any garage space shall be provided within the site prior to the occupation of the dwellinghouse hereby approved and shall be retained in perpetuity.
Reason: To ensure there is adequate parking for vehicles clear of the public road and to ensure that vehicles can enter the road in a forward gear.
11. No development shall take place until the applicant has secured a programme of archaeological work in accordance with a Written Scheme of Investigation (WSI) outlining a Watching Brief which must be implemented during relevant development works.
The requirements of this are:
- The WSI shall be formulated and implemented by a contracted archaeological organisation working to the standards of the Institute for Archaeologists (IfA) approval of which shall be in writing by the Planning Authority.
 - Access shall be afforded to the nominated archaeologist to supervise, relevant development works, investigate and record features of interest, and recover finds and samples
 - If significant finds, features or deposits are discovered all works shall cease and the nominated archaeologist(s) will contact the Council's Archaeology Officer immediately for consultation which may result in further developer funded archaeological mitigation
 - If significant archaeology is identified by the contracted archaeologists and in agreement with the Planning Authority, a further scheme of mitigation subject to an amended WSI shall be implemented.
 - Results shall be submitted to the Planning Authority for approval in the form of a Data Structure Report (DSR) within one month following completion of all on-site archaeological works..
- Reason: The site is within an area where ground works may interfere with, or result in the destruction of, archaeological remains, and it is therefore desirable to afford a reasonable opportunity to record the history of the site.

Informatives

The applicant is advised that emission from wood burning stoves can cause smoke and odour complaints and any Building and Planning Consents for the installation do not indemnify you 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. To avoid future smoke and odour problems it is advised that;

- 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.
- The appliance should only burn fuel of a type and grade that is recommended by the manufacturer.

DRAWING NUMBERS

Reference	Plan Type	Date Received
1489.LP	Location Plan	22.03.2015
5065-PL2	Site Plan	12.05.2015
5065.D1B	Fence and Hedge Detail	12.05.2015
5065PL1	Elevations, Floor Plan and Streetscape	11.06.2015

Approved by

Name	Designation	Signature
Brian Frater	Service Director (Regulatory Services)	

The original version of this report has been signed by the Service Director (Regulatory Services) and the signed copy has been retained by the Council.

Author(s)

Name	Designation
Scott Shearer	Assistant Planning Officer



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Land South East Of St Leonards
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Scottish Borders

