

# CONSULTATION RESPONSE TO PLANNING OR RELATED APPLICATION



Comments provided by	Archaeology Officer Officer Name: Dr Christopher Bowles	Contact e-mail/number: archaeology@scotborders.gov.uk
Date of reply	23 April, 2018	
Planning Application Reference	15/00036/PPP	Case Officer: Stuart Herkes
Proposed Development	Erection of dwellinghouse (renewal of planning permission 15/00036/PPP)	
Site Location	Land North West Of Chapel Cottage Melrose Scottish Borders	
<i>The following observations represent the comments of the consultee on the submitted application as they relate to the area of expertise of that consultee. A decision on the application can only be made after consideration of all relevant information, consultations and material considerations.</i>		
Background and Site description	The original application was determined without reference to archaeological concerns. As such there are no archaeological comments at this time.	
Key Issues (Bullet points)	•	
Assessment		
Recommendation	<input type="checkbox"/> Object <input checked="" type="checkbox"/> Do not object <input type="checkbox"/> Do not object, subject to conditions <input type="checkbox"/> Further information required	
Recommended Conditions		
Recommended Informatives		

# CONSULTATION RESPONSE TO PLANNING OR RELATED APPLICATION



Comments provided by	Landscape Architect Officer Name and Post:	Contact e-mail/number:		
	Siobhan McDermott	smcdermott@scotborders.gov.uk		
Date of reply	20 <sup>th</sup> June 2018			
Planning Application Reference	18/00644/PPP	Case Officer: Stuart Herkes		
Proposed Development	Erection of dwellinghouse (renewal of 15/00036/PPP)			
Site Location	NW of Chapel Cott., Melrose			
<b><i>The following observations represent the comments of the consultee on the submitted application as they relate to the area of expertise of that consultee. A decision on the application can only be made after consideration of all relevant information, consultations and material considerations.</i></b>				
Background and Site description	The site is a block of land, part of a larger field immediately to the north and east of the entrance gateway into Linthill. There is a beech hedge along the western boundary between the site and the adjacent road and there are mature oak trees at intervals up the verge of the drive - at least one is in close proximity or adjacent to the site. There are also trees located along the west boundary in conjunction with the boundary hedge			
Key Issues (Bullet points)	<ul style="list-style-type: none"> <li>The mature tree(s) close to or adjacent to the south and west boundaries</li> </ul>			
Assessment	<p><b><i>A tree survey in accordance with BS 5837:2012 Trees in relation to design, demolition and construction – recommendation, to identify the exact position of the existing trees in relation to the site should be carried out by a competent arboriculturalist to establish the extent of Root Protections Area (RPA) of all trees that could be affected by the proposed development. The full extent of identified RPAs should be protected from excavations being carried out within them, either for the development or and services runs required.</i></b></p> <p><b><i>If it can be demonstrated that a house can be built on the site, without any negative impact on the existing trees and if details of the entrance and boundary treatments can be agreed to assist the assimilation of the development into the wider area, I would have no further concerns.</i></b></p>			
Recommendation	<input type="checkbox"/> Object	<input type="checkbox"/> Do not object	<input checked="" type="checkbox"/> Do not object, subject to conditions	<input type="checkbox"/> Further information required
Recommended Conditions	<p>LA04 Trees – no felling, lopping, lifting or disturbing without the prior consent of the Local Planning Authority.</p> <p>LA08 - Existing Trees to be Retained - Details to be Submitted</p> <p>LA09 - Protection of Trees to be Retained</p> <p>LA07 – Boundary Treatment – details to be submitted to ensure the proper effective assimilation of the development into its wider surroundings, especially along the frontage with the drive.</p>			

**Recommended  
Informatives**

BS 5837:2012 - *Trees in relation to design, demolition and construction – recommendations.*

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Comments provided by	Roads Planning Service		Contact e-mail/number
Officer Name and Post	Alan Scott Senior Roads Planning Officer		<a href="mailto:ascott@scotborders.gov.uk">ascott@scotborders.gov.uk</a> 01835 826640
Date of reply	14 <sup>th</sup> June 2018		
Planning Application Reference	18/00644/PPP	Case Officer: Stuart Herkes	
Proposed Development	Erection of dwelling		
Site Location	Land at Chapel Cottage, Melrose		
<i>The following observations represent the comments of the consultee on the submitted application as they relate to the area of expertise of that consultee. A decision on the application can only be made after consideration of all relevant information, consultations and material considerations.</i>			
Background and Site description			
Key Issues (Bullet points)			
Assessment	Provided the conditions regarding access and parking that were attached to the previous approval are attached to any subsequent approval I shall have no objections to this proposal.		
Recommendation	<input type="checkbox"/> Object	<input type="checkbox"/> Do not object	<input checked="" type="checkbox"/> Do not object, subject to conditions <input type="checkbox"/> Further information required
Recommended Conditions/Reason for Refusal			
Recommended Informatives			

Signed: DJI