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SCOTTISH BORDERS COUNCIL PLANNING AND BUILDING STANDARDS COMMITTEE

MINUTE of Meeting of the PLANNING AND BUILDING STANDARDS COMMITTEE held in Scottish Borders Council, Council Headquarters, Newtown St Boswells TD6 0SA on Monday, 1 July, 2019 at 10.00 am

Present:- Councillors T. Miers (Chairman), S. Aitchison, J. A. Fullarton, S. Hamilton, S. Mountford, C. Ramage and E. Small

Apologies:- Councillors A. Anderson and H. Laing

In Attendance:- Lead Planning Officer (B. Fotheringham), Principal Planning Officer (C. Miller), Senior Roads Planning Officer (A. Scott), Solicitor (E. Moir), Democratic Services Officer (F. Walling).

1. **MINUTE.**

There had been circulated copies of the Minute of the Meeting held on 3 June 2019.

DECISION

APPROVED for signature by the Chairman.

2. **APPLICATIONS.**

There had been circulated copies of reports by the Service Director Regulatory Services on applications for planning permission requiring consideration by the Committee.

DECISION

DEALT with the applications as detailed in Appendix I to this Minute.

DECLARATION OF INTEREST

Councillor Fullarton declared an interest in application 18/01804/FUL in terms of Section 5 of the Councillors Code of Conduct and left the Chamber during the discussion.

3. **APPEALS AND REVIEWS.**

There had been circulated copies of a briefing note by the Chief Planning & Housing Officer on Appeals to the Scottish Ministers and Local Reviews which had been received and determined during the last month.

DECISION

NOTED that:-

(a) **an appeal had been received in respect of Certificate of Lawfulness for an Existing Use: Class 9 Residential, at Glenacre, Camptown, Jedburgh – 19/00339/CLEU.**

(b) **the Reporter had dismissed an Appeal against Enforcement in respect of a residential caravan without planning permission on land west of Gallowberry Bank, Blyth Bridge – 15/00045/UNDEV**

- (c) there remained three appeals, previously reported, which remained outstanding in respect of:

• Land West of Whitslaid (Barrel Law), Selkirk	• 1 - 39 Tweedbridge Court, Peebles
• Coopersknowe Phase 4 and 5, Coopersknowe Crescent, Galashiels	

- (d) Review requests had been received in respect of:-

- (i) erection of three holiday lodges, access and associated infrastructure on land west of 1 Hallrule Farm Cottage, Bonchester Bridge – 18/01680/FUL; and
- (ii) erection of four dwellinghouses on land west of Thornwood Lodge, Weensland Road, Hawick – 18/01671/FUL.

- (e) the decision of the Appointed Officer was Overturned in respect of:-

- (i) erection of dwellinghouse on land east of Rose Cottage, Maxwell Street, Innerleithen – 18/00728/PPP (subject to conditions and a Section 75 Legal Agreement);
- (ii) erection of dwellinghouse with detached garage on Plot 3 land north east of The Old Church, Lamberton – 18/00961/FUL (subject to conditions);
- (iii) part change of use from agricultural barn to vehicle body repair and paint shop with associated parking (retrospective) at Mid Softlaw Farm, Kelso – 18/01071/FUL (subject to conditions); and
- (iv) erection of two dwellinghouses in paddock south of and incorporating part garden ground of 1 Cowdenburn Cottages, West Linton – 18/01469/PPP (subject to conditions, informatives and a Section 75 Legal Agreement).

- (f) there remained one review, previously reported, which was still outstanding in respect of Deans Bar, 3 Orrock Place, Hawick;

- (g) there remained 2 S36 PLI's previously reported on which decisions were still awaited when this report was prepared on 20 June 2019. These related to sites at:

• Fallago Rig 1, Longformacus	• Fallago Rig 2, Longformacus
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4. PRIVATE BUSINESS DECISION

AGREED under Section 50A(4) of the Local Government (Scotland) Act 1973 to exclude the public from the meeting during consideration of the business detailed in the Appendix II to this Minute on the grounds that it involved the likely disclosure of exempt information as defined in paragraph 8 of Part 1 of Schedule 7A to the aforementioned Act.

SUMMARY OF PRIVATE BUSINESS

5. **RENDER REPAIRS AT BALLANTYNE PLACE, PEEBLES**

A report by the Service Director Regulatory Services, seeking authority to carry out render repairs at Ballantyne Place, Peebles, was approved.

The meeting concluded at 12.55 pm

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APPENDIX I
APPLICATION FOR PLANNING PERMISSION

<u>Reference</u>	<u>Nature of Development</u>	<u>Location</u>
18/01804/FUL	Erection of 50 No dwellinghouses with Associated infrastructure	Land south west and south of Ayton Primary School, Beanburn, Ayton

Decision: Approved as per recommendation, subject to amended Condition 10 and addition of 2 applicant informatives (to inform Conditions 10 and 15).

Conditions

1. All approved residential units shall meet the definition of “affordable housing” as set out in the adopted Scottish Borders Local Development Plan 2016 and Supplementary Planning Guidance “Affordable Housing” 2015 and shall only be occupied in accordance with arrangements (to include details of terms of occupation and period of availability) which shall first have been submitted to and approved in writing by the Planning Authority prior to development commencing.
Reason: The permission has been granted for affordable housing, and development of the site for unrestricted market housing would not comply with development plan policies and guidance with respect to contributions to infrastructure and services, including local schools.
2. Notwithstanding drawing 1609/A(00)051 A and the housing elevation drawings, no development shall commence until a scheme of external materials (including specifications and samples of materials and colours) for all buildings within the development, has first been submitted to and approved in writing by the Planning Authority. The materials shall not include any facing brick. The development shall be carried out in accordance with the approved scheme.
Reason: To ensure external materials are visually appropriate to the development and sympathetic to the surrounding area.
3. Notwithstanding the terms of Schedule 1 of The Town and Country Planning (General Permitted Development) (Scotland) Order 2011 and any subsequent amendments, there shall be no windows installed at first floor level on the side gable elevations of the houses on Plots 1, 2, 3, 5, 6, 7, 11, 12, 15, 16, 17, 19, 21, 31, 32, 34, 35, 39, 43, 47 and 48 unless application is made and subsequently granted for such windows.
Reason: To safeguard residential amenity and privacy.
4. No development shall commence, (notwithstanding the details provided in the approved landscaping drawings), until a detailed scheme of landscaping and boundary planting (incorporating protection of existing trees and hedges, layout, location, species, schedule, implementation date(s) and future maintenance of all new planting and communal open space within the site) has first been submitted to and approved in writing by the Planning Authority. The development shall only be carried out in accordance with the approved details in implementation and maintenance of the approved scheme.
Reason: Further information is required to achieve an acceptable landscape scheme for the site.
5. The development shall remain outwith the Root Protection Area of the tree identified on Drawing 1609-A (45)051 A, the tree to be protected in accordance with BS5837:2012 during construction work. Details of any paving within the Root Protection Area to be agreed and approved in writing by the Planning Authority.
Reason: To safeguard an existing tree within the site.

6. No development shall commence, (notwithstanding the details provided in the approved drawings), until a detailed scheme of boundary treatments (walls and fencing) has first been submitted to and approved in writing by the Planning Authority. The scheme shall include the layout/route of all existing and proposed walls and fencing, and their detailed design, height and materials. No facing brick shall be proposed. All boundary treatments within the application site shall accord with the approved scheme.
Reason: Further information is required to achieve an acceptable boundary treatment scheme for the site.
7. Prior to commencement of development, a Species Protection Plan for badger, breeding birds and amphibia shall be submitted to and approved in writing by the Planning Authority. The Species Protection Plan shall incorporate provision for a pre-development supplementary surveys and a mitigation plan. No development shall be undertaken except in strict accordance with the approved Species Protection Plan.
Reason: To protect the ecological interest in accordance with Local Development Plan policies EP2 and EP3.
8. Prior to commencement of development, a Landscape and Habitat Management Plan (LHMP) shall be submitted to and approved in writing by the Planning Authority. The LHMP shall incorporate provision for creation of an extended native thorn species rich hedgerow and wildflower grassland areas and include provision of a bat box and nest box scheme. No development shall be undertaken except in accordance with the approved scheme.
Reason: To protect the ecological interest in accordance with Local Development Plan policies EP2 and EP3.
9. Prior to commencement of development, a lighting scheme for bats, in accordance with good practice, shall be submitted to and approved in writing by the Planning Authority. No development shall be undertaken except in accordance with the approved scheme.
Reason: To protect the ecological interest in accordance with Local Development Plan policies EP1
10. No development shall commence until a scheme of phasing is first submitted to and approved in writing by the planning authority. The development shall then be completed in accordance with the approved scheme of phasing unless otherwise agreed in writing by the planning authority.
Reason: To ensure that the development proceeds in an orderly manner which ensures that occupied residential units are provided with necessary infrastructure and services and to represent an appropriate addition to the village.
11. No development shall commence until further details of proposed levels within the site have first been submitted to, and approved in writing by, the Planning Authority. These details shall include existing and proposed ground, road and other hardstanding levels; proposed house and finished floor levels and surface water flow paths as demonstrated on Drawing No. 302134-C-SK117. The levels shall relate to a fixed, off-site datum point. The development shall be carried out in accordance with the approved details
Reason: To ensure levels within the site achieve a sympathetic visual appearance and make satisfactory provision for surface water drainage.
12. Details of the surfacing materials for the proposed roads, footpaths and parking areas to be submitted to, and approved in writing by, the Planning Authority before the development commences. The development shall be completed in accordance with the approved details.

Reason: To ensure that the proposed development is laid out in a proper manner with adequate provision for traffic and in a manner which enhances the character and visual appearance of the development.

13. The proposed roads, footpaths and parking spaces/areas indicated on the approved drawings shall be constructed to ensure that each dwellinghouse, before it is occupied, shall be served by a properly consolidated and surfaced carriageway, parking area and footpath/shared surface.
Reason: To ensure that the proposed development is laid out in a proper manner with adequate provision for traffic and pedestrians.
14. No development to be commenced until a scheme of details for carriageway widening on Beanburn is submitted to, and approved in writing by, the Planning Authority and thereafter, implemented in accordance with the approved details unless otherwise agreed in writing. The widening to be completed before any development on the site commences.
Reason: To ensure the impact of the proposed development on the local road network is adequately mitigated.
15. No development shall commence until a Traffic Management Plan (TMP) is submitted to, and approved in writing by, the Planning Authority. The TMP to address matters relating to the impact of construction vehicles on the public road within the vicinity of the site during the construction period. The development then to proceed fully in accordance with the approved TMP during the construction phase of the development.
Reason: To ensure the impact of construction vehicles on the public road network is mitigated so far as reasonably practical.
16. No development shall commence until a pre-construction condition survey of Beanburn and Lawfield is undertaken and submitted to the Planning Authority for record purposes. Thereafter, monthly inspections to be undertaken and recorded. Upon completion of the construction period for the development a post-construction condition survey to be undertaken of the aforementioned roads and submitted to the Planning Authority. Any remedial works identified as a result of the condition surveys must be rectified to the satisfaction of the Planning Authority within three months from the date identified, unless otherwise agreed.
Reason: To ensure there is no detrimental impact on the public road network during and after the construction period.
17. Any emergency remedial works identified on the public road as a result of the construction period for the development, must be rectified to the satisfaction of the Planning Authority within one week of being identified, unless otherwise agreed.
Reason: To ensure there is no detrimental impact on public road network during the construction period.
18. No development shall commence until written evidence is provided on behalf of Scottish Water that the development will be serviced by mains foul drainage and water supply. The development then to be implemented fully in accordance with the drainage schemes shown in Drawing Nos. 302134-C-101 C as amended by 302134-C-SK118.
Reason: To ensure the development can be adequately serviced and minimise risk of off-site surface water run-off
19. No development shall take place within the development site as outlined in red on the approved plan until the developer has secured a Written Scheme of Investigation (WSI) detailing a programme of archaeological works. The WSI shall be formulated and implemented by a contracted archaeological organisation working to the standards of the Chartered Institute for Archaeologists (CIfA). The WSI shall be submitted by the developer no later than 1 month prior to the start of development works and approved in writing by the

Planning Authority before the commencement of any development. Thereafter the developer shall ensure that the programme of archaeological works is fully implemented and that all recording, recovery of archaeological resources within the development site, post-excavation assessment, reporting and dissemination of results are undertaken per the WSI.

Reason: The site is within an area where development may damage or destroy archaeological remains, and it is therefore desirable to afford a reasonable opportunity to record the history of the site.

20. 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:
- Development at (Note 1)
 - 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.
 - The development comprises (Note 5)
 - 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.

Informatives

1. All prospectively adoptable roads, pavements and associated infrastructure will require Road Construction Consent. The applicant should discuss this separately with the Council's Roads Planning Service to establish the scope and requirements of Council adoption. All works within the public road boundary must be undertaken by a contractor first approved by the Council.
2. Development should be carried out in a manner consistent with British Standard guidance on construction works, to maintain neighbouring amenity, in particular BS5228
3. The Notes required of Condition 20 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.
4. There is a low potential for encountering buried archaeology during excavations. If buried features (e.g. walls, pits, post-holes) or artefacts (e.g. pottery, ironwork, bronze objects, beads) of potential antiquity are discovered, please contact the planner or Council's Archaeology Officer for further discussions.

Further investigation secured by the development may be required if significant archaeology is discovered per PAN2 (2011) paragraph 31. In the event that human remains or artefacts are discovered, these should remain in situ pending investigation by the Archaeology Officer. Human Remains must be reported immediately to the police. Artefacts may require reporting to Treasure Trove Scotland.

5. With regards to Condition 10 above, the scheme of phasing shall include details of the completion of all roads, footpaths, drainage, the SUDS/open space feature and all, or a substantial proportion, of the dwellinghouses approved within Phase 1. The precise timing of the completion of the footpath link to the school and the road/footpath link to Lawfield Drive shall also be agreed.
6. With regards to Condition 15 above, the Traffic Management Plan (TMP) shall take account of school drop off and pick up times, avoiding all construction traffic during these periods and the use of Banksmen where appropriate. Furthermore, the TMP shall provide evidence/confirmation of discussions with the adjoining landowner and Scottish Power that all alternative means of access for construction traffic accessing the site from the north have been fully examined.

<u>Reference</u>	<u>Nature of Development</u>	<u>Location</u>
18/01385/FUL	Erection of 28 dwellinghouses with associated parking, roads and landscaping	Land at The Croft, Dingleton Road, Melrose

Decision: Approved as per recommendation subject to amended Conditions 13 and 23 and additional informative

1. No development shall commence until a scheme of external materials (including specifications and samples of materials and colours) for all buildings within the development, has first been submitted to and approved in writing by the Planning Authority. The materials shall include a flat grey roof tile such as "Eternit Birkdale" or similar. The development shall be carried out in accordance with the approved scheme.
Reason: To ensure external materials are visually appropriate to the development and sympathetic to the surrounding area.
2. No development shall commence, (notwithstanding the details provided in the approved landscaping drawings), until a detailed scheme of landscaping and boundary planting (incorporating a Tree Protection Plan and Arboricultural Method Statement demonstrating the protection of existing trees and hedges to BS5837, layout, location, species, schedule, implementation date(s) and long term maintenance of all new planting within the site) has first been submitted to and approved in writing by the Planning Authority. The development shall only be carried out in accordance with the approved details in implementation and maintenance of the approved scheme.
Reason: Further information is required to achieve an acceptable landscape scheme for the site.
3. The development shall remain outwith the tree buffer zones shown on Drawing 3580 AL_9_102, the trees to be protected in accordance with the approved Tree Protection Plan, Arboricultural Method Statement and BS5837 during construction work. Details of any incursion within the buffer zones and root protection areas to be agreed and approved in writing by the Planning Authority.

Reason: To safeguard existing trees surrounding the site.

4. Existing trees within the site and alongside the Malthouse Burn to be protected in accordance with the approved Tree Protection Plan, Arboricultural Method Statement and BS5837 during construction work and retained thereafter in accordance with the Tree Management Plan Drawing 3580 AL_9_101. With the exception of the access bridge and accommodation works related to the bridge, no changes in profile or ground levels to the banks of the Malthouse Burn to occur without the prior approval of the Planning Authority.
Reason: To safeguard existing trees within the site.
5. No development shall commence, (notwithstanding the details provided in the approved drawings), until a further detailed scheme of boundary treatment (walls and fencing) has first been submitted to and approved in writing by the Planning Authority. The scheme shall include their detailed design, height and materials. No facing brick shall be proposed. All boundary treatments within the application site shall accord with the approved scheme.
Reason: Further information is required to achieve an acceptable boundary treatment scheme for the site.
6. No development shall commence until a scheme of phasing of the development is submitted to, and approved in writing by the Planning Authority. Once approved, the development to proceed in accordance with the scheme.
Reason: To ensure the development is carried out in appropriate stages to reflect infrastructure and environmental constraints.
7. No development shall commence until further details of proposed levels within the site have first been submitted to, and approved in writing by the Planning Authority. These details shall include existing and proposed ground, road and other hardstanding levels; proposed house and finished floor levels. The levels shall relate to a fixed, off-site datum point. The development shall be carried out in accordance with the approved details
Reason: To ensure levels within the site achieve a sympathetic visual appearance and make satisfactory provision for surface water drainage.
8. No development shall commence until precise details of the surfacing materials for the proposed roads, footpaths and parking spaces have been submitted to, and approved in writing by the Planning Authority. The development shall be completed in accordance with the approved details.
Reason: To ensure that the proposed development is laid out in a proper manner with adequate provision for traffic and in a manner which enhances the character and visual appearance of the development.
9. Notwithstanding the terms of Schedule 1 of The Town and Country Planning (General Permitted Development) (Scotland) Order 2011, no development to occur within the hatched zone of Plots 2, 3, 10, 11, 12 and 13 (on Drawing D3345-4000 Rev H) without application having been made to, and subsequently approved by, the Planning Authority.
Reason: To safeguard an underground culvert.
10. The development shall be carried out in accordance with Version 5 of the Flood Risk Assessment (prepared by Rab Consultants Ltd and dated 29 March 2019 – Ref RAB: 1930S) submitted with the application and the recommendations contained within Section 6 of the Assessment.
Reason: To safeguard and manage flood risk to existing and proposed properties.
11. The footpath links shown on Site Layout Drawing 3580 AL_0_101 Rev L shall be completed and connected to the existing footpaths surrounding the site, the timing for completion to be agreed in relation to the phasing agreed under Condition 6. No development shall be commenced until further details of the footpaths, including a maintenance schedule, are

first submitted to and approved in writing by the Planning Authority. The footpaths then to be completed and maintained in accordance with the approved details.

Reason: To ensure public access from the development to the wider path network.

12. The proposed roads, footpaths and parking spaces/areas indicated on the approved drawings shall be constructed to ensure that each dwellinghouse, before it is occupied, is served by a properly consolidated and surfaced carriageway, parking area and footpath/shared surface.

Reason: To ensure that the proposed development is laid out in a proper manner with adequate provision for traffic and pedestrians.

13. Unless otherwise agreed in writing with the planning authority, no development shall be commenced until the access road, bridge, junction visibility and all public road amendments/improvements on Dingleton Road are completed in full accordance with the details shown on the approved plans, including agreement on the precise design and sample of natural stone to be used on the replacement wall adjoining Dingleton Road. The road improvements shall also include the provision of a pedestrian crossing point on Dingleton Road, the precise details and location of which shall first be agreed in writing by the planning authority.

Reason: To ensure safe access to the development and ensure the impact of the proposed development on the local road network is adequately mitigated.

14. The existing access to Dingleton Road shall be stopped up and the resultant site boundary landscaped, in accordance with the approved landscaping drawings, after the new access has been completed but before the development commences.

Reason: In the interests of road safety.

15. The revised access and parking provision for the Nursery building (The Croft) shall be completed in accordance with the approved plans before the first dwellinghouse is occupied.

Reason: To address potential conflict between uses and to safeguard road and pedestrian safety.

16. No development shall commence until a Construction Management Plan (CMP) is submitted to, and approved in writing by, the Planning Authority. The CMP to address matters relating to the provision of the new access, bridge, retaining wall and road widening on Dingleton Road. This should also include proposed construction methods, traffic management on Dingleton Road (including pedestrian provision) and timescales. The development then to proceed fully in accordance with the approved CMP during the construction phase of the development.

Reason: To ensure the impact of construction vehicles on the public road network is mitigated so far as reasonably practical.

17. No development shall commence during the breeding bird season (March – August inclusive) unless in strict compliance with a Species Protection Plan (SPP) for breeding birds, that shall first be submitted to and approved in writing by the Planning Authority. The SPP shall include provision for pre-development supplementary survey and ongoing monitoring during development.

Reason: To safeguard breeding bird interests at the site.

18. Prior to commencement of development, a comprehensive Habitat Enhancement and Management Plan (HEMP) shall be submitted to and approved in writing by the Planning Authority, after which no development shall commence except in strict compliance with the approved HEMP.

Reason: To safeguard and compensate for ecological impacts at the site.

19. No development to be commenced until a Construction Environmental Management Plan (CEMP) is submitted to, and approved in writing by, the Planning Authority, thereafter no development shall take place except in strict compliance with the approved CEMP. The CEMP shall include Species Protection Plans for protected species that may be impacted by the proposed development, as outlined in the SBC Ecology response (28/11/18) incorporating measures outlined in reports submitted by ITP Energised (October 2018 and January 2019), and in Scottish Natural Heritage species planning advice¹, including provision for an Ecological Clerk of Works and pre-development supplementary survey, as well as mitigation. The CEMP shall also include an outline of measures to protect habitats including the water environment through good practice approaches.

Reason: To safeguard and compensate for ecological impacts at the site.

20. Unless otherwise agreed in writing and in advance by the Planning Authority, prior to any development commencing on site, a scheme will be submitted by the Developer (at their expense) to identify and assess potential contamination on site. No construction work shall commence until the scheme has been submitted to, and approved, by the Council, and is thereafter implemented in accordance with the scheme so approved.

The scheme shall be undertaken by a competent person or persons in accordance with the advice of relevant authoritative guidance including PAN 33 (2000) and BS10175:2011 or, in the event of these being superseded or supplemented, the most up-to-date version(s) of any subsequent revision(s) of, and/or supplement(s) to, these documents. This scheme should contain details of proposals to investigate and remediate potential contamination and must include:-

- a) A desk study and development of a conceptual site model including (where necessary) a detailed site investigation strategy. The desk study and the scope and method of recommended further investigations shall be agreed with the Council prior to addressing parts b, c, d, and, e of this condition.
- and thereafter
- b) Where required by the desk study, undertaking a detailed investigation of the nature and extent of contamination on site, and assessment of risk such contamination presents.
- c) Remedial Strategy (if required) to treat/remove contamination to ensure that the site is fit for its proposed use (this shall include a method statement, programme of works, and proposed validation plan).
- d) Submission of a Validation Report (should remedial action be required) by the developer which will validate and verify the completion of works to a satisfaction of the Council.
- e) Submission, if necessary, of monitoring statements at periods to be agreed with the Council for such time period as is considered appropriate by the Council.

Written confirmation from the Council, that the scheme has been implemented completed and (if appropriate), monitoring measures are satisfactorily in place, shall be required by the Developer 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 that the potential risks to human health, the water environment, property, and, ecological systems arising from any identified land contamination have been adequately addressed.

21. No development shall take place within the development site as outlined in red on the approved plan until the developer has secured a Written Scheme of Investigation (WSI) detailing a programme of archaeological works. The WSI shall be formulated and implemented by a contracted archaeological organisation working to the standards of the Chartered Institute for Archaeologists (CIfA). The WSI shall be submitted by the developer no later than 1 month prior to the start of development works and approved by the Planning Authority before the commencement of any development. Thereafter the developer shall ensure that the programme of archaeological works is fully implemented and that all recording, recovery of archaeological resources within the development site, post-excavation assessment, reporting and dissemination of results are undertaken per the WSI.
Reason: The site is within an area where development may damage or destroy archaeological remains, and it is therefore desirable to afford a reasonable opportunity to record the history of the site.
22. No development shall commence until further details are submitted to, and approved in writing by the Planning Authority, relating to the provision of a water supply and both foul and surface water drainage. This should include written evidence on behalf of Scottish Water that the development will be serviced by mains drainage and water supply. The development then to be implemented fully in accordance with the approved details.
Reason: To ensure the development can be adequately serviced and minimise risk of off-site surface water run-off
23. No development shall commence on the construction of houses on Plots 14 – 18 until revised elevations have first been submitted to and approved in writing by the planning authority. The revisions shall address and vary the roofs of the front projections. Furthermore, no development shall commence on the construction of the houses on Plots 14, 15 & 16 until revised drawings have first been submitted to and approved in writing by the planning authority showing a reduction in the overall height of these houses from the AOD ridge heights shown on Drawing 3580 AL_0_127. Once approved, the development shall then proceed in accordance with the approved revisions.
Reason: To safeguard the visual amenity of the area.
24. No development shall be commenced until a Scheme of Woodland Management is submitted to, and approved in writing by, the Planning Authority. The Scheme shall identify an area of woodland outwith the site to its south-eastern edge and proposals for the retention, maintenance, regeneration and management of the woodland. Once approved, the Scheme then to be operated in perpetuity in accordance with the agreed details.
Reason: To safeguard the visual amenity of the area.

25. 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:

1. Development at (Note 1)
2. 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.
3. The development comprises (Note 5)
4. 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.

Informatives

1. All prospectively adoptable roads, pavements and associated infrastructure will require Road Construction Consent. The applicant should discuss this separately with the Council's Roads Planning Service to establish the scope and requirements of Council adoption. All works within the public road boundary must be undertaken by a contractor first approved by the Council.
2. Development should be carried out in a manner consistent with British Standard guidance on construction works, to maintain neighbouring amenity, in particular BS5228.
3. There is a low potential for encountering buried archaeology during excavations. If buried features (e.g. walls, pits, post-holes) or artefacts (e.g. pottery, ironwork, bronze objects, beads) of potential antiquity are discovered, please contact the planner or Council's Archaeology Officer for further discussions. Further investigation secured by the development may be required if significant archaeology is discovered per PAN2 (2011) paragraph 31. In the event that human remains or artefacts are discovered, these should remain in situ pending investigation by the Archaeology Officer. Human Remains must be reported immediately to the police. Artefacts may require reporting to Treasure Trove Scotland.
4. The Notes required of Condition 25 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.

5. With regards to Condition 23 above the houses on Plots 14, 15 & 16 shall be reduced in height through a reduction in ground levels, a reduction in ridge and eaves levels, or a combination of all. Consideration should be given to reducing the heights of these dwellings from 1.75 storeys (with lower ground floor garages) to 1.5 storeys (with lower ground floor garages). The roof pitch shall remain at 35 degrees.

NOTE: The Committee agreed that the approval of all external materials required under Condition 1 should be made in consultation with Members of the Planning & Building Standards Committee.

NOTE: Carrie Henderson, resident, spoke against the application.
Philip Neaves (Felsham Planning & Development) spoke in support of the application.
