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Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100138392-001

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

## Type of Application

What is this application for? Please select one of the following: \*

- Application for planning permission (including changes of use and surface mineral working).
- Application for planning permission in principle.
- Further application, (including renewal of planning permission, modification, variation or removal of a planning condition etc)
- Application for Approval of Matters specified in conditions.

## Description of Proposal

Please describe the proposal including any change of use: \* (Max 500 characters)

Erection of single dwelling and garage, West Tarf, West Linton

Is this a temporary permission? \*

Yes  No

If a change of use is to be included in the proposal has it already taken place?  
(Answer 'No' if there is no change of use.) \*

Yes  No

Has the work already been started and/or completed? \*

No  Yes – Started  Yes - Completed

## Applicant or Agent Details

Are you an applicant or an agent? \* (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

Applicant  Agent

## Agent Details

Please enter Agent details

Company/Organisation:	Ferguson Planning		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Ferguson	Building Name:	Shiel House
Last Name: *	Planning	Building Number:	54
Telephone Number: *	01896 668 744	Address 1 (Street): *	Island Street
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	Galashiels
Fax Number:		Country: *	Scotland
		Postcode: *	TD1 1NU
Email Address: *	kate@fergusonplanning.co.uk		

Is the applicant an individual or an organisation/corporate entity? \*

Individual  Organisation/Corporate entity

## Applicant Details

Please enter Applicant details

Title:	Other	You must enter a Building Name or Number, or both: *	
Other Title:	Mr and Mrs	Building Name:	Shiel House
First Name: *	Erlend	Building Number:	54
Last Name: *	Milne	Address 1 (Street): *	Island Street
Company/Organisation	per Ferguson Planning	Address 2:	
Telephone Number: *		Town/City: *	Galashiels
Extension Number:		Country: *	Scotland
Mobile Number:		Postcode: *	TD1 1NU
Fax Number:			
Email Address: *	kate@fergusonplanning.co.uk		

## Site Address Details

Planning Authority:

Scottish Borders Council

Full postal address of the site (including postcode where available):

Address 1:

Address 2:

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

Post Code:

Please identify/describe the location of the site or sites

Northing

651026

Easting

314635

## Pre-Application Discussion

Have you discussed your proposal with the planning authority? \*

Yes  No

## Site Area

Please state the site area:

2115.00

Please state the measurement type used:

Hectares (ha)  Square Metres (sq.m)

## Existing Use

Please describe the current or most recent use: \* (Max 500 characters)

Fenced corner of agricultural field

## Access and Parking

Are you proposing a new altered vehicle access to or from a public road? \*

Yes  No

If Yes please describe and show on your drawings the position of any existing. Altered or new access points, highlighting the changes you propose to make. You should also show existing footpaths and note if there will be any impact on these.

Are you proposing any change to public paths, public rights of way or affecting any public right of access? \*  Yes  No

If Yes please show on your drawings the position of any affected areas highlighting the changes you propose to make, including arrangements for continuing or alternative public access.

## Water Supply and Drainage Arrangements

Will your proposal require new or altered water supply or drainage arrangements? \*  Yes  No

Are you proposing to connect to the public drainage network (eg. to an existing sewer)? \*

- Yes – connecting to public drainage network  
 No – proposing to make private drainage arrangements  
 Not Applicable – only arrangements for water supply required

As you have indicated that you are proposing to make private drainage arrangements, please provide further details.

What private arrangements are you proposing? \*

- New/Altered septic tank.  
 Treatment/Additional treatment (relates to package sewage treatment plants, or passive sewage treatment such as a reed bed).  
 Other private drainage arrangement (such as chemical toilets or composting toilets).

What private arrangements are you proposing for the New/Altered septic tank? \*

- Discharge to land via soakaway.  
 Discharge to watercourse(s) (including partial soakaway).  
 Discharge to coastal waters.

Please explain your private drainage arrangements briefly here and show more details on your plans and supporting information: \*

This is a PPP application only, however indicative location of soakaway shown on Indicative Site Plan.

Do your proposals make provision for sustainable drainage of surface water?? \*  Yes  No  
(e.g. SUDS arrangements) \*

Note:-

Please include details of SUDS arrangements on your plans

Selecting 'No' to the above question means that you could be in breach of Environmental legislation.

Are you proposing to connect to the public water supply network? \*

- Yes  
 No, using a private water supply  
 No connection required

If No, using a private water supply, please show on plans the supply and all works needed to provide it (on or off site).

## Assessment of Flood Risk

Is the site within an area of known risk of flooding? \*

Yes  No  Don't Know

If the site is within an area of known risk of flooding you may need to submit a Flood Risk Assessment before your application can be determined. You may wish to contact your Planning Authority or SEPA for advice on what information may be required.

Do you think your proposal may increase the flood risk elsewhere? \*

Yes  No  Don't Know

## Trees

Are there any trees on or adjacent to the application site? \*

Yes  No

If Yes, please mark on your drawings any trees, known protected trees and their canopy spread close to the proposal site and indicate if any are to be cut back or felled.

## All Types of Non Housing Development – Proposed New Floorspace

Does your proposal alter or create non-residential floorspace? \*

Yes  No

## Schedule 3 Development

Does the proposal involve a form of development listed in Schedule 3 of the Town and Country Planning (Development Management Procedure (Scotland) Regulations 2013) \*

Yes  No  Don't Know

If yes, your proposal will additionally have to be advertised in a newspaper circulating in the area of the development. Your planning authority will do this on your behalf but will charge you a fee. Please check the planning authority's website for advice on the additional fee and add this to your planning fee.

If you are unsure whether your proposal involves a form of development listed in Schedule 3, please check the Help Text and Guidance notes before contacting your planning authority.

## Planning Service Employee/Elected Member Interest

Is the applicant, or the applicant's spouse/partner, either a member of staff within the planning service or an elected member of the planning authority? \*

Yes  No

## Certificates and Notices

CERTIFICATE AND NOTICE UNDER REGULATION 15 – TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATION 2013

One Certificate must be completed and submitted along with the application form. This is most usually Certificate A, Form 1, Certificate B, Certificate C or Certificate E.

Are you/the applicant the sole owner of ALL the land? \*

Yes  No

Is any of the land part of an agricultural holding? \*

Yes  No

Do you have any agricultural tenants? \*

Yes  No

Are you able to identify and give appropriate notice to ALL the other owners? \*

Yes  No

## Certificate Required

The following Land Ownership Certificate is required to complete this section of the proposal:

Certificate B

# Land Ownership Certificate

Certificate and Notice under Regulation 15 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

I hereby certify that

(1) - No person other than myself/the applicant was an owner [Note 4] of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application;

or –

(1) - I have/The Applicant has served notice on every person other than myself/the applicant who, at the beginning of the period of 21 days ending with the date of the accompanying application was owner [Note 4] of any part of the land to which the application relates.

Name:

Mr and Mrs J Aitken

Address:

West Tarf House, West Tarf, West Linton, Scotland, EH46 7AA

Date of Service of Notice: \*

27/09/2018

(2) - None of the land to which the application relates constitutes or forms part of an agricultural holding;

or –

(2) - The land or part of the land to which the application relates constitutes or forms part of an agricultural holding and I have/the applicant has served notice on every person other than myself/himself who, at the beginning of the period of 21 days ending with the date of the accompanying application was an agricultural tenant. These persons are:

Name:

Address:

Date of Service of Notice: \*

Signed:

Ferguson Planning

On behalf of:

Mr and Mrs Erlend Milne

Date:

27/09/2018

Please tick here to certify this Certificate. \*

## Checklist – Application for Planning Permission

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Please take a few moments to complete the following checklist in order to ensure that you have provided all the necessary information in support of your application. Failure to submit sufficient information with your application may result in your application being deemed invalid. The planning authority will not start processing your application until it is valid.

a) If this is a further application where there is a variation of conditions attached to a previous consent, have you provided a statement to that effect? \*

Yes  No  Not applicable to this application

b) If this is an application for planning permission or planning permission in principle where there is a crown interest in the land, have you provided a statement to that effect? \*

Yes  No  Not applicable to this application

c) If this is an application for planning permission, planning permission in principle or a further application and the application is for development belonging to the categories of national or major development (other than one under Section 42 of the planning Act), have you provided a Pre-Application Consultation Report? \*

Yes  No  Not applicable to this application

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

d) If this is an application for planning permission and the application relates to development belonging to the categories of national or major developments and you do not benefit from exemption under Regulation 13 of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, have you provided a Design and Access Statement? \*

Yes  No  Not applicable to this application

e) If this is an application for planning permission and relates to development belonging to the category of local developments (subject to regulation 13. (2) and (3) of the Development Management Procedure (Scotland) Regulations 2013) have you provided a Design Statement? \*

Yes  No  Not applicable to this application

f) If your application relates to installation of an antenna to be employed in an electronic communication network, have you provided an ICNIRP Declaration? \*

Yes  No  Not applicable to this application

g) If this is an application for planning permission, planning permission in principle, an application for approval of matters specified in conditions or an application for mineral development, have you provided any other plans or drawings as necessary:

- Site Layout Plan or Block plan.
- Elevations.
- Floor plans.
- Cross sections.
- Roof plan.
- Master Plan/Framework Plan.
- Landscape plan.
- Photographs and/or photomontages.
- Other.

If Other, please specify: \* (Max 500 characters)

Provide copies of the following documents if applicable:

A copy of an Environmental Statement. \*

Yes  N/A

A Design Statement or Design and Access Statement. \*

Yes  N/A

A Flood Risk Assessment. \*

Yes  N/A

A Drainage Impact Assessment (including proposals for Sustainable Drainage Systems). \*

Yes  N/A

Drainage/SUDS layout. \*

Yes  N/A

A Transport Assessment or Travel Plan

Yes  N/A

Contaminated Land Assessment. \*

Yes  N/A

Habitat Survey. \*

Yes  N/A

A Processing Agreement. \*

Yes  N/A

Other Statements (please specify). (Max 500 characters)

Planning Statement

## Declare – For Application to Planning Authority

I, the applicant/agent certify that this is an application to the planning authority as described in this form. The accompanying Plans/drawings and additional information are provided as a part of this application.

Declaration Name: . Ferguson Planning

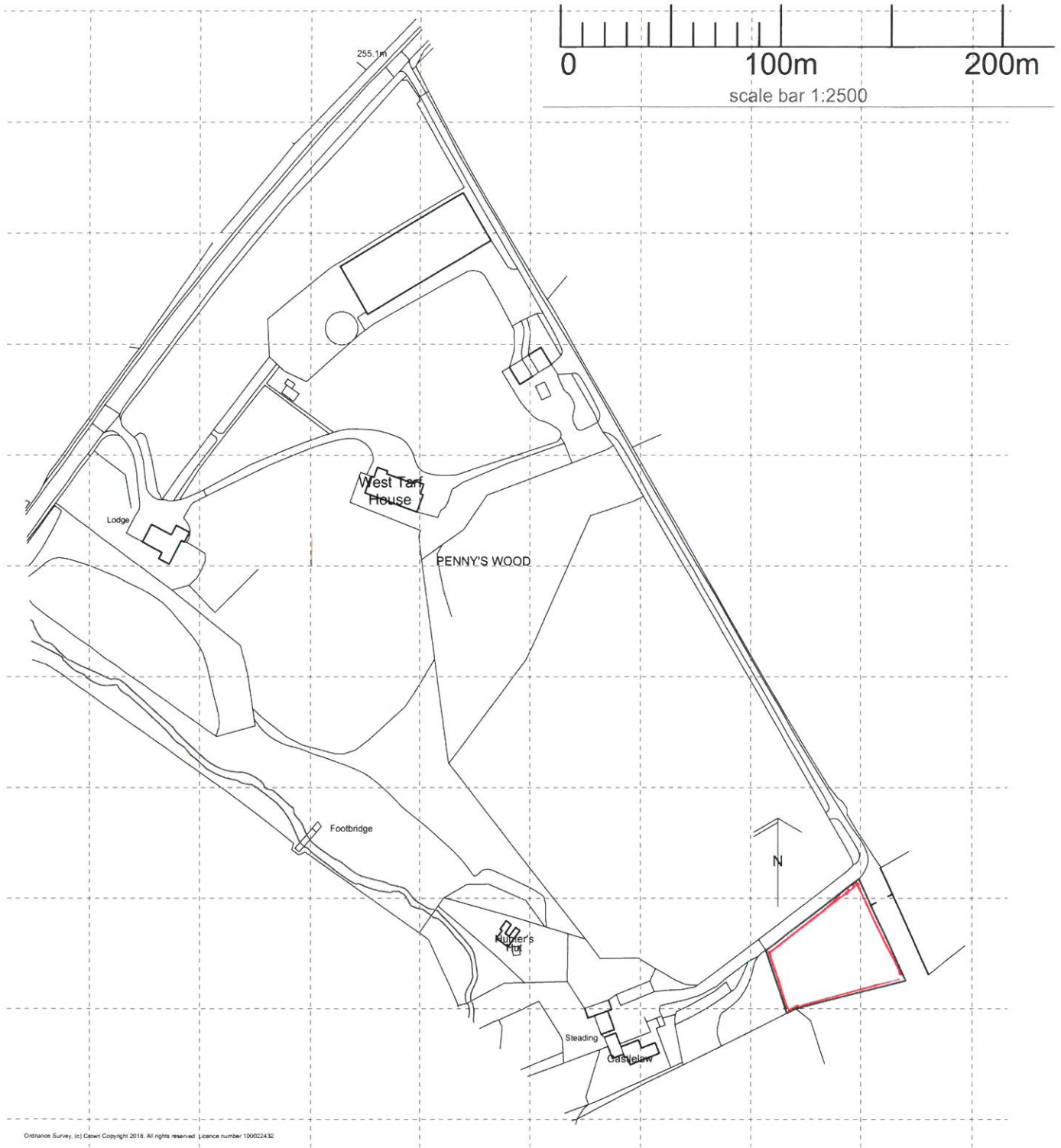
Declaration Date: 26/09/2018

## Payment Details

Cheque: To be confirmed, 123456



Created: 27/09/2018 10:04

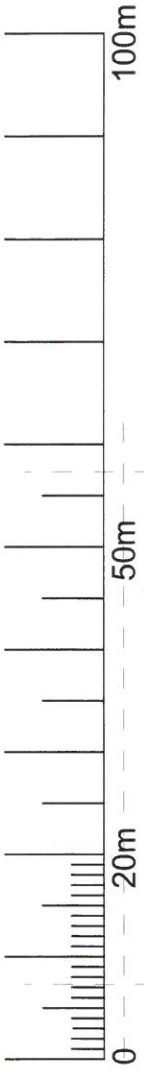




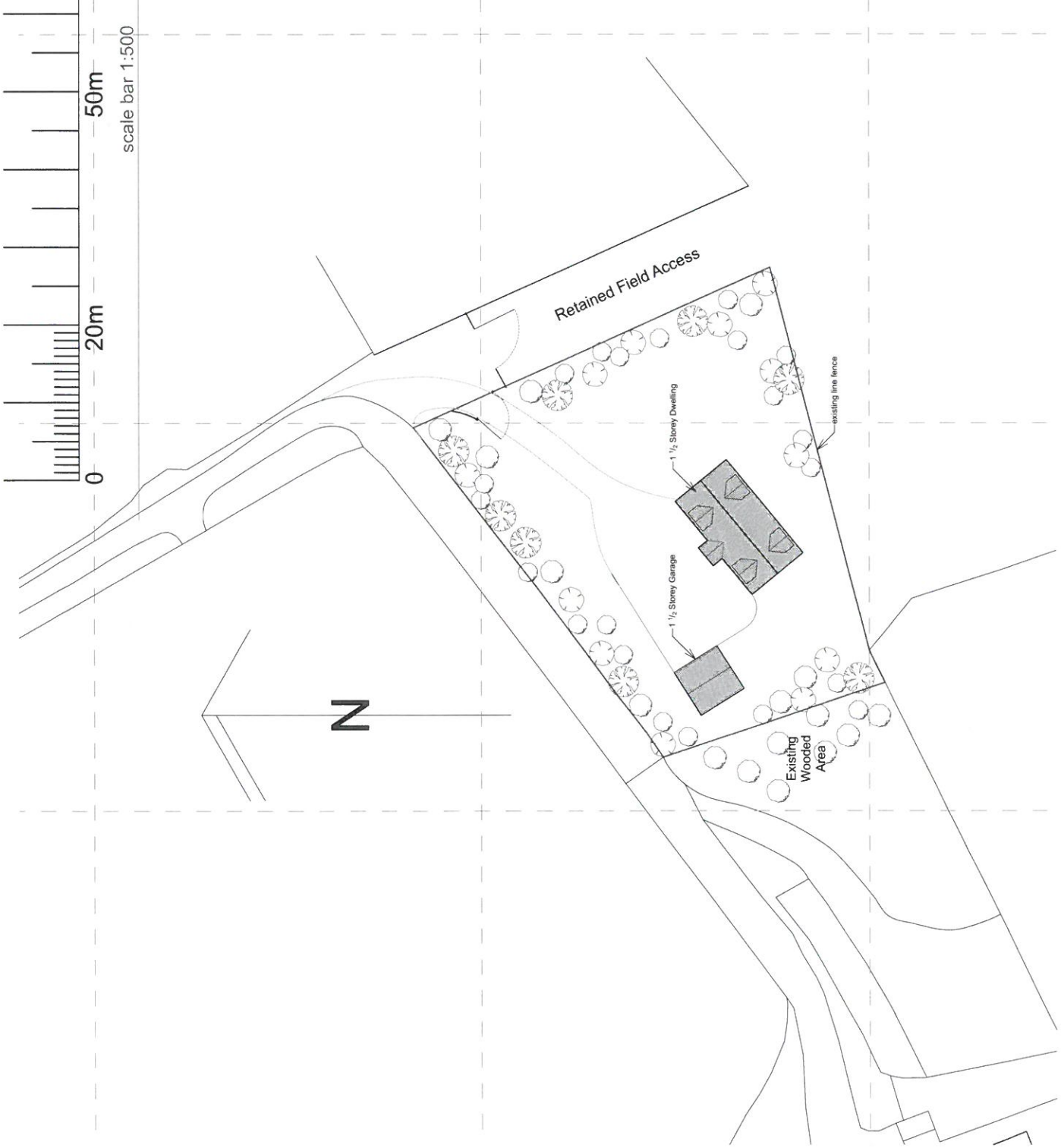
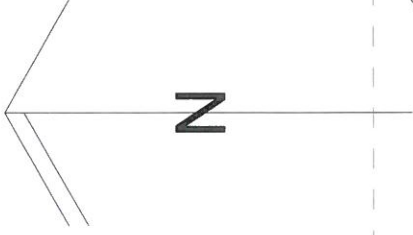
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A4

<b>HUNTER ARCHITECTURE</b> 231 Galashiels Road Stow Galashiels TD1 2RE T: 01578730510 E: info@hhunter.co.uk www.hhunter.co.uk 	Drawn by <b>FJH</b>	Date	Drawing Name <b>Location Plan</b>
	Checked by <b>HAH</b>	Date	Drawing Status
Project Name <b>Land at West Tart House          West Linton</b>			Drawing Scale <b>1:2500</b>
Clients Name <b>Erlend and Karen Milne</b>			Layout ID <b>1344.PL_01</b>



scale bar 1:500



revision	date
A	31.08.18

**fjord**  
 SCANDINAVIAN HOMES  
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<b>Project Name</b>	Land at West Tart House West Linton
<b>Client Name</b>	Erlend and Karen Milne
<b>Drawing Name</b>	Indicative Site Location Plan
<b>Drawing Status</b>	
<b>Drawn by</b>	FJH
<b>Checked by</b>	HAH
<b>Drawing Scale</b>	1:500
<b>Layout ID</b>	1344.PL_02_Rev_A
<b>Status</b>	Revision

A3

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## PLANNING STATEMENT

**SITE ADDRESS: LAND EAST OF CASTLELAW, WEST  
TARF, WEST LINTON.  
EH46 7AA**

**OUTLINE PLANNING APPLICATION FOR  
DEVELOPMENT OF SINGLE DWELLING AND  
GARAGE**

**APPLICANTS: ERLEND AND KAREN MILNE**

**26 SEPTEMBER 2018**

**Main Office:**

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# F E R G U S O N P L A N N I N G



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## 1.0 INTRODUCTION AND PROPOSAL DESCRIPTION

- 1.1 This Planning Statement, prepared by Ferguson Planning, is submitted to Scottish Borders Council on behalf of the Applicants, Erlend and Karen Milne, for planning permission in principle for the development of a single dwelling and garage on land to the east of the dwelling known as 'Castlelaw' at West Tarf.
- 1.2 At West Tarf there is a building group of 4 dwellings: 'Castlelaw', 'Castlelaw Steading', 'West Tarf House' and 'Westlands Lodge'. The first two properties lie immediately adjacent to the subject site, with the remaining two sharing the sense of place created by the overall building group at West Tarf. The relationship of the properties can be seen in the aerial image overleaf.
- 1.3 A Location Plan and Indicative Site Layout Plan, showing the proposed house and garage positions and the relationship of the plot to the building group are included with this submission.
- 1.4 The subject site comprises the corner of a field next to the property 'Castlelaw'. The application site extends to 2,115 sqm (0.52 acre). The land is fairly level.
- 1.5 Access to the plot is obtained from the existing tarmac-surfaced access which extends southwards from the A702. The road is currently used to serve the two dwellings to the west of the plot and the equestrian sheds which lie to the west of the road. West Tarf and Westlands Lodge are understood to take access from the junction further west on the A702.
- 1.6 It is proposed that the new house would be served by private foul and surface water drainage arrangements and mains water supply. The indicative position of the proposed septic tank and soakaway are shown.
- 1.7 This remainder of this statement considers relevant planning policy and thereafter provides a reasoned justification within the policy context.

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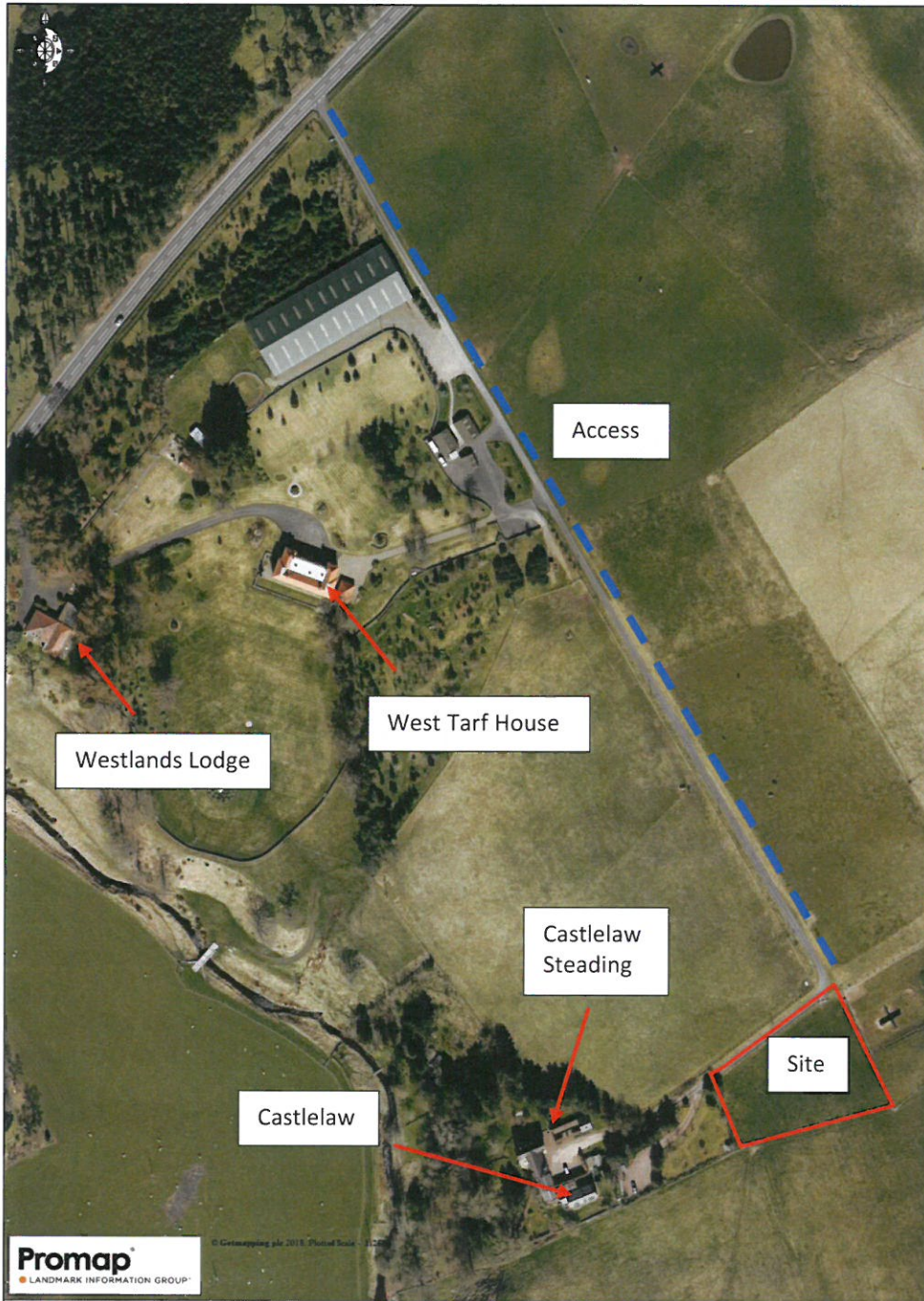
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Fig 1: Building Group at West Tarf





## 2.0 PLANNING POLICY CONTEXT AND ASSESSMENT

2.1 Policy relevant to this proposal is contained within Scottish Planning Policy and the Scottish Borders Local Development Plan (2016).

### SCOTTISH PLANNING POLICY (SPP) 2014

2.2 SPP encourages rural development that supports prosperous and sustainable communities and businesses, whilst protecting and enhancing environmental quality. SPP provides that, where appropriate, the construction of single houses outwith settlements should be supported provided such are well sited and designed to fit with local landscape character, taking account of landscape protection and other plan policies.

2.3 A key focus for SPP is the creation of well-designed, sustainable places and supporting sustainable economic growth and regeneration. SPP creates a presumption in favour of development that contributes to sustainable development. Policies and decisions will be guided by key principles, including:

- *supporting good design and the six qualities of successful places;*
- *making efficient use of existing capacities of land, buildings and infrastructure;*
- *supporting climate change mitigation and adaption;*
- *having regard to the principles of sustainable land use;*
- *protecting, enhancing and promoting access to cultural and natural heritage;*
- *reducing waste, facilitating its management and promoting resource recovery;*  
*and*
- *avoiding over-development, protecting the amenity of new and existing development and considering the implications of development for water, air and soil quality*

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## SCOTTISH BORDERS LOCAL DEVELOPMENT PLAN 2016

- 2.4 Key policies include (a) **HD2** – Housing in the Countryside and (b) **HD3** – Protection of Residential Amenity.

### **(a) Housing in the Countryside Policy**

- 2.5 This policy allows existing buildings groups to expand within a Plan period by 30% or 2 units, whichever is the greater, where suitable sites exist.

- 2.6 The policy requires that the proposed site should be well related to the existing building group and have no detrimental impact upon the character of the group, the landscape or the amenity of the surrounding area. Any development proposal should also be appropriate in terms of scale, siting, design, access and use of materials. Applications for new houses relating to expansion of building groups will be assessed against: a) the presence or, otherwise, of a group; and b) the suitability of that group to absorb new development.

- 2.7 Supplementary Guidance ‘New Housing in the Borders Countryside’ provides additional detail in support of the above policy, setting out requirements where a new house is proposed in association with an existing building group. Requirements which are relevant to the development proposal include: that the scale and siting should reflect and respect the character and amenity of the existing group and the individual houses within the group and the new house should be situated in the area contained by the “sense of place”.

- 2.8 The Guidance notes that the existence of a building group is identifiable by a “sense of place” which will be contributed to by: natural boundaries such as water courses, trees or enclosing landform, or man-made boundaries such as existing buildings, roads, plantations or means of enclosure.

### **(b) Protection of Residential Amenity**

- 2.9 This policy requires development to have no significant adverse impact on the amenity of existing or proposed houses. The scale, form and type of development proposed must fit with the residential area and it should not have unacceptable effects in terms of overlooking, loss of privacy or sunlight. There should also be no unacceptable impact on

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visual amenity more generally.

**Fig 2:** Extract from Scottish Borders Local Development Plan Proposals Map



### Access

- 2.10 The ability to achieve safe and satisfactory access is a requirement of the creation of any new housing in the countryside. A vehicular access is required to have visibility splays appropriate to the location and to the speed of traffic on the adjoining road system.



### 3.0 ASSESSMENT OF DEVELOPMENT PROPOSAL

#### **Building group**

- 3.1 There is considered to be a 4-unit building group at West Tarf and the proposed site lies in particular close proximity to two of the buildings which comprise the grouping, namely 'Castlelaw' and 'Castlelaw Steading'. The building group lies with the area of land bordered by the West Water to the west, the A702 to the north, the access road to the east and farmland to the south.
- 3.2 Whilst it is acknowledged that the site lies within the corner of an agricultural field, the proposal occupies a similar plot size to adjacent properties, extending no further south into the agricultural land. Indeed, the proposal offers a 'rounding off' of the grouping at the south eastern edge and includes landscaping as shown on the indicative site plan.
- 3.3 It is noted that part of the garage of the proposed dwelling will be used by the Applicant as a leather-working workshop in connection with his saddlery fitting and repair business. The home-working use of a small part of the development will be wholly ancillary to the principle residential use. The nature of the business is that customers do not visit the premises; it is purely a home-working workshop and products are delivered to Clients.
- 3.4 Whilst the Applicant does not seek to justify the proposal wholly on the basis of "operational requirement" for a dwelling, he does wish to note that the proposal will enable an existing rural business to thrive and will enable home-working. The Applicant has been seeking a property where he can locate his small workshop in the West Linton area, where his customer base is centred, for over 10 years.

#### **Residential Amenity**

- 3.5 It is considered that dwelling and garage/ workshop could be developed on the subjects without causing a detrimental impact upon the residential amenity of the neighbouring houses at Castlelaw. The workshop would not give rise to issues of noise as no power tools are used, only sewing machines. There is a reasonable degree of separation between the properties and the workshop does not involve the use of any other noisy equipment. The scale and exact positioning of the house, together with design and materials use can be controlled by the Planning Authority at the next stage in the



planning process. Given the location close to the 'Pentland Hills Special Landscape Area' it is acknowledged that, at the next stage in the planning process, the proposed house design should be sensitive and appropriate to the surrounding landscape.

### **Flooding**

- 3.6 Review of the web-based SEPA indicative flood maps indicate that the site lies out with the area assessed as having high, medium or low flood risk.

### **Access**

- 3.7 The Applicant made contact with Transport Scotland directly and received a response from Phil Hinchcliff (Area Manager South East, Network Maintenance, Trunk Road and Bus Operations) on 20<sup>th</sup> July 2018. His response was that *"if you are only constructing one house we do not have a problem with the access"*. Transport Scotland have thus indicated that they are content with the existing junction arrangement with the A702 trunk road.
- 3.8 It is understood that at present, the properties which use the proposed access are 'Castlelaw', 'Castlelaw Steading' and 'West Tarf House'. The fourth property, 'Westlands Lodge' uses the junction further south on the A702.
- 3.9 The sheds beside the access road are for private equestrian use only, as opposed to a public/ commercial livery or arena. The facility does not give rise to increased vehicle movements as a result of its wholly private nature.

### **Servicing**

- 3.10 The plot will be serviced by private foul and surface water drainage arrangements with detail to be provided at the next stage in the planning process, although the indicative position of the proposed septic tank and soakaway has been shown on the indicative site plan. Mains water is understood to be available.

### **Landscaping**

- 3.11 It is envisaged that robust areas of landscaping would be provided to provide a strong edge to the south eastern part of the building group. The detailed landscaping plan, with species mix and design, will be presented at the next stage of the planning process. The indicative site plan, however, shows possible siting of tree planting/ landscaping.

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## 4.0 CONCLUSIONS

- 4.1 Ferguson Planning has been appointed by Erlend and Karen Milne (the Applicants) to submit an application for planning permission in principle for the development of a single dwelling on land which lies at the south east of the building group and adjacent to properties at Castlelaw.
- 4.2 The development proposals are situated within the corner of a field which is already clearly fenced off from the rest of the field and which lies adjacent to the building group. The site measures 2,115 sqm (0.52 acres) and shares a common 'sense of place' with the building group and the creation of new defensible landscape boundaries are proposed.
- 4.3 The proposal would comply with Housing in the Countryside policy and with policy on Protection of Residential Amenity. The site is of sufficient size to contain the dwelling without having detrimental impact upon the nearest dwellings.
- 4.4 Access to the plot can be achieved by way of the existing tarmac-surfaced access road which runs from the A702 in a southwards direction. The Applicant consulted with Transport Scotland and they have confirmed that they do not have objection based on the proposal for a single dwellinghouse.
- 4.5 The site lies outwith the area shown on SEPA's flood risk maps as having any flood risk.
- 4.6 Satisfactory private drainage arrangements can be achieved, subject to further details to be provided at the next stage in the planning process.
- 4.7 The Planning Authority is respectfully requested to approve this application which will provide for an additional dwellinghouse and home-working workshop on land which shares a sense of place with an existing building group at West Tarf.

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