

SCOTTISH BORDERS COUNCIL
PLANNING AND BUILDING STANDARDS COMMITTEE

MINUTE of MEETING of the PLANNING AND BUILDING STANDARDS COMMITTEE held in the Council Headquarters, Newtown St. Boswells on 12 January 2015 at 10.00 a.m.

Present: - Councillors R. Smith (Chairman), M. Ballantyne (from para 6), J. Brown, J. Campbell, J. Fullarton, I. Gillespie, D. Moffat, S. Mountford, B. White.

In Attendance:- Development Standards Manager, Forward Planning Manager, Solicitor (G Nelson), Democratic Services Team Leader, Democratic Services Officer (F Henderson).

ORDER OF BUSINESS

1. The Chairman varied the order of business as shown on the agenda and the Minute reflects the order in which the items were considered at the meeting.

WELCOME AND THANKS

2. The Chairman welcomed Councillor Joan Campbell back as a member of the Planning and Building Standards Committee and thanked Councillor Bell for his contribution to the Committee during his time as a member.

**DECISION
NOTED.**

MINUTE

3. There had been circulated copies of the Minute of the Meeting held on 8 December 2014.

**DECISION
APPROVED for signature by the Chairman.**

SUPPLEMENTARY GUIDANCE: AFFORDABLE HOUSING REVIEW AND UPDATE

4. There had been circulated copies of a report by the Service Director Regulatory Services which sought approval of the Supplementary Guidance (SG) entitled 'Affordable Housing'. The report explained that the current Supplementary Planning Guidance (SPG) on Affordable Housing was approved on 10 January 2011, which had updated the SPG that was first approved in June 2005, and first amended in March 2007. This revised Supplementary Guidance (SG) had been updated to include new higher thresholds related to the on-site provision of affordable housing, which was designed to encourage the development of smaller housing sites by the smaller housing developer operating within the Borders. The thresholds would enhance the viability and help to facilitate the development of these sites. The updated Supplementary Guidance (SG) was contained in Appendix A to the report.
5. The thresholds for on-site provision were amended in line with the Committee decision on 3 March, and the position was that contributions towards affordable housing were not sought for single house developments; commuted payments would be acceptable for developments from 2-16 units; and that on site contributions would normally be required on developments of 17 units or above. This also recognised the long held position of the RSLs that they would normally seek to acquire 4 units or more prior to committing investment towards on-site AH delivery. The Forward Planning Manager was present at the meeting to answer Members questions. The Chairman requested that the map of the Borders showing details of commuted sums and types of developer contributions should be updated and circulated to Members. An annual review of the operation of the policy was also requested.

**DECISION
AGREED to :-**

- (a) approve the use of the document as Supplementary Planning Guidance in the determination of planning applications pending the approval of the Local Development Plan; and**
- (b) delegate the approval of the document as Supplementary Guidance as a part of the Local Development Plan, once the Local Development Plan had been adopted.**

MEMBER

Councillor Ballantyne joined the meeting.

DECLARATIONS OF INTEREST

Councillor Fullarton declared an interest in Application 14/00408/MOD75 in terms of Section 5 of the Councillors Code of Conduct and left the Chamber during the discussion.

APPLICATIONS

- 6. 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.

APPEALS AND REVIEWS

- 7. There had been circulated copies of a report by the Service Director Regulatory Services on Appeals to the Scottish Ministers and Local Reviews.

DECISION

NOTED that:-

- (a) there remained outstanding an appeal in respect of Lylestane Farm, Oxtou.**
- (b) review requests had been received in respect of the following:-**
 - (i) Alterations and extension to reinstate dwellinghouse and erection of garage at 1 Prendergust Farm Cottages, Eyemouth – 14/00951/FUL; and**
 - (ii) Erection of dwellinghouse and garage on land North East of School House, Heriot – 14/01063/PPP.**

The meeting concluded at 10.50 a.m.

APPENDIX I**APPLICATIONS FOR PLANNING PERMISSION**

<u>Reference</u>	<u>Nature of Development</u>	<u>Location</u>
14/00885/MOD75	Discharge of planning obligation pursuant to planning permission B255/95	Oxmuir, No.3 Hume Hall Holdings,

Decision: Approved, but also amended to include the discharge of the Section 75 legal agreement that was concluded to allow for the release of Planning Consent 06/00478/FUL.

<u>Reference</u>	<u>Nature of Development</u>	<u>Location</u>
14/00408/MOD75	Discharge of planning obligation pursuant to planning permission 11/00200/PPP	Land North West of Wedderlie Cottages, Gordon

Decision: Approved.

<u>Reference</u>	<u>Nature of Development</u>	<u>Location</u>
14/01218/FUL	Alterations and extension to dwellinghouse	27 Glen Road, Peebles

Decision: Approved subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
Reason: To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by the Planning etc. (Scotland) Act 2006.
2. The external materials to be used on the extension or alteration shall match in all respects those of the existing building, and no other materials shall be used unless the prior written consent of the Local planning Authority is given for any variation thereto.
Reason: To ensure a satisfactory form of development, which contributes appropriately to its setting
3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(Scotland) Order 1992 (or any subsequent provisions amending or re-enacting that Order), no additional window or other openings shall be made in the walls of the extensions hereby approved unless an application for planning permission in that behalf is first submitted to and approved in writing by the Local Planning Authority.
Reason: To safeguard the privacy and amenity of the occupiers of adjacent properties.

NOTE

Mr Stuart Smith, Agent for the Applicant spoke in favour of the application.