

Flatt Farm  
Newcastleton  
Roxburghshire  
TD9 0TL

29<sup>th</sup> May 2018

Julie Hayward  
Lead Planning Officer  
Scottish Borders Council

Dear Julie

Ref: Email 3<sup>rd</sup> Feb 2017 16:47

Apologies for the time lapse in applying for planning after your last email but we had a family bereavement last year which left an awful lot to sort out, so we had to put our own business plans on hold.

We do now want to go-ahead and apply for planning for 2 more 'glamping cabins' both of which will be classed as temporary/portable and classed as a caravan. The hobbit house will not actually be built into a bank side as this would create the need for a retaining wall – we will simply cover it with artificial grass to give that effect.

Enclosed is the official planning application together with my attempt at a business plan. What I can say categorically is that tourism demands are changing – our current Glamping cabin is much more popular than the B&B and when full people will not book the B&B – they look to other areas to find quirky accommodation.

Please let me know if you need anything further and how my neighbours and local businesses can lodge their support, as we have had a lot of positive feedback locally when we have discussed expanding. I have also spoken to Alan Scott in roads planning and he has no issues with this development.

Yours sincerely,



Pamela Atkinson



29 MAY 2018 - SH



TOWN AND COUNTRY  
PLANNING (SCOTLAND) ACT  
1997 (AS AMENDED)

For Office Use Only:

Application Number: 18/00686/FUL

Date Registered: 30.5.18

# PLANNING APPLICATION

1. Name and Address of applicant	Name and Address of Agent
THOMAS AND PAMELA ATKINSON	
FLATT FARM, NEWCASTLETON	
Post Code: TD9 0TL	Post Code:
Tel. No. [REDACTED]	Tel. No.:
E-mail address: [REDACTED]	E-mail address:

**2. Full Postal Address of Application Site (edged in red on the site plan)**

FLATT FARM  
NEWCASTLETON  
TD9 0TL

Is this address a flat?  
Yes ☐ No ☒

**3. Brief Description of Proposed Development**

Extension of farm diversification into agri-tourism with a further 2 temporary portable accommodation units:-  
1) 'Hobbit House'  
2) luxury log cabin

**4. Type of Application (tick one box only)**

(a) Full application for new building works and/or a change of use and/or engineering works	<input type="checkbox"/>
(b) Full application for a change of use not involving any building works	<input checked="" type="checkbox"/>
(c) Planning permission in Principle	<input type="checkbox"/>
(d) Approval of matters specified in conditions (pursuant to a Planning Permission in Principle)	<input type="checkbox"/>
(e) Application for removal or variation of a condition on a planning permission previously granted (Please indicate reference number of previous application)	<input type="checkbox"/>
(f) Application for renewal of a limited period permission (Please indicate reference number of previous application)	<input type="checkbox"/>
(g) Application for renewal of an unimplemented permission You need only answer Questions 17 and 18 (Please indicate reference number of previous application)	<input type="checkbox"/>

**5. Applications for Matters Specified in Conditions (if you ticked (d) in Q.4, please complete)**

(a) State the reference number and date of the planning permission in principle .....

(b) State which of the conditions are submitted for approval as part of this application:

All Conditions (please tick) ☐ or Condition Numbers

## 6. Pre-Application Discussion and Consultation

(a) Has assistance or prior advice been sought from Scottish Borders Council about this application?

Yes ☒

No ☐

If yes, please complete the following information about the advice you were given:

Officer Name:

JULIE HAYWARD

Date:

3/2/2017

Council Reference:

email 3/2/17 - 16.47

(b) Has Pre-Application Consultation taken place (for MAJOR developments: See Notes for Guidance)?

Yes ☐

No ☒

If Yes, a Pre-application Consultation Report should accompany this application

## 7. Site Area

0.25 hectares

## 8. State whether applicant owns or controls any adjoining land (edged in blue on submitted plans)

Yes



No



## 9. Existing/Proposed Uses

Please indicate all existing and proposed uses that are the subject of this application:

Existing	Proposed
Agriculture / amenity woodland	Agri - tourism

## 10. Commerce and Business

### (A) Floorspace

Please indicate the total amount of floorspace (in square metres) to which this application relates

Existing -

Proposed - 24m<sup>2</sup> and 54m<sup>2</sup>

### (A) Employment

Please indicate the number of staff employed (including part-time):

Existing - 0

Proposed - 2

### (B) Traffic Flow

What is the anticipated traffic flow to the site during a normal working day? (No. of vehicles moving in and out of the site) (Include all vehicles except those used by individual employees driving to work)

Existing - 0

Proposed - 2

### (C) Industrial Processes

In the case of industrial development, please give a description of the processes to be carried on and of the end products, as well as the type of machinery to be installed:

### (D) Storage of Hazardous Substances

Will the proposal involve the use or storage of any materials of a type and quantity defined as hazardous substances? If YES, please state materials and quantities below:

### 11. Car Parking

Please indicate car parking facilities/spaces:

Existing: ☐

Proposed: 1 per unit

### 12. Accesses and Rights of Way (Please tick those that apply)

- (A) There will be **no new access** to a highway (either vehicle or pedestrian), **no alteration** to an existing access to a public road and **no alteration** to any public right of way or other public path ☒
- (B) There **will be** a new or altered access to a public road      Vehicular ☐      Pedestrian ☐
- (C) A public right of way or other public path **will be affected** by the proposed development ☐

### 13. Trees

Will the proposed development involve the felling of any trees?  
(If YES, please indicate positions on plan)

Yes ☐

No ☒

### 14. Drainage and Water Supply

(A) Please state how surface water will be disposed of: Natural field drainage

(B) How will foul sewage be dealt with?

Mains sewer ☐      Septic Tank and Soakaway ☒ OR Other (Please specify) COMPOSTING

(C) From where will the proposed development receive its water supply?

Public mains supply ☐

Private source ☒

Where the water supply is from a private source, has any testing or analysis been undertaken?

Yes ☒

No ☐

Water will be supplied from the farm and will have gone through a UV and Filtration system

Please indicate position of source on location/site plan, and where possible provide details of the source (e.g. borehole, spring etc.), and of any related pipework or apparatus

### 15. Materials

Please state type and colour of materials to be used (if known)

	EXISTING	PROPOSED
Exterior Walls	—	Wood
Roof	—	Shingles/ artificial grass
Windows	—	Wood

### 16. Additional Information

Is there any additional information you wish to give in support of this application?

1. No property overlooks the site
2. We own the adjoining 363 acres
3. This proposal satisfies the strategic aims and action plan of the Scottish Borders Tourism vision 2013-2020
4. Bringing more tourists to Newcastleton will benefit the businesses in Newcastleton and Scottish Borders.

## 17. Declaration

I hereby apply for planning permission and declare that, to the best of my knowledge, the information contained in this application and on the submitted plans is correct.

I attach FOUR copies of the application forms and enclose the application fee of £....., together with:

- ☒ Four sets of the necessary plans and drawings
- ☐ In the case of MAJOR developments, a Pre-Application Consultation Report
- ☐ A Design and Access Statement or Design Statement, where the application site is situated within a conservation area, historic garden or designed landscape, a National Scenic Area, the site of a scheduled monument or the curtilage of an A Listed Building (see Notes for Guidance for further information)

Signed [redacted] on behalf of THOMAS & PAMELA ATKINSON Date 29/5/18

## 18. Please complete Certificate A and Certificate B (please tick ONE box in each)

### CERTIFICATE A under Section 35 of the Town and Country Planning (Scotland) Act 1997, as amended

I certify that:

- ☒ At the beginning of a period of 21 days ending with the date of this application, nobody other than the applicant was the owner<sup>1</sup> of all of the land to which the application relates

OR

- ☐ The applicant has given the required notice to everyone who, at the beginning of the period of 21 days ending with the date of the accompanying application, was the owner<sup>1</sup> of any part of the land to which the application relates, as listed below:

Owner's Name	Address at which notice was served	Date on which notice was served

Signed [redacted] on behalf of THOMAS & PAMELA ATKINSON Date 29/5/18

### CERTIFICATE B under Section 35 of the Town and Country Planning (Scotland) Act 1997, as amended

I certify that:

- ☒ At the beginning of a period of 21 days ending with the date of this planning application, <sup>all</sup> of the land to which the application relates is, or is part of, an agricultural holding;

OR

- ☐ The applicant has given the required notice to every person other than the applicant who, at the beginning of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:

N/A

Tenant's Name	Address at which notice was served	Date on which notice was served

Signed [redacted] on behalf of THOMAS & PAMELA ATKINSON Date 29/5/18

<sup>1</sup> An owner includes anyone with a lease on the land that has at least seven years left to run

**TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997****Town and Country Planning (Development Management Procedure) (Scotland) Regulations  
2013****Application for Planning Permission****Reference: 16/00097/FUL****To: Mrs Pamela Atkinson Flatt Farmhouse Newcastleton Scottish Borders TD9 0TL**

With reference to your application validated on **28th January 2016** for planning permission under the Town and Country Planning (Scotland) Act 1997 for the following development :-

**Proposal : Erection of BBQ hut for self-catering holiday accommodation****At: Land South Of Flatt Farmhouse Newcastleton Scottish Borders**

The Scottish Borders Council hereby **grants planning permission** in accordance with the approved plan(s) and the particulars given in the application and in accordance with Section 58 of the Town and Country Planning (Scotland) Act 1997, subject to the following direction:

- That the development to which this permission relates must be commenced within three years of the date of this permission.

And subject to the conditions on the attached schedule imposed by the Council for the reasons stated

**Dated 8th March 2016  
Planning and Regulatory Services  
Environment and Infrastructure  
Council Headquarters  
Newtown St Boswells  
MELROSE  
TD6 0SA**

**Signed**  
.....  
**Chief Planning Officer**



**APPLICATION REFERENCE: 16/00097/FUL****Schedule of Plans and Drawings Approved:**

Plan Ref	Plan Type	Plan Status
1	Location Plan	Approved
2	Elevations	Approved
3	Floor Plans	Approved
4	Photos	Approved
5	Other	Approved

**REASON FOR DECISION**

It is considered that the proposal, subject to conditions, complies with policies G1, H2, Inf4, Inf5, Inf 6 and D1 of the Scottish Borders Consolidated Local Plan Adopted 2011 in that the siting, scale, design and materials of the proposed cabin are considered to be appropriate to the rural character of the area and the proposal would not harm the visual amenities of the area or residential amenities of occupants of the neighbouring property.

**SCHEDULE OF CONDITIONS**

- 1 The development hereby permitted shall not be carried out otherwise than in complete accordance with the plans and specifications approved by the Planning Authority, unless otherwise agreed in writing by the Planning Authority.  
Reason: To ensure that the development is carried out in accordance with the approved details.
- 2 The hut for self-catering accommodation shall be occupied for holiday use only and shall not be used as a person's sole or main residence or as temporary or permanent residential accommodation.  
Reason: The accommodation on the site is not designed for permanent occupation and permanent residential use would be contrary to the Council's housing in the countryside policies.
- 3 Details of any external lighting for the hut to be submitted to and approved in writing by the Planning Authority before the lighting is installed. The development then to be completed in accordance with the approved scheme.  
Reason: To prevent light pollution occurring from the development.
- 4 Details of the location, size, height, appearance, materials and method of illumination of any proposed signage at the junction of the access road with the public road to be submitted to and approved in writing by the Planning Authority before the signs are erected. The signs then to be displayed in accordance with the approved details.  
Reason: To safeguard the visual amenities of the area.

**FOR THE INFORMATION OF THE APPLICANT**

N.B: This permission does not include any consent, approval or licence necessary for the proposed development under the building regulations or any other statutory enactment and the development should not be commenced until all consents are obtained.



**SCOTTISH BORDERS COUNCIL**

**APPLICATION TO BE DETERMINED UNDER POWERS DELEGATED TO  
CHIEF PLANNING OFFICER**

**PART III REPORT (INCORPORATING REPORT OF HANDLING)**

**REF :** 16/00097/FUL

**APPLICANT :** Mrs Pamela Atkinson

**AGENT :**

**DEVELOPMENT :** Erection of BBQ hut for self catering holiday accommodation

**LOCATION:** Land South Of  
Flatt Farmhouse  
Newcastleton  
Scottish Borders

**TYPE :** FUL Application

**REASON FOR DELAY:**

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**DRAWING NUMBERS:**

Plan Ref	Plan Type	Plan Status
1	Location Plan	Approved
2	Elevations	Approved
3	Floor Plans	Approved
4	Photos	Approved
5	Other	Approved

**NUMBER OF REPRESENTATIONS: 0**

**SUMMARY OF REPRESENTATIONS:**

There are no representations.

**CONSULTATIONS:**

Environmental Health: No comments or objections.

Economic Development: The provision of a BBQ hut for self-catering holiday accommodation fits with the Scottish Borders Tourism Strategy 2013-2020 strategic target:

- o Ensure the Region's accommodation offerings meet consumer demands and where opportunities are available can act as an attractor of demand in themselves.
- o Ensure a relevant range of types of accommodation is available across the Region to meet evolving market demand and expectations.

Economic Development has no objections to this application

Roads Planning Service: No objections.

**PLANNING CONSIDERATIONS AND POLICIES:**

## Scottish Borders Consolidated Local Plan Adopted 2011

G1: Quality Standards for New Development  
H2: Protection of Residential Amenity  
INf4: Parking Provision and Standards  
Inf5: Waste Water Treatment Standards  
Inf6: Sustainable Urban Drainage  
D1: Business, Tourism and Leisure Development in the Countryside

## Proposed Local Development Plan 2013

PMD2: Quality Standards  
ED7: Business, Tourism and Leisure Development in the Countryside  
HD3: Protection of Residential Amenity  
IS7: Parking Provision and Standards  
IS9: Waste Water Treatment Standards and Sustainable Urban Drainage

**Recommendation by** - Julie Hayward (Lead Planning Officer) on 8th March 2016

### Site and Proposal

Flatt Farm is situated to the south of Newcastleton accessed from a minor public road by a long access road. The farm comprises of a number of modern and traditional agricultural buildings and the farmhouse. Burn Cottage is 70m to the north east of the steading and Abbotshaw Cottage is some distance beyond that. The farmhouse is used as a bed and breakfast establishment.

The proposal is to erect a timber structure on the site that would provide self-catering accommodation in connection with the applicant's bed and breakfast facility. This would be sited to the south west of the steading adjacent to a copse of trees. The building would be hexagonal and 4.3m wide, 3.8m deep and 3.2m in height. It would have a small rectangular wing 1.8m by 2.3m and 2m in height. The cabin would utilise the existing access from the public road.

### Planning Policy

The proposal requires to be assessed against policy D1 of the Scottish Borders Consolidated Local Plan Adopted 2011. This states that proposals for tourism development in the countryside will be approved provided that certain criteria are met. The development should be used for tourism appropriate to a countryside location in accordance with the Scottish Borders Tourism Strategy.

This is a small scale development to provide tourist accommodation in the form of a "glamping" cabin in the garden ground of the farm. The self-catering accommodation would complement the applicant's existing bed and breakfast business at the farmhouse.

The Council's Economic Development Section advises that the proposal complies with the Scottish Borders Tourism Strategy 2013-2020 strategic target that seeks to ensure the Region's accommodation offerings meet consumer demands and where opportunities are available can act as an attractor of demand in themselves and ensure a relevant range of types of accommodation is available across the Region to meet evolving market demand and expectations.

The Council encourages a variety of holiday accommodation and this development would contribute to that aim. The site is well related to the bed and breakfast establishment. The application form states that the business would employ three people and it would also attract visitors to the area, benefitting the local economy. It is considered that the proposed development is acceptable for this rural, isolated location.

Any planning permission would be subject to a condition that the accommodation can only be for holiday accommodation and not for permanent residential accommodation.

### Siting and Design and Impact on Visual Amenities

Policy D1 of the Local Plan states that the proposed use must respect the amenity and character of the surrounding area. Policy G1 requires all development to be of high quality in accordance with sustainability principles, designed to fit in with Borders townscapes and to integrate with its landscape surroundings.

This would be a small scale development. The cabin would have timber walls and a black shingle roof. It is considered that the scale, design and materials are acceptable. The cabin would be sited close to the farmhouse for the guests to use the existing facilities, adjacent to the steading. The farm buildings and mature trees would act as a screen and backdrop. The hut would be some distance from the public road and not prominent in the landscape. It is considered that the proposal would not harm the visual amenities of the area.

Planning conditions would control signage at the site and lighting to ensure that there is not an unnecessary clutter of signs that would be detrimental to the visual amenities of the area and that any lighting is low level so as not to cause light pollution in this isolated rural area.

#### Impact on Residential Amenities

Policy D1 states that the development should have no significant impact on nearby uses, particularly housing. Policy H2 states that development that is judged to have an adverse impact on the amenity of residential areas will not be permitted.

The farmhouse is the only residential property close to the site and is owned by the applicant.

The hut would be located close to the farm buildings at the steading, approximately 30m from the closest agricultural building. There is hedging and small trees on the area of grass between the site and the farm buildings and there are no openings in the elevations of the farm buildings adjacent to the site. It is accepted that the agricultural use of the steading will continue and this will generate a certain amount of noise, traffic and smells but that an acceptable environment can be formed for future visitors to the site and no significant conflict of uses would occur.

#### Access and Parking

Policy Inf4 requires that proposals should provide car parking in accordance with the Council's adopted standards.

The hut would utilise the existing access from the public road that serves the farmhouse. This is not used by farm traffic as there is a separate entrance to the farm steading from the access road.

The application form states that the proposal would generate one car movement per day. No allocated parking is shown on the site plan but there is sufficient space adjacent to the site or at the farmhouse for car parking. The Roads Planning Service has no objections to the proposal.

#### Water and Drainage

Policy Inf5 states that the preferred method of dealing with waste water associated with new developments would be the direct connection to the public sewerage system and for development in the countryside the use of private sewerage provided that it can be provided without negative impacts to public health, the environment, watercourses or ground water. Policy Inf6 requires a SUDS for surface water drainage.

The application form states that the cabin would not have a toilet or water supply and so foul water drainage is not required. Surface water run-off from the roof would be to the existing ground as no hard surface is proposed.

#### **REASON FOR DECISION :**

It is considered that the proposal, subject to conditions, complies with policies G1, H2, Inf4, Inf5, Inf6 and D1 of the Scottish Borders Consolidated Local Plan Adopted 2011 in that the siting, scale, design and materials of the proposed cabin are considered to be appropriate to the rural character of the area and the proposal

would not harm the visual amenities of the area or residential amenities of occupants of the neighbouring property.

**Recommendation:** Approved subject to conditions

- 1      The development hereby permitted shall not be carried out otherwise than in complete accordance with the plans and specifications approved by the Planning Authority, unless otherwise agreed in writing by the Planning Authority.  
Reason: To ensure that the development is carried out in accordance with the approved details.
- 2      The hut for self-catering accommodation shall be occupied for holiday use only and shall not be used as a person's sole or main residence or as temporary or permanent residential accommodation.  
Reason: The accommodation on the site is not designed for permanent occupation and permanent residential use would be contrary to the Council's housing in the countryside policies.
- 3      Details of any external lighting for the hut to be submitted to and approved in writing by the Planning Authority before the lighting is installed. The development then to be completed in accordance with the approved scheme.  
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- 4      Details of the location, size, height, appearance, materials and method of illumination of any proposed signage at the junction of the access road with the public road to be submitted to and approved in writing by the Planning Authority before the signs are erected. The signs then to be displayed in accordance with the approved details.  
Reason: To safeguard the visual amenities of the area.

**“Photographs taken in connection with the determination of the application and any other associated documentation form part of the Report of Handling”.**