

PLANNING CONSULTATION

On behalf of: Director of Education & Lifelong Learning

From: Service Director of Assets & Infrastructure

Contact: Neil Hastie, Estates Manager

To: Head of Planning & Building Standards

Date: 24 July 2018

Contact: Stuart Herkes ☎ 01835 825039

Ref: 18/00956/FUL

PLANNING CONSULTATION

Name of Applicant: Mr & Mrs Rose and Alexis Kennedy

Agent: Architeco Ltd

Nature of Proposal: Erection of dwelling house

Site: Land North West of Chapel Cottage, Melrose, Scottish Borders

OBSERVATIONS OF: Education & Lifelong Learning (Neil Hastie)

CONSULTATION REPLY

I refer to your request for Education's view on the impact of this proposed development which is located within the catchment area for Lilliesleaf Primary School, St Joseph's RC Primary School and Selkirk High School.

There are no contributions sought for this application.

Please note that the level of contributions for all developments will be reviewed at the end of each financial year and may be changed to reflect changes in the BCIS index – therefore, we reserve the right to vary the level of the contributions.

If you require any further information please do not hesitate to contact me by emailing estatemangement@scotborders.gov.uk

Scottish Borders Council

Regulatory Services – Consultation reply

Planning Ref	18/00956/FUL
Uniform Ref	18/02015/PLANCO
Proposal	Planning Consultation Erection of dwellinghouse
Address	Land North West Of Chapel Cottage Melrose
Date	27th July 2018
Amenity and Pollution Officer	Fraser Smith
Contaminated Land Officer	No Comment

Amenity and Pollution

Assessment of Application

Water Supply

The application states the development will be served by the mains water supply.

Condition

No water supply other than the public mains water supply shall be used to supply the development without the written agreement of the Planning Authority.

Reason: To ensure that the development is adequately serviced with a sufficient supply of wholesome water and there are no unacceptable impacts upon the amenity of any neighbouring properties.

Recommendation

Delete as appropriate – Agree with application in principle, subject to conditions / Further Information Required Before Application is Determined / Information to be Provided Before Work Commences (see conditions) / No Comment / Object

CONSULTATION RESPONSE TO PLANNING OR RELATED APPLICATION



Comments provided by	Landscape Architect Officer Name and Post: S McDermott	Contact e-mail/number: smcdermott@scotborders.gov.uk		
Date of reply	25 th July 2018			
Planning Application Reference	18/00956/FUL	Case Officer: Stuart Herkes		
Proposed Development	Detached dwellinghouse			
Site Location	NW of Chapel Cott, Melrose			
<p><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></p>				
Background and Site description	See landscape consultation reply to previous application (18/00644/PPP)			
Key Issues (Bullet points)	<ul style="list-style-type: none"> • The mature tree(s) close to or adjacent to the southeast and south west boundaries • Existing beech hedge along the south west boundary (boundary along public road) –NOT A STONE WALL AS SHOWN ON THE SITE PLAN. 			
Assessment	<p>This application establishes the proposed location for the dwelling house, parking and access into the site and shows the location of the mature trees along the SE and SW boundaries. However, although requested in my previous response, a tree survey (BS5837:2012) has not been submitted to establish the extent of the RPA of adjacent trees and on the Site Plan as Proposed (Dwg No 1427-02-03) the proposed location of the site access and much of the parking area appears to be located within the RPA of the adjacent sycamore tree.</p> <p>Without the requested Tree Survey information I cannot support this application.</p> <p>As well as the tree survey information, I would want to see detail of how the development proposals can be accommodated WITHOUT impacting on adjacent mature trees. This might include a no-dig method of driveway construction, if it cannot be wholly removed from the tree's RPA.</p> <p>The position of the site access and the parking area may need to be located further along the SE boundary.</p> <p>It is not clear from the Site Plan as Proposed how the communal bin store will be accessed. We would not want to see it located closer than 1m from the face of the adjacent hedge.</p> <p>I suggest that to assimilate the proposed development into the immediate landscape a hedge, in association with the post and wire fence, along the three open boundaries may be more appropriate than a post and wire fence on its own.</p>			
Recommendation	<input checked="" type="checkbox"/> Object	<input type="checkbox"/> Do not object	<input type="checkbox"/> Do not object, subject to conditions	<input type="checkbox"/> Further information required

Recommended Conditions	LA09 – Protective fencing to edge of RPA LA10 – No development closer than 1m from face of existing beech hedge , with protective fencing put in place before commencement.
Recommended Informatives	<i>BS5837:2012 Trees in relation to design, demolition and construction – recommendations</i>

CONSULTATION RESPONSE TO PLANNING OR RELATED APPLICATION

Comments provided by	Roads Planning Service		Contact e-mail/number
Officer Name and Post	Alan Scott Senior Roads Planning Officer		ascott@scotborders.gov.uk 01835 826640
Date of reply	7 th Sept. 2018		
Planning Application Reference	18/00956/FUL	Case Officer: Stuart Herkes	
Proposed Development	Erection of dwelling		
Site Location	Land NW of 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)	<ul style="list-style-type: none"> • Parking • Access and junction with public road 		
Assessment	The principle of a dwelling on this site has already been accepted by ROADS Planning Service via application 15/00036/PPP. With regards the current proposal, I will have no objections provided the conditions below are attached to any approval issued.		
Recommendation	<input type="checkbox"/> Object	<input type="checkbox"/> Do not object	<input checked="" type="checkbox"/> Do not object, subject to conditions
Recommended Conditions/Reason for Refusal	<p><input type="checkbox"/> Further information required</p> <p>Parking and turning for a minimum of two vehicles (excluding any garages) is provided within the curtilage of the site prior to occupation of the dwelling. Thereafter these must be retained in perpetuity. Reason: To ensure the development is served by appropriate off road parking and turning.</p> <p>The existing gates must be reset a minim of 6m back form the public road edge. Reason: To ensure the development is served by an access that does not impact on the safety of users of the adjacent public road.</p> <p>Visibility splays of 2.4m x 90m to the left and 2.4m x 160m to the right (on exiting) must be provided at the junction with the B6359 prior to commencement of development and maintained thereafter in perpetuity. Reason: To ensure the development is served by a satisfactory form of access.</p> <p>Prior to any works on the existing fence line and hedgerow, a scheme of details for the replanting of the hedgerow and realignment of the fence line outwith the visibility splays must be submitted to and approved in writing by the Council. Reason: To ensure the development is served by a satisfactory form of access.</p> <p>The proposed bin storage area must be relocated so as to be outwith the required visibility splays. Reason: To ensure the development is served by a satisfactory form of access, including unrestricted visibility splays.</p>		

Recommended Informatives	
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Signed: DJI

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	22 August, 2018			
Planning Application Reference	18/00956/FUL	Case Officer: Stuart Herkes		
Proposed Development	Erection of dwellinghouse			
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	There are no known archaeological implications for this proposal			
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				

