

Officer Lucy Hoad
☎ 01835 825113
Our Ref : 14/00934/FUL
Date : 26th August 2014

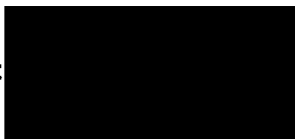
NAME OF APPLICANT: Mr Fred Millar
NATURE OF PROPOSAL: Erection of dwellinghouse and detached garage
SITE: Land West Of 3 Nethermains Cottage Duris Scottish Borders

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997

REQUEST FOR OBSERVATIONS OF: Chirnside Community Council

NO ISSUES WITH THIS APPLICATION ALREADY A BUILDING
GROUP OF HOUSES ON THE SITE

Signed:



Reply Date: 21-9-14

PLEASE RETURN TO PRS@SCOTBORDERS.GOV.UK OR REGULATORY SERVICES, COUNCIL HEADQUARTERS, NEWTOWN ST BOSWELLS, MELROSE, TD6 0SA

ENVIRONMENT & INFRASTRUCTURE

24 SEP 2014
LHO

To _____
Ackn _____
File _____
Comment/Complaint
Flat No _____

Council Headquarters, Newtown St Boswells, MELROSE, Scottish Borders, TD6 0SA

www.scotborders.gov.uk

Visit <http://eplanning.scotborders.gov.uk/online-applications/> to view Planning Applications online

PLANNING CONSULTATION

On behalf of: Director of Education & Lifelong Learning

From: Head of Property & Facilities Management
Contact: Marc Bedwell, ext 5242

To: Head of Planning & Building Standards
Contact: Lucy Hoad ☎ 0300 100 1800 Ext. 5375

Date: 23 June 2015
Ref: 14/00934/FUL

PLANNING CONSULTATION

Name of Applicant: Mr Fred Millar

Agent: Keppie Planning & Development

Nature of Proposal: Erection of dwellinghouse and detached garage

Site: Land West Of 3 Nethermains Cottage Duns Scottish Borders

OBSERVATIONS ON BEHALF OF: Director of Education & Lifelong Learning

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 Chirnside Primary School and Berwickshire High School.

A contribution of £2990 is sought for the Primary school and £4205 is sought for the High School, making a total contribution of £7195.

Rolls over 90% place strain on the school's teaching provision, infrastructure and facilities and reduce flexibility in timetabling, potentially negatively effecting quality standards within the school environment. Contributions are sought to raise capital to extend or improve schools, or where deemed necessary to provide new schools, in order to ensure that over-capacity issues are managed and no reduction in standards is attributed to this within the Borders Area.

The new Berwickshire High School replaces a previous building that was under severe capacity pressure and with facilities unsuitable for further expansion. Following consultation, the decision was made to replace it and two others in the Borders under the 3 High Schools project with the three new modern schools opened on time for the 2009-10 academic years. Developer contributions for Berwickshire, Earlston and Eyemouth high schools will apply in their respective catchment areas, supplementing Scottish Borders Council's investment in the new facilities.

This contribution should be paid upon receipt of detailed planning consent but may be phased subject to an agreed schedule.

Please note that the level of contributions for all developments will be reviewed at the end of March each year and may be changed to reflect changes in the BCIS index – therefore we reserve the right to vary the level of the contribution if the contribution detailed above is not paid before 1 April 2015.

If you require any further information, please do not hesitate to contact me.

Scottish Borders Council

Regulatory Services – Consultation reply

Planning Ref	14/00934/FUL
Uniform Ref	14/01716/PLANCO
Proposal	Erection of dwellinghouse and detached garage
Address	Land West Of 3 Nethermains Cottage Duns Scottish Borders
Date	18/9/14
Amenity and Pollution Officer	David A. Brown
Contaminated Land Officer	Reviewed – no comments

Amenity and Pollution

Assessment of Application

*Air quality
Noise*

The plans lodged with this Application indicate the presence of a stove or solid fuel appliance. These installations can cause smoke and odour problems if not properly installed or used.

Recommendation

Delete as appropriate – Agree with application in principle, subject to Informative.
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Informative

These installations can cause smoke and odour complaints and any Building and Planning Consents for the installation do not indemnify you in respect of Nuisance action.

Accordingly this advice can assist you to avoid future problems.

The location of the flue should take into account other properties that may be downwind.

The discharge point for the flue should be located as high as possible to allow for maximum dispersion of the flue gasses.

The flue should be terminated with a cap that encourages a high gas efflux velocity.

The flue and appliance should be checked and serviced at regular intervals to ensure that they continue to operate efficiently and cleanly.

The appliance should only burn fuel of a type and grade that is recommended by the manufacturer. If you live in a Smoke Control Area you must only use an Exempt Appliance <http://smokecontrol.defra.gov.uk/appliances.php?country=s> and the fuel that is Approved for use in it <http://smokecontrol.defra.gov.uk/fuels.php?country=s> .

In wood burning stoves you should only burn dry, seasoned timber. Guidance is available on - [http://www.forestry.gov.uk/pdf/eng-woodfuel-woodasfuelguide.pdf/\\$FILE/eng-woodfuel-woodasfuelguide.pdf](http://www.forestry.gov.uk/pdf/eng-woodfuel-woodasfuelguide.pdf/$FILE/eng-woodfuel-woodasfuelguide.pdf)

Treated timber, waste wood, manufactured timber and laminates etc. should not be used as fuel.

Paper and kindling can be used for lighting, but purpose made firelighters can cause fewer odour problems.

The appliance should only burn fuel of a type and grade that is recommended by the manufacturer.

PLANNING CONSULTATION

To: Landscape Architect

From: Development Management

Date: 26th August 2014

Contact: Lucy Hoad ☎ 01835 825113

Ref: 14/00934/FUL

PLANNING CONSULTATION

Your observations are requested on the under noted planning application. I shall be glad to have your reply not later than 16th September 2014, if further time will be required for a reply please let me know. If no extension of time is requested and no reply is received by 16th September 2014, it will be assumed that you have no observations and a decision may be taken on the application.

Name of Applicant: Mr Fred Millar

Agent: Keppie Planning & Development

Nature of Proposal: Erection of dwellinghouse and detached garage

Site: Land West Of 3 Nethermains Cottage Duns Scottish Borders

OBSERVATIONS OF: Landscape Architect, J. Knight

CONSULTATION REPLY dated 27 October 2014

It is recognised that a formal recommendation can only be made after consideration of all relevant information and material considerations. This consultation advice is provided to the Development Control service in respect of landscape related issues.

There is no landscape based objection to the proposal.

New tree and hedgerow planting is indicated on the applicant's Schematic Block Plan, drawing P291/SK4A. This should be covered by condition and a detailed planting plan and schedule submitted for approval. Landscape Guidance notes 3 and 7 are relevant.

REGULATORY SERVICES



To: **Development Management Service**
FAO Lucy Hoad

Date: **16 Sept 2014**

From: **Roads Planning Service**
Contact: **Paul Grigor**

Ext: **6663**

Ref: **14/00934/FUL**

Subject: Erection of Dwellinghouse and Detached Garage
Land West of 3 Nethermains Cottage, Duns

Should the planning department be minded to support this application, I will require the following points to be incorporated in the design;

- New private access must be constructed to the following specification “*75mm of 40mm size single course bituminous layer blinded with bituminous grit all to BS 4987 laid on 375mm of 100mm broken stone bottoming blinded with sub-base, type 1.*”
- Parking and turning for two vehicles, not including garages, must be provided within the curtilage of the plot and retained in perpetuity.
- 1 No. passing place as per my specification (DC-1) to be constructed at an agreed location on the single track private road serving the site.
- Visibility splays shown on the schematic block plan (Dwg No. P291/SK4A) to be provided prior to occupation of the dwelling and thereafter maintained as such in perpetuity.

Providing the above points are satisfactorily addressed, I will not object to this application.

Forms to be included DC-1.

DJI