

SCOTTISH BORDERS COUNCIL
PLANNING AND BUILDING STANDARDS COMMITTEE
25 MARCH 2019
APPLICATION FOR PLANNING PERMISSION

ITEM: **REFERENCE NUMBER:** 18/01661/FUL

OFFICER: Craig Miller
WARD: Leaderdale and Melrose
PROPOSAL: Variation of Condition 1 of planning consent 09/01043/FUL to extend the commencement time period
SITE: Chapel, Brothers of Charity, St Aidans, Gattonside, Melrose
APPLICANT: Brothers of Charity and Image Estates
AGENT: EMA Architecture & Design Ltd

SITE DESCRIPTION

The site is located at the western entrance to Gattonside, on the south side of the main road through the village, the B6360. The site boundary extends to include low lying land bounding the River Tweed to the south west and south, though all development is proposed on the upper part of the site, with the exception of the SUDs basin. The site includes the Category B Listed, early 19th Century built (later altered and extended) Gattonside House which is a vacant former care home. On four floors, this Classical villa commands an uninterrupted outlook over the low lying land to its south east, and includes a chapel on its east side. On its north side is a complex of modern care unit buildings proposed for demolition and, to the north-east is a courtyard of four buildings currently in residential care use. Two of these, a former coach house and cottage to the west and north, are listed along with the main house and are to be retained, and those to the east and south, known as Tweed View and Eildon View, are proposed for demolition.

Further east is a walled garden associated with the main house comprising a care home building with single storey supporting living units. The walled garden is not subject to further development under this application. Two workshop buildings are located to the south east. Listed walls with hedging mark the northern boundary of the site with the B6360, and hedging marks the eastern boundary where it bounds a narrow road known as Baker's Road. This road serves residential properties to the east and its route effectively frames this part of the village to the south of the B6360 on three sides. There is a lodge house at the western end of the site which is also not subject to development under this application. Much of the site is undeveloped, including sloping land south and south east of the main house, and land to the south and east of the walled garden.

The site currently has two vehicular accesses, both from the B6360, one at the western end alongside the Lodge, and the other in the centre of the site, between the cluster of four cottages and the walled garden. An informal pedestrian access is available onto Baker's Road via the corner of the garden of the only immediately adjoining property, a dwellinghouse called Achnachairidh. Other neighbouring dwelling houses are located beyond the public roads to the north (including Brewster Place and Montgomerie Terrace) and east (including properties served by Baker's Road).

Woodland areas, groupings of trees and individual trees are collectively a principal characteristic feature of the site, with woodland framing the site to the north and south-west of the main house; clusters of trees within the site; and, single and double rows of mature trees to the north and east of the walled garden, adjoining the B6360 and Baker's Road respectively. Of particular note is a significant Copper Beech immediately south-east of the main house.

The site is within the Eildon and Leaderfoot National Scenic Area and within the village Conservation Area.

PROPOSED DEVELOPMENT

The application is submitted under Section 42 of the Town and Country Planning (Scotland) Act 1997 as amended to seek an extension of time in order to commence the development. The extension sought is another three year period as per the standard commencement time period.

The development in question relates to that granted planning consent under application reference 09/01043/FUL. This constituted the following:

- Demolition of ancillary buildings
- Erection of 44 dwellinghouses and flats
- Erection of village shop
- Alterations and change of use of Gattonside House to form 15 flats
- Formation of new access road north of Gattonside House
- Road/pedestrian link to Baker's Road
- Central Play Area
- Landscaping Scheme

The original application submission included landscape proposals and supporting sketches, street elevations and sections, in addition to the principal plans and drawings. In support of the original application, a Design Statement; Landscape Appraisal; Tree Survey Report; and a report on comments received from the local community prior to submission of the application, were submitted, along with a supporting letter. During the processing of the application, further submissions were made including a Transport Assessment; Trial Pit and Porosity Investigation Report; Ecological Impact Assessment; Bird Community Assessment; Bat surveys of Eildon View, Tweed View, Gattonside House and trees; further plans identifying the protection areas of trees; Air Quality Assessment; and a supporting letter relating to the revised proposals.

PLANNING HISTORY

Planning application 09/01043/FUL was approved by the Committee on 14 March 2011 but the required Section 75 Agreement took several years to conclude. Consent was finally issued on 11 February 2016 subject to 25 Conditions and three Informatives.

This planning application seeks to vary Condition 1 (time commencement period) of that consent by seeking another standard three year period. The applicant, in a covering letter, explains that the consent expired on 11 February 2019 and that granting of the Section 42 consent to vary the time period would afford them another three year commencement period. They confirm that all of the originally approved

drawings under consent 09/01043/FUL remain unaltered. A subsequent email from them confirms that they are meeting with a Housing Association to discuss the on-site affordable provision and that they have taken steps to secure the vacant site, in the hope that they can receive an extension to the commencement period and progress the development.

REPRESENTATION SUMMARY

Full neighbour notification was carried out when the application was validated together with placement of a newspaper advertisement. No representations were received in response.

CONSULTATION RESPONSES:

Melrose and District Community Council: No comments at present time.

DEVELOPMENT PLAN POLICIES:

SEPlan Strategic Development Plan June 2013:

Policy 1B: The Spatial Strategy: Development Principles
Policy 7: Maintaining a Five Year Housing Land Supply

Local Development Plan 2016:

PMD1: Sustainability
PMD2: Quality Standards
PMD3: Land Use Allocations
HD1: Affordable Housing
HD3: Protection of Residential Amenity
ED3: Town Centres and Shopping Development
EP1: International Nature Conservation Sites and Protected Species
EP2: National Nature Conservation Sites and Protected Species
EP3: Local Biodiversity
EP4: National Scenic Areas
EP6: Countryside Around Towns
EP7: Listed Buildings
EP8: Archaeology
EP9: Conservation Areas
EP13: Trees, Woodlands and Hedgerows
EP15: Development Affecting the Water Environment
EP16: Air Quality
IS2: Developer Contributions
IS3: Developer Contributions Related to the Borders Railway
IS5: Protection of Access Routes
IS6: Road Adoption Standards
IS7: Parking Provision and Standards
IS8: Flooding
IS9: Waste Water Treatment Standards and Sustainable Urban Drainage
IS13: Contaminated Land

OTHER PLANNING CONSIDERATIONS:

Adopted SBC Supplementary Planning Guidance (SPG) and other documents:

- Biodiversity 2005
- Developer Contributions 2011
- SPG Affordable Housing 2007/2011
- Trees and Development 2008
- Landscape and Development 2008
- Green Space 2009
- Placemaking and Design 2010
- Countryside Around Towns 2011
- Privacy and Sunlight 2006
- Waste Management 2015

Scottish Government Policy and Guidance:

- National Planning Framework for Scotland (3) June 2014
- Scottish Planning Policy (SPP) June 2014

Scottish Government On-line Advice:

- PAN 44 Fitting New Housing into the Landscape 1994
- PAN 60 Planning for Natural Heritage 2008
- PAN 61 Sustainable Urban Drainage Systems 2001
- PAN 65 Planning and Open Space 2008
- PAN 67 Housing Quality 2003
- PAN 69 Flood Risk 2015
- PAN 2/2011 Planning and Archaeology
- Designing Streets 2010
- Designing Places 2010

Historic Environment Scotland Publications:

- Historic Environment Scotland Policy Statement June 2016

KEY PLANNING ISSUES:

- Any justification for time extension
- Changes in Policy or other material considerations of significance since consent was granted

ASSESSMENT OF APPLICATION:

Previous consent

The existence of a previous consent is a significant material consideration and should carry weight in reducing any ability of the Council to justify re-examination of the decision even if Policy or other material considerations have significantly changed. The consent was subject to a three year commencement period by condition and, subject to compliance with the other conditions, could have been commenced up until its expiry on 11 February 2019. This Section 42 application was submitted in early December last year before the consent expiry date.

A Section 42 application for variation of condition does not alter the original consent which will remain in place. Should this variation of Condition 1 be granted (and

replaced with Direction under Section 58 of The Act with a new date), then it will be necessary to re-attach all other conditions as per the existing planning consent.

The application should only be considered against two main matters:

- Any justification for the time extension, and
- Changes of Policy or other material considerations of significance since consent was granted.

Justification for the time extension

The applicant has not given specific reasons for seeking an extension of time apart from the email subsequently received which indicates discussion with a Housing Association and the need to continue to secure the vacant site until the development can be progressed. It is noted that the Section 75 Agreement took a significant period of time to be concluded, holding up the issue of the original consent. This may have impacted on progress towards commencement of the actual development. More particularly, there were 24 conditions imposed on the original consent with most of them carrying a fully suspensive clause preventing commencement of development until certain matters were agreed. Some of these conditions involve a substantial amount of work in relation to contamination, archaeology, ecology surveys etc. Given the number of suspensive conditions, the request for additional time to satisfy these and commence development is justified and reasonable, allowing the potential for delivery of housing on an allocated site in the Local Development Plan, thus supporting the SESPlan aims of maintaining an effective housing land supply.

As with all section 42 applications and should the Committee agree to the request, then all original conditions and Informatives would need to be re-imposed, albeit the new three year period would no longer be attached as a condition, as it is referred to in all full planning consents under the time period allowed in Section 58 of The Act. Where appropriate the precise wording of certain pre-commencement conditions has been modified to ensure approval in writing by the Planning Authority. This does not affect the functionality of the conditions. It would also be advisable to attach an additional Applicant Informative to clarify that the development relates precisely to all drawings and submissions granted consent under application reference 09/01043/FUL.

Material changes since Decision

If the justification for the time extension is to be accepted, it is also necessary to consider whether there have been any changes in Policy or any other material considerations that may be of significance in terms of the acceptability of the development.

Policy

National

There have been no significant shifts in national Government Policy in relation to housing development or development affecting listed buildings, National Scenic and Conservation Areas. The provisions of SESPlan still require adequate effective housing land across the Scottish Borders and there have been no changes to listed buildings or designated areas within the site. SPP still encourages housing developments in the right place and subject to acceptable environmental impacts.

There are no obvious national policy reasons not to support the renewal of the consent by allowing another commencement period.

Local Development Plan

Section 25 of The Act requires all planning applications to be determined in accordance with the provisions of the Development Plan, unless material factors dictate otherwise. At the time of the Committee presentation and approval of the original application in 2011, the site was allocated in the Finalised Local Plan Amendment for housing development, with an indicative site capacity of 40 units. The allocation was subject to a series of criteria which the application either directly addressed, or was considered to be compliant with through conditions and a Legal Agreement. These included tree and listed building retention, archaeological and ecological interests being recorded and protected and special care and attention to impacts on the National Scenic Area, Conservation Area and River Tweed SAC.

The Local Development Plan position remains the same. The allocation remains with an indicative capacity of 40 units and the same zoning boundary, covering the northern part of the site adjoining the B6360 and Baker's Road. Policy PMD3 of the Local Development Plan states that all developments will be approved in principle for the land uses as allocated. The listed Site Requirements under allocation AGATT007 remain identical to those within the Finalised Local Plan Amendment and there is, therefore, no reason to reappraise a consent that was felt to comply with the same allocation and site requirements set down in 2011. The development is contained to the allocated northern area and the layout, design, density and landscaping remain as acceptable under the current allocation as under the previous one.

Other material factors

There are no known changes to the main constraints that influenced the development or approval. Designations such as the National Scenic Area and Conservation Area remain and there have been no de-listing of buildings or, indeed, new listings. Any archaeological or ecological matters are adequately controlled within the original conditions and these will be reimposed, requiring a number of surveys and mitigation schemes before development can be commenced.

Listed Building Consent for the alterations and conversion to Gattonside House will still be required and that application will need to be separately resubmitted, given the associated LBC application was previously withdrawn.

Since the original consent, the Council's Policy on play space provision has been revised and there is a general move away from small adoptable on-site provision in favour of commuted payments for off-site facility improvement. This consent provision and relevant condition should not be re-examined in this respect, especially given that the Legal Agreement also sought additional payment contribution towards facilities at Gibson Park in Melrose. Should the applicant wish to omit the on-site play facility, then a separate Section 42 application could be made to vary the condition, possibly compensated by enhanced contributions within the legal agreement.

Legal Agreement

The original consent was subject to a Section 75 Agreement. This covered both development contributions and a phased restoration of Gattonside House linked to the new-build elements. Clearly, contribution amounts have changed and it may also be necessary to review the phasing triggers relative to the restoration works on the

listed building, given the passage of time and continued vacancy of the building. The Council no longer amend or re-assign existing Section 75 Agreements to renewed consents but enter into a new Agreement instead. It would be necessary, therefore, to determine this S42 application and renew consent, subject to conclusion of a new Section 75 Agreement. Any consent would not be issued until the new Agreement was concluded.

CONCLUSION

There was a valid consent for the proposed development which allowed commencement up to February this year. This Section 42 application for varying the time commencement period was received before the expiry of the original consent period. Given the nature and requirements of the conditions, most of which are suspensive in nature, the applicant has justification for a renewal of the three year commencement period for the development. Furthermore, there have been no significant policy or other material changes that would determine that the original decision should be re-examined or reversed.

RECOMMENDATION BY CHIEF PLANNING AND HOUSING OFFICER:

I recommend the application is approved subject to the following conditions, informatives and a new Section 75 Agreement:

CONDITIONS

1. The development hereby approved shall only be carried out in strict accordance with a programme of phasing which has first been submitted to and approved in writing by the Planning Authority. The phasing scheme shall include the conversion of Gattonside House, all new build works, all accesses, roads, parking areas, paths and path links, cycle storage, play area and water and drainage services

Reason: To ensure that the development of the site proceeds in an orderly manner, that does not undermine the character and setting of the Listed Building.

2. No development shall commence until a survey identifying trees to be removed and retained, and a constraints and root protection area plan, for trees located to the east and south of Plot 35 is submitted to and approved in writing by the Planning Authority. No trees within the grouping shall be removed unless with the written approval of the Planning Authority and those to be retained shall be protected with fencing during the construction works in accordance with BS5837

Reason: To establish the risk to trees not identified on the original tree survey and constraints/protection plans

3. Aside from any additional trees to be removed under Condition 2, only those trees identified on drawing 1722/04 shall be removed, with the exception of trees 47 and 52 which shall be retained, unless prior written approval is granted by the Planning Authority. All trees to be retained shall be protected with fencing in accordance with BS5837 and all works within root protection areas shall be subject to specifications to be first agreed with the Planning Authority

Reason: To ensure only those trees identified for removal are removed and that remaining trees which contribute to the landscape setting and character of the site are retained

4. Notwithstanding drawing 1722/01, no development shall commence until a revised and expanded landscape plan to 1:200 or 1:500 scale is submitted to and approved in writing by the Planning Authority. The plan shall include details of tree, shrub and hedge planting and landscaping including location and a schedule including sizes, species and numbers/density and an implementation scheme. The scheme shall include a full maintenance programme for all planting, landscaping and open space areas throughout the site, including the low lying land to the south, specifying short term (including replacements for felled planting) and long term maintenance (including identification of responsibilities for maintenance)

Reason: Revisions to the planting and landscaping scheme submitted with the application are considered necessary to ensure that the development is sympathetic to the landscaping setting and character of the site

5. No development shall commence until details of all proposed finished floor and ground levels throughout the application site, including revised ground levels on Plots 25 and 26, and sections through Plots 27, 28 and 35 have first been submitted to and approved in writing by the Planning Authority and once approved the development shall be carried out in accordance with the approved details

Reason: To ensure that alterations to ground levels and finished floor levels are sympathetic to the landscaping setting and character of the site

6. No development shall commence until, and notwithstanding the location and layout of the SUDs basin on the approved layout, a revised scheme is first submitted to and approved in writing by the Planning Authority and, once approved, the works shall proceed only in accordance with the approved revised scheme

Reason: In order to minimise excavation required to accommodate the SUDs basin and, therefore, minimise its visual impact

7. All boundary walls and hedges shall be retained with the exception of those specified for removal to provide accesses in accordance with the approved site layout, unless otherwise approved in writing by the Planning Authority under the terms of any other planning condition on this consent. All new boundary walls and fences shall be subject to the prior approval of the Planning Authority regarding route, design, height, materials and colours

Reason: To retain walls and hedges which contribute to the character and setting of the site and ensure that new walls or fences are sympathetic to the character and appearance of the Conservation Area

8. No development shall commence until a detailed plan and specification (including dimensions, design, construction and surfacing specifications as appropriate) for: the new vehicular access north of Gattonside House, including details of wall alterations and new gatepiers; improvements to the existing access from the B6360; a pedestrian access north of plots 39-42 (including location); a minor vehicular access onto Bakers Road; cycle storage provision; and, street lighting throughout the application site, has first been submitted to and approved in writing by the Planning Authority and, once approved, the works shall be implemented in accordance with the approved details and specifications in order of the phasing scheme agreed under Condition 1.

Reason: Further information is required on all access works, and lighting of the road network, to safeguard road and pedestrian safety in a manner which is sympathetic to the landscaping setting and character of the site

9. Notwithstanding drawing 1722/01, a revised surfacing specification for the road network within the site, and for the path from Gattonside House along its entire route to the east, shall first be submitted to and approved in writing by the Planning Authority and, once approved, the works shall only be carried out in accordance with the approved specification. Samples of all road, parking and path materials throughout the application site shall be submitted for the prior approval of the Planning Authority
Reason: In the interests of securing a surfacing specification which is sympathetic to the character of the site and encourages safe pedestrian movement
10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (or any subsequent Order amending, revoking or re-enacting that Order), there shall be no further building, structure, hard surface or enclosure placed on plots 25-27, 35 or 39-44 (inclusive) unless an application for planning permission in that behalf has first been submitted to and approved in writing by the Planning Authority.
Reason: The Planning Authority considers that any further development could prejudice a satisfactory layout and could have a harmful effect upon the character and appearance of the Conservation Area
11. Plot 1 shall not incorporate a first floor window on its northern gable facing Plot 2
Reason: To ensure a satisfactory relationship between the two dwellinghouses
12. All single garages and carports identified on the approved layout shall be subject to the prior approval of the Planning Authority in terms of designs, dimensions and materials
Reason: Further information on these elements of the development are required in order to ensure they will have a sympathetic visual impact
13. Notwithstanding the description of the materials and external colours in the application, no development shall commence until precise details of the materials and colours to be used in the construction of the external walls and roofs of the buildings, and a design specification for all windows and doors, have first been submitted to and approved in writing by the Planning Authority, and thereafter no development shall take place except in strict accordance with those details.
Reason: The materials and colours require further consideration to ensure a satisfactory form of development, which contributes appropriately to its setting.
14. No development shall commence until a specification for the play area, including equipment, boundary treatment, levels, and a future maintenance programme has first been submitted to and approved in writing by the Planning Authority and once approved the works shall be implemented in accordance with a phasing scheme approved under Condition 1 and maintained thereafter in accordance with the approved maintenance programme
Reason: To ensure the adequate provision and maintenance of play facilities within the site
15. No development shall commence until a scheme of road safety measures has first been submitted to and approved in writing by the Planning Authority. The road safety measures shall include traffic calming on the B6360; improvements to the Lowood Bridge junction; improvements to off-site pedestrian links and public transport facilities; improvements to Baker's Road; the means of closing off the West Lodge access to the development; and, an implementation

programme for all works. Once approved, the works shall be carried out in accordance with the approved scheme and implementation programme.

Reason: To minimise the impact of the development on the surrounding road network, encourage pedestrian movement and public transport use and ensure that access and egress to and from the site is provided only from the approved junctions onto the public road network

16. No development shall commence until the means of water supply and foul drainage is agreed with the Planning Authority. A surface water drainage scheme, for the construction and post-construction period of the development, incorporating the SUDs basin and the future maintenance of the same shall be submitted for the approval of the Planning Authority. The scheme shall include information which demonstrates that it shall accommodate the disposal of surface water in a manner which does not affect the water quality of the River Tweed SSSI/SAC

Reason: To ensure the development is adequately serviced in a manner which includes the sustainable disposal of surface water which does not adversely affect the SSSI/SAC

17. No development shall commence until a Landscape Habitat Management Plan, including mitigation and enhancement measures identified in the Ecological Impact Assessment, Landscape Plan and Bird Community Assessment, and a 'Badger Friendly' Site Management Plan are first submitted to and approved in writing by the Planning Authority and, once approved, the works shall be carried out in accordance with the approved plan

Reason: To safeguard nature conservation interests including wildlife habitats

18. No development, including demolitions and alterations to Gattonside House, shall commence until a copy of any European Protected Species licence (bats) that may be required is submitted to and approved in writing by the Planning Authority and the works shall proceed only in accordance with the terms of the licence. If felling or management of trees identified as having potential for bat roosts is required, checking surveys will be required in advance of tree work. Mitigation shall comprise soft-felling of trees, timing of works and provision of a proportionate number of bat boxes and compensatory tree replacement.

Reason: To safeguard nature conservation interests including wildlife habitats.

19. No works shall commence during the breeding bird season (March-August) without the express written permission of the Planning Authority.

Reason: To safeguard nature conservation interests including wildlife habitats.

20. No development shall commence until a repeat badger survey is undertaken in accordance with a scheme of details which shall first be submitted to and approved in writing by the Planning Authority. Works shall only proceed in accordance with the agreed measures.

Reason: To safeguard nature conservation interests including wildlife habitats.

21. No development shall commence until a scheme is submitted to and approved in writing by the Planning Authority which identifies and assesses potential contamination on site. The scheme shall contain details of proposals to investigate and remediate potential contamination. Written confirmation from the Planning Authority that the scheme has been implemented and (if appropriate), monitoring measures are satisfactorily in place, shall be required before any development hereby approved commences. Where remedial measures are

required as part of the development construction detail, commencement must be agreed in writing with the Council.

Reason: To ensure potential contamination of the site is adequately addressed

22. No development shall commence until the applicant has secured the implementation of a programme of archaeological work in accordance with a Written Scheme of Investigation outlining an Archaeological Evaluation. This will be formulated by a contracted archaeologist and approved in writing by the Planning Authority. Access should be afforded to allow investigation by a contracted archaeologist(s) nominated by the developer and agreed to by the Planning Authority. The developer shall allow the archaeologist(s) to conduct a programme of evaluation prior to development. This will include the below ground excavation of evaluation trenches and the full recording of archaeological features and finds. Results will be submitted to the Planning Authority for review in the form of a Data Structure Report. If significant archaeology is discovered the nominated archaeologist(s) will contact the Archaeology Officer for further consultation. The developer will ensure that any significant data and finds undergo post-excavation analysis the results of which will be submitted to the Planning Authority

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.

23. No development shall commence on the conversion of Gattonside House until further details of the materials and finishes/colours of the proposed external windows (chapel) and of the external door, including design and materials (west elevation), have first been submitted to and approved in writing by the Planning Authority and carried out only in accordance with the approved details. All approved rooflights shall be of 'conservation' specification installed with integral flashings.

Reason: To safeguard the character and setting of the Listed Building

24. A site notice or sign shall be displayed in a prominent place at or in the vicinity of the site until the completion of the development, which shall be readily visible to the public, and printed on durable material. The Notice shall take the following form:

- a. Development at (Note 1)
- b. Notice is hereby given that planning permission has been granted, subject to conditions (Note 2) to (Note 3) on (Note 4) by Scottish Borders Council.
- c. The development comprises (Note 5)
- d. Further information regarding the planning permission, including the conditions, if any, on which it has been granted can be obtained, at all reasonable hours at Scottish Borders Council Headquarters, Newtown St. Boswells, Melrose. Telephone 0300 100 1800, or by visiting <http://eplanning.scotborders.gov.uk/publicaccess>, using the application reference (Note 6).

Reason: To ensure compliance with Section 27C of the Town and Country Planning (Scotland) Act 1997, as amended by the Planning etc. (Scotland) Act 2006.

Informatics

1. **Relevant scheme:** All conditions above relate to the details of the development and supporting information that was granted planning consent on 11 February 2016, under application reference 09/01043/FUL.

2. SEPA recommend production of a Site Waste Management Plan
3. Conservation Area Consent will be required for demolition of existing buildings in accordance with the Planning (Listed Buildings and Conservation Areas) Scotland Act 1997
4. The Notes required of Condition 24 should be completed as follows:
 - Note 1: Insert address or describe the location of the development
 - Note 2: Delete "subject to conditions" if the planning permission is not subject to any conditions
 - Note 3: Insert the name and address of the developer
 - Note 4: Insert the date on which planning permission was granted (normally the date of this Notice)
 - Note 5: Insert the description of the development.
 - Note 6: Insert the application reference number.

DRAWING NUMBERS

Location Plan – 08001 (OS) 001

Approved by

Name	Designation	Signature
Ian Aikman	Chief Planning and Housing Officer	

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.

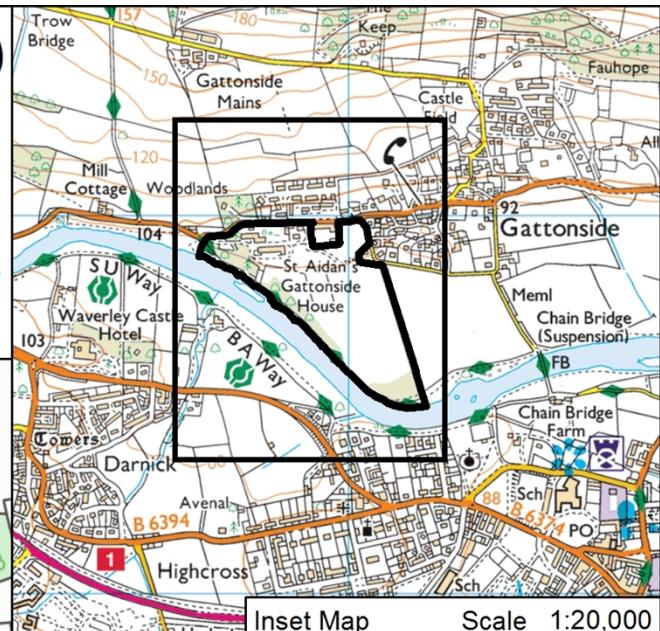
Author(s)

Name	Designation
Craig Miller	Principal Planning Officer



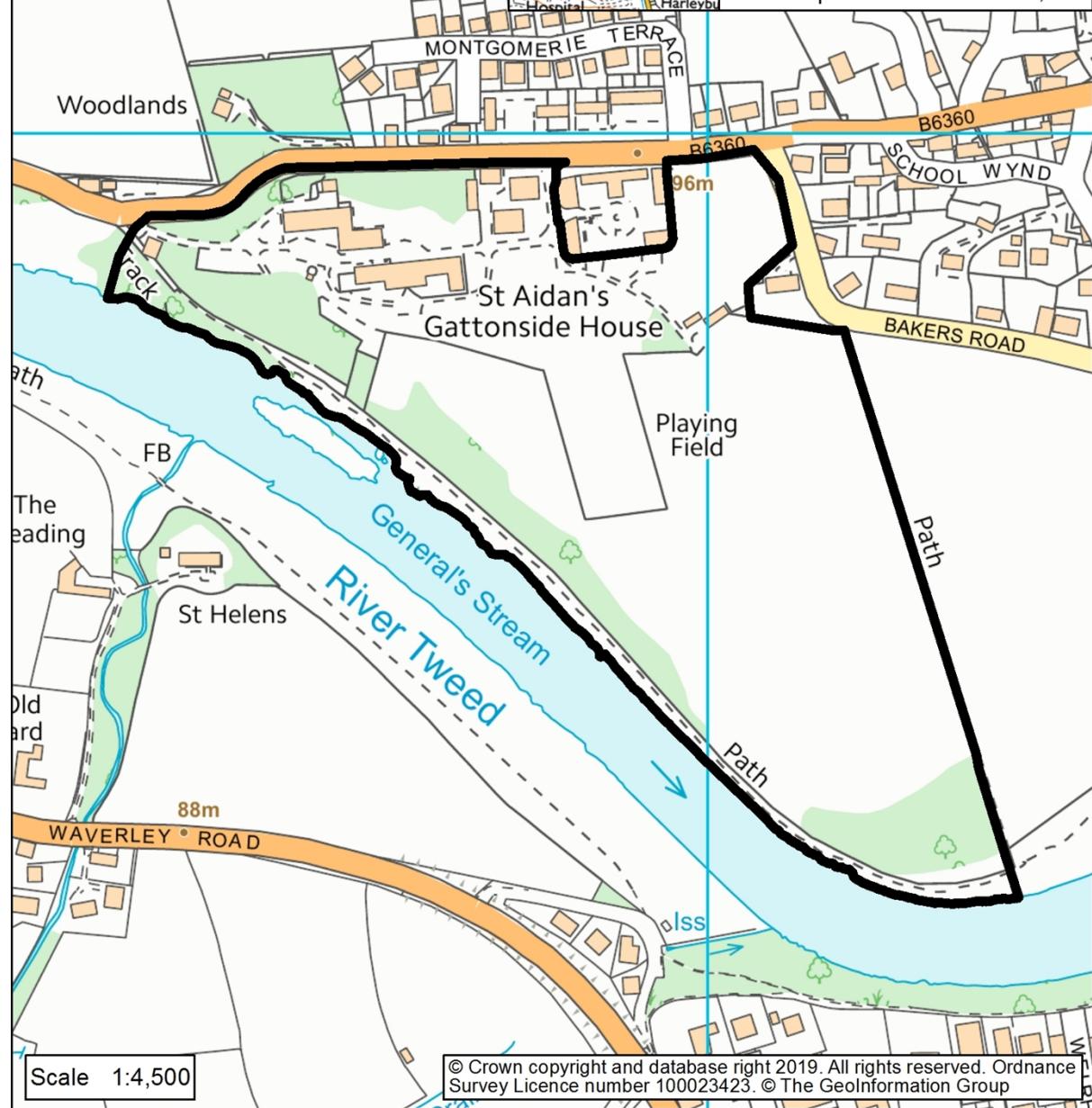
18/01661/FUL

Chapel Brothers Of Charity St Aidans
Gattonside
Melrose



Inset Map

Scale 1:20,000



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