

SCOTTISH BORDERS COUNCIL LOCAL REVIEW BODY

MINUTE of Meeting of the LOCAL REVIEW
BODY held in the Council Chamber, Council
Headquarters, Newtown St Boswells, TD6
0SA on Monday, 15 July 2019 at 10.00 am

Present:- Councillors A. Anderson, J. A. Fullarton, S. Hamilton, H. Laing, S. Mountford,
C. Ramage and E. Small

Apologies:- Councillors T. Miers and S. Aitchison

In Attendance:- Principal Officer – Plans & Research, Solicitor (E. Moir), Democratic Services
Team Leader, Democratic Services Officer (F. Walling).

CHAIRMAN

In the absence of Councillor Miers the meeting was chaired by Councillor S. Hamilton.

1. REVIEW OF 18/01680/FUL

There had been circulated copies of the request from Mrs Claire MacTaggart, per Ferguson Planning, 54 Island Street, Galashiels, to review refusal of the planning application for erection of three holiday lodges, access and associated infrastructure on land west of 1 Hallrule Farm Cottage, Bonchester Bridge. The supporting papers included the Notice of Review; Decision Notice; Officer's Report; papers referred to in Officer's Report; Consultations; Objections; and a list of policies. In their initial consideration Members commented that, as a farm diversification, the project was a very ambitious venture. Members noted the concept of the proposal which was to provide 5 star self catering in the Scottish Borders and that the applicant's research had suggested a gap in the market for this type of high quality tourist accommodation. Members had favourable views about the design of the lodges. They also noted that the visual impact of the development was likely to be negligible due to the position of the lodges which were built into the natural contours of the land, their grass-covered roofs and the fact that the development site was within in a hidden valley screened by trees. However, being mindful that the site of the proposed buildings was in natural unspoilt countryside which was within a Special Landscape Area, Members ensuing discussion focussed on whether this was the right location for the development, in terms of the character of the surrounding area and whether alternative sites had been sufficiently explored. Questions were asked about possible impacts from the installation of electricity and water supply, about waste water drainage and digital connectivity. Whilst noting the financial information provided, they also questioned the assumptions made and the long term sustainability of the project. In conclusion Members agreed that the review could not be considered without further procedure in the form of an unaccompanied site visit and additional information from the applicant.

DECISION

AGREED that:-

- (a) the request for a review had been competently made in terms of Section 43A of the Town and Country Planning (Scotland) Act 1997;**
- (b) the review could not be considered without further procedure in the form of written submissions to provide additional information and an unaccompanied site visit;**

- (c) the applicant be requested to provide information as follows:-
1. Details of:-
 - Electricity supply
 - Water supply
 - Waste water drainage
 - Means of internal heating
 - Digital Connectivity
 2. Clarity about the choice of site in terms of sequential site selection, including a list of any existing buildings or brownfield land within the applicant's control (or any other sites considered), their availability and reasons why their use has been deemed to be inappropriate;
 3. Comparator figures for occupancy rates and rents for similar grade tourist accommodation in the Scottish Borders, together with projected occupancy rates and rents for the proposed accommodation subject of this review.
- (d) an unaccompanied site visit be carried out on a date to be arranged; and
- (e) consideration of the review be continued on a date to be confirmed.

The meeting concluded at 11.20 am