

**From:** Simon Dougherty IMAP

**Sent:** 02 March 2015 14:02

**To:** Amyes, Dorothy

**Subject:** Eddleston & District Community Council Comments on Application 15/00071/FUL

Hi,

**Eddleston & District Community Council Comments on  
Application 15/00071/FUL**

At our recent meeting we decided to comment favourably on this application as the property is very much needed.

We have no planning related concerns and think that the additional screening that has been discussed using native hedge is a good idea.

Best wishes

Simon Dougherty  
Planning Officer  
Eddleston & District Community Council

Gaberlunzie Cottage  
Kingside  
Leadburn  
Borders  
EH46 7BG

**Scottish Borders Council**

**Regulatory Services – Consultation reply**

<b>Planning Ref</b>	<b>15/00071/FUL</b>
<b>Uniform Ref</b>	<b>15/00150/PLANCO</b>
<b>Proposal</b>	<b>ENVIRONMENTAL ASSESSMENT CONSULTATION - Erection of dwellinghouse</b>
<b>Address</b>	<b>Land North Of Wormiston Farm Eddleston Scottish Borders</b>
<b>Date</b>	
<b>Amenity and Pollution Officer</b>	<b>David A. Brown</b>
<b>Contaminated Land Officer</b>	

**Amenity and Pollution**

Assessment of Application

*Air quality*

*Private Water Supply*

This Application is for the erection of a new dwelling.  
The use of solid fuel is indicated by the inclusion of a chimney in the design.  
The property is served by private water supply and drainage arrangements.

**Recommendation**

Delete as appropriate – Agree with application in principle, subject to conditions /Further Information Required Before Application is Determined / Information to be Provided Before Work Commences (see conditions) / No Comment / Object
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**Contaminated land**

Assessment of Application

**Recommendation**

Delete as appropriate – Agree with application in principle, subject to conditions /Further Information Required Before Application is Determined / Information to be Provided Before Work Commences (see conditions) / No Comment / Object
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**Conditions**

*No development should commence until the applicant has provided evidence that the site will be serviced by a wholesome supply of drinking water of adequate volume. The supply should not have a detrimental affect on other private water supplies in the area.*

*Reason: To ensure that the site is adequately serviced without a detrimental effect on the water supplies of surrounding properties.*

*No development should commence until the applicant has provided evidence that arrangements are in place to ensure that the private drainage system will be maintained in a serviceable condition*

*Reason: To ensure that the development does not have a detrimental effect on public health.*

## **Informative**

### Water Supply

Any house that does not have an adequate piped supply of wholesome water within the property will fail the tolerable standard as defined by Section 86 of the Housing (Scotland) Act 1987.

As the dwelling is to be serviced by a private water supply the applicant will need to provide details to demonstrate that the supply will be adequate for the size of the dwelling and not affect supplies in the vicinity.

The will involve the provision of the following information (delete the as appropriate).

1. The type of supply ie borehole, spring, well etc
2. The location of the source by way of an 8 digit reference number.
3. Details of other properties on the supply (if the supply is an existing one)
4. Estimated volume of water that the supply will provide (details of flow test)
5. Evidence that this supply will not have a detrimental effect on supplies in the area
6. Details of any emergency tanks
7. Details of treatment to be installed on the system.
8. Details of any laboratory tests carried out to ensure the water is wholesome (has the supply been tested did it pass).

**For information, the minimum daily volume of water that requires to be supplied by a private water supply must be equivalent to one cubic metre (or 1000 litres) of water per day for every five persons who will be using the supply. It is the provision of this quantity that must be ensured and, as such, water storage facilities may be necessary for this purpose. In addition, when designing storage facilities, the minimum recommended capacity is three day's worth of supply, in order to allow for supply interruption/failure.**

### Private Drainage System

Private drainage systems often cause public health problems when no clear responsibility or access rights exists for maintaining the system in a working condition.

Problems can also arise when new properties connect into an existing system and the rights and duties have not been set down in law.

To discharge the Condition relating to the private drainage arrangements, the Applicant should produce documentary evidence that the maintenance duties on each dwelling served by the system have been clearly established by way of a binding legal agreement

### Solid Fuel Use

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.

## ECONOMIC DEVELOPMENT AND ENVIRONMENT

To: Planning and Building Standards                      Attention: Dorothy Amyes  
From: LANDSCAPE SECTION                                      Date: 12<sup>th</sup> February 2015  
Contact: Siobhan McDermott    Ext: 5425                      Ref: 15/00071/FUL

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**Subject:        Dwellinghouse on land on land North Of Wormiston Farm Eddleston**

*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.*

### Description of the Site

The site is part of an agricultural field to the north of the Wormiston Farm building group and separated from it by a block of coniferous woodland that acts as a shelterbelt for the bungalow immediately to the south. The site is in an elevated position on the west side of the Eddleston Water valley and is visible across the valley for approximately half a mile of the A703, seen almost on the skyline at the northern end of Wormiston Farm. The site lies alongside (to the east of) the minor road from Eddleston to Lyne.

### Nature of the Proposal

The proposal is for a dwellinghouse with associated on site parking, accessed of the minor road through an existing field entrance.

### Implications of the Proposal for the Landscape including any Mitigation

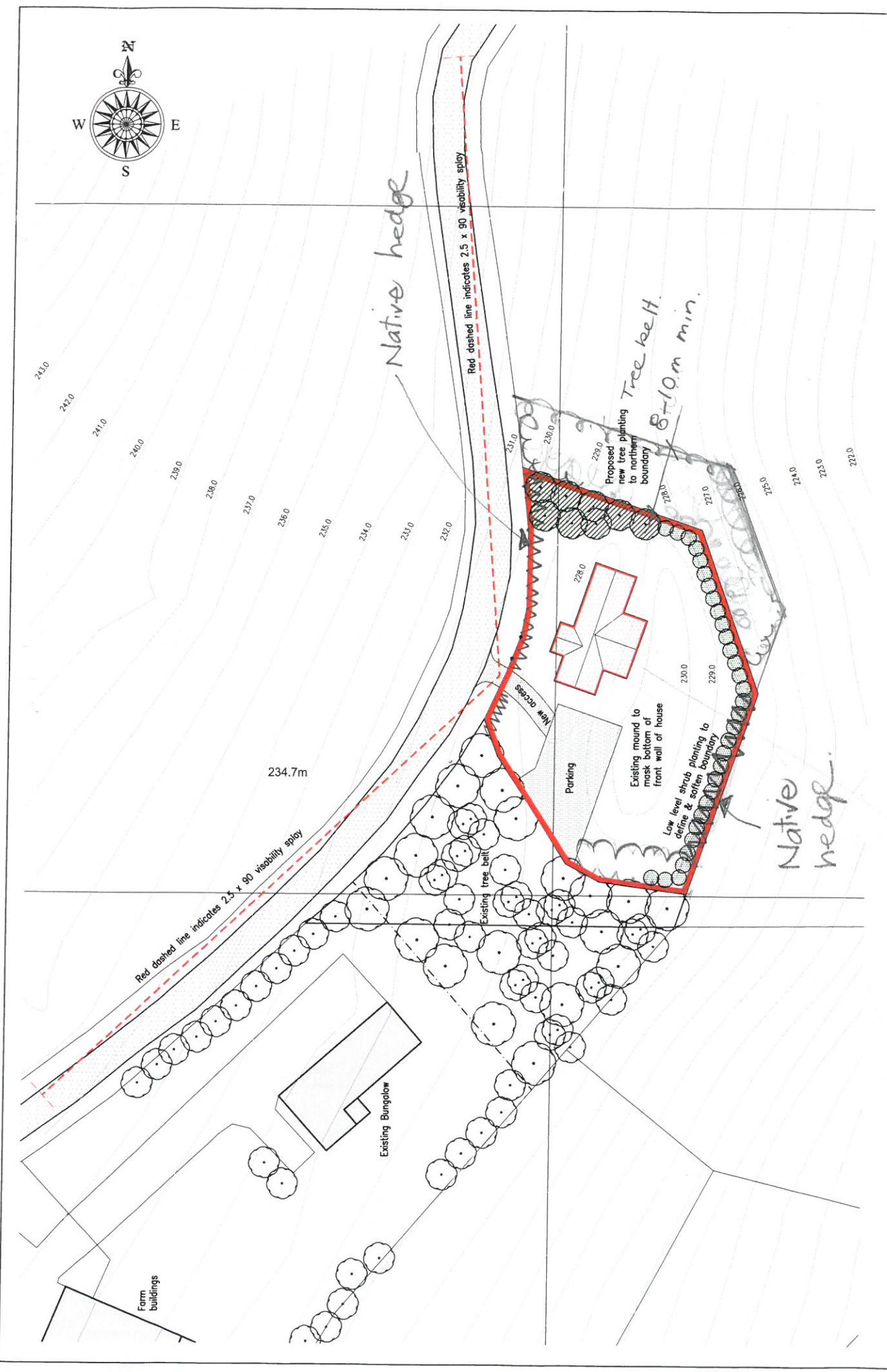
While the site is somewhat detached from the rest of the building group by virtue of its location to the north of the enclosing tree belt I consider with a more substantial belt of trees planted along the northern boundary a house in this location could be assimilated into the wider valley landscape. I am attaching an amended Proposed Site Plan showing my suggested planting proposals, including a substantial belt of trees along the north boundary.

I have a further comment regarding a house in this elevated and relatively prominent location and its potential impact on the wider landscape of the Eddleston Water valley. The quality of the development in terms of building design is not strong enough. I suggest before a decision is made on the house design the applicant is encouraged to access the Scottish Government's Planning Advice Note 72 – Housing in the Countryside, especially the section on design which gives guidance on how to create more widespread good quality rural housing that respects the Scottish landscape. It suggests that *'the overall aim should be to ensure that new housing is carefully located, worthy of its setting, and is the result of an imaginative, responsive and sensitive design process.'* It goes on to suggest that *'the main objective should be to adapt the best from the local elements and to interpret traditional shapes and sizes into a modern context. Overall, the envelope (the width, height and depth of the walls) together with the roof pitch (angle) determine a building's proportions.'* I do not consider the current proposal achieves that, the indicative house design suggests a generic bungalow design that could be in any part of suburban UK.

### Conclusion

**Without a more robust planting scheme which would better integrate the house into this conspicuous site and further consideration given to achieving a more appropriate house design I would have concerns about supporting this application.**

Siobhan McDermott  
LANDSCAPE ARCHITECT



Planning Application

Proposed New Dwelling House	Richard Allen Architectural Design
Wormiston Farm, by Eddleston	4 Shilling Terrace
Proposed Site Plan	Colvins Road
1:500 A3 Jan 2015	2014/46/102
	01896 850520
	07870 194639
	www.richard-allen.co.uk
	richard.allen@btinternet.com



To: **Development Management Service**  
**FAO Dorothy Amyes**

Date: **24 Feb 2015**

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

Ext: **6663**

Ref: **15/00071/FUL**

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**Subject: Erection of Dwellinghouse**  
**Land North of Wormiston Farm, Eddleston**

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Whilst I have no objections in principle to the erection of a house for a retiring farmer, I am slightly concerned on the proposed location and feel it could be better related to the existing building group. However, this concern is not significant enough for me to object to the application and is merely an observation.

Notwithstanding the above, the following points must be incorporated into the design;

- Access to the plot to incorporate a service lay-by as per my specification (DC-3).
- The first 5 metres of the access must not exceed a gradient of 1 in 18, thereafter the maximum gradient is 1 in 8. The area intended for the parking and turning of motor vehicles must not exceed a gradient of 1 in 18.
- Construction specification for private driveway and parking area to be submitted for approval.
- Parking and turning for a minimum of two vehicles, excluding garages, to be provided within the curtilage of the plot prior to the dwelling being occupied, and thereafter retained in perpetuity.
- 1 No. passing place to be provided at an agreed location and constructed as per my specification (DC-1).
- Visibility splays of 2.4 metres by 90 metres in both directions onto the public road to be provided prior to the dwelling being occupied and retained as such in perpetuity. Any planting along the boundary adjacent to the public road will need to cater for the visibility splays to ensure they are not impacted upon.
- Confirmation must also be provided as to where the existing field access is to be relocated to. The proposed location must be such that it does not cause a roadside danger.

A detailed plan must be submitted for approval which satisfactorily addresses the above points. Thereafter the works must be undertaken in strict accordance with the approved plan and completed prior to occupation of the dwelling.

All work within the public road must be undertaken by a Council approved contractor.

**Forms to be included DC-1 & DC-3.**

**AJS**