



Newtown St Boswells Melrose TD6 0SA

Tel: 01835 825251

Fax: 01835 825071

Email: itsystemadmin@scotborders.gov.uk

Applications cannot be validated until all necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 000109719-001

The online ref number is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the Planning Authority about this application.

Type of Application

What is this application for? Please select one of the following: *

We strongly recommend that you refer to the help text before you complete this section.

- Application for Planning Permission (including changes of use and surface mineral working)
- Application for Planning Permission in Principle
- Further Application, (including renewal of planning permission, modification, variation or removal of a planning condition etc)
- Application for Approval of Matters specified in conditions

Description of Proposal

Please describe the proposal including any change of use: * (Max 500 characters)

Erection of single storey dwelling for retiring farmer on land north east of Wormiston Farmhouse

Is this a temporary permission? * Yes No

If a change of use is to be included in the proposal has it already taken place?
(Answer 'No' if there is no change of use.) * Yes No

Have the works already been started or completed? *

No Yes - Started Yes - Completed

Applicant or Agent Details

Are you an applicant, or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application) Applicant Agent

Agent Details

Please enter Agent details

Company/Organisation:

Ericht Planning & Property
Consultants

Ref. Number:

First Name: *

Kate

Last Name: *

Jenkins

Telephone Number: *

07795974083

Extension Number:

Mobile Number:

Fax Number:

Email Address: *

kate@kjenkins.co.uk

You must enter a Building Name or Number, or both:*

Building Name:

Building Number:

40

Address 1 (Street): *

Belgrave Road

Address 2:

Town/City: *

EDINBURGH

Country: *

UK

Postcode: *

EH12 6NQ

Is the applicant an individual or an organisation/corporate entity? *

Individual Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:

Other Title:

First Name:

Last Name:

Company/Organisation: *

R&M Brockie & Son

Telephone Number:

Extension Number:

Mobile Number:

Fax Number:

Email Address:

You must enter a Building Name or Number, or both:*

Building Name:

Wormiston Farm

Building Number:

Address 1 (Street): *

Wormiston

Address 2:

Town/City: *

Eddleston

Country: *

United Kingdom

Postcode: *

EH45 8PP

Site Address Details

Planning Authority:

Scottish Borders Council

Full postal address of the site (including postcode where available):

Address 1:

WORMISTON FARM

Address 5:

Address 2:

SCOTTISH BORDERS

Town/City/Settlement:

PEEBLES

Address 3:

Post Code:

EH45 8PP

Address 4:

Please identify/describe the location of the site or sites.

Northing

645695

Easting

323420

Pre-Application Discussion

Have you discussed your proposal with the planning authority? *

Yes No

Site Area

Please state the site area:

1653.00

Please state the measurement type used:

Hectares (ha) Square Metres (sq.m)

Existing Use

Please describe the current or most recent use: (Max 500 characters)

Field corner

Access and Parking

Are you proposing a new or altered vehicle access to or from a public road? *

Yes No

If Yes please describe and show on your drawings the position of any existing, altered or new access points, highlighting the changes you propose to make. You should also show existing footpaths and note if there will be any impact on these.

Are you proposing any changes to public paths, public rights of way or affecting any public rights of access? *

Yes No

If Yes please show on your drawings the position of any affected areas highlighting the changes you propose to make, including arrangements for continuing or alternative public access.

How many vehicle parking spaces (garaging and open parking) currently exist on the application site? *

0

How many vehicle parking spaces (garaging and open parking) do you propose on the site (i.e. the total of existing and any new spaces or a reduced number of spaces)? *

3

Please show on your drawings the position of existing and proposed parking spaces and identify if these are for the use of particular types of vehicles (e.g. parking for disabled people, coaches, HGV vehicles, cycle spaces).

Water Supply and Drainage Arrangements

Will your proposal require new or altered water supply or drainage arrangements? *

Yes No

Are you proposing to connect to the public drainage network (eg. to an existing sewer)? *

- Yes – connecting to public drainage network
- No – proposing to make private drainage arrangements
- Not Applicable – only arrangements for water supply required

What private arrangements are you proposing? *

- New/Altered septic tank.
- Treatment/Additional treatment (relates to package sewage treatment plants, or passive sewage treatment such as a reed bed).
- Other private drainage arrangement (such as chemical toilets or composting toilets).

What private arrangements are you proposing for the New/Altered septic tank? *

- Discharge to land via soakaway.
- Discharge to watercourse(s) (including partial soakaway).
- Discharge to coastal waters.

Please explain your private drainage arrangements briefly here and show more details on your plans and supporting information: * (Max 500 characters)

Discharge to soakaway in field

Do your proposals make provision for sustainable drainage of surface water? (e.g. SUDS arrangements) *

Yes No

Note: -

Please include details of SUDS arrangements on your plans

Selecting 'No' to the above question means that you could be in breach of Environmental legislation.

Are you proposing to connect to the public water supply network? *

- Yes
- No, using a private water supply
- No connection required

If No, using a private water supply, please show on plans the supply and all works needed to provide it (on or off site).

Assessment of Flood Risk

Is the site within an area of known risk of flooding? *

Yes No Don't Know

If the site is within an area of known risk of flooding you may need to submit a Flood Risk Assessment before your application can be determined. You may wish to contact your Planning Authority or SEPA for advice on what information may be required.

Do you think your proposal may increase the flood risk elsewhere? *

Yes No Don't Know

Trees

Are there any trees on or adjacent to the application site? *

Yes No

If Yes, please mark on your drawings any trees, known protected trees and their canopy spread close to the proposal site and indicate if any are to be cut back or felled.

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste (including recycling)? *

Yes No

If Yes or No, please provide further details:(Max 500 characters)

Bins will be stored next to the house. The exact location can be agreed if this is required.

Residential Units Including Conversion

Does your proposal include new or additional houses and/or flats? *

Yes No

How many units do you propose in total? *

1

Please provide full details of the number and types of units on the plans. Additional information may be provided in a supporting statement.

All Types of Non Housing Development - Proposed New Floorspace

Does your proposal alter or create non-residential floorspace? *

Yes No

Schedule 3 Development

Does the proposal involve a form of development listed in Schedule 3 of the Town and Country Planning (Development Management Procedure (Scotland) Regulations 2013? *

Yes No Don't Know

If yes, your proposal will additionally have to be advertised in a newspaper circulating in the area of the development. Your planning authority will do this on your behalf but will charge you a fee. Please check the planning authority's website for advice on the additional fee and add this to your planning fee.

If you are unsure whether your proposal involves a form of development listed in Schedule 3, please check the Help Text and Guidance notes before contacting your planning authority.

Planning Service Employee/Elected Member Interest

Is the applicant, or the applicant's spouse/partner, either a member of staff within the planning service or an elected member of the planning authority? *

Yes No

Certificates and Notices

CERTIFICATE AND NOTICE UNDER REGULATION 15 – TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATIONS 2013

One Certificate must be completed and submitted along with this application form. This is most usually Certificate A, Form 1, Certificate B, Certificate C or Certificate E.

Are you/the applicant the sole owner of ALL the land? *

Yes No

Is any of the land part of an agricultural holding? *

Yes No

Do you have any agricultural tenants? *

Yes No

Certificate Required

The following Land Ownership Certificate is required to complete this section of the proposal:

Certificate E

Land Ownership Certificate

Certificate and Notice under Regulation 15 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Certificate E

I hereby certify that –

(1) – No person other than myself/the applicant was the owner of any part of the land to which the application relates at the beginning of the period 21 days ending with the date of the application.

(2) - The land to which the application relates constitutes or forms part of an agricultural holding and there are no agricultural tenants
Or

(1) – No person other than myself/the applicant was the owner of any part of the land to which the application relates at the beginning of the period 21 days ending with the date of the application.

(2) - The land to which the application relates constitutes or forms part of an agricultural holding and there are agricultural tenants.

These People are:

Name:

Address:

Date of Service of Notice: *

(3) - I have/The applicant has taken reasonable steps, as listed below, to ascertain the names and addresses of the other agricultural tenants and *have/has been unable to do so –

Signed: Kate Jenkins

On behalf of: R&M Brockie & Son

Date: 26/01/2015

Please tick here to certify this Certificate. *

Checklist - Application for Planning Permission

Town and County Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Please take a few moments to complete the following checklist in order to ensure that you have provided all the necessary information in support of your application. Failure to submit sufficient information with your application may result in your application being deemed invalid. The planning authority will not start processing your application until it is valid.

a) If this is a further application where there is a variation of conditions attached to a previous consent, have you provided a statement to that effect? *

Yes No Not applicable to this application

b) If this is an application for planning permission or planning permission in principle where there is a crown interest in the land, have you provided a statement to that effect? *

Yes No Not applicable to this application

c) If this is an application for planning permission, planning permission in principle or a further application and the application is for development belonging to the categories of national or major developments (other than one under Section 42 of the planning Act), have you provided a Pre-Application Consultation Report? *

Yes No Not applicable to this application

Town and County Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

d) If this is an application for planning permission and the application relates to development belonging to the categories of national or major developments and you do not benefit from exemption under Regulation 13 of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, have you provided a Design and Access Statement? *

Yes No Not applicable to this application

e) If this is an application for planning permission and relates to development belonging to the category of local developments (subject to regulation 13. (2) and (3) of the Development Management Procedure (Scotland) Regulations 2013) have you provided a Design Statement? *

Yes No Not applicable to this application

f) If your application relates to installation of an antenna to be employed in an electronic communication network, have you provided an ICNIRP Declaration? *

Yes No Not applicable to this application

g) If this is an application for planning permission, planning permission in principle, an application for approval of matters specified in conditions or an application for mineral development, have you provided any other plans or drawings as necessary:

- Site Layout Plan or Block plan.
- Elevations.
- Floor plans.
- Cross sections.
- Roof plan.
- Master Plan/Framework Plan.
- Landscape plan.
- Photographs and/or photomontages.
- Other.

Provide copies of the following documents if applicable:

A copy of an Environmental Statement. *

Yes N/A

A Design Statement or Design and Access Statement. *

Yes N/A

A Flood Risk Assessment. *

Yes N/A

A Drainage Impact Assessment (including proposals for Sustainable Drainage Systems). *

Yes N/A

Drainage/SUDS layout. *

Yes N/A

A Transport Assessment or Travel Plan. *

Yes N/A

Contaminated Land Assessment. *

Yes N/A

Habitat Survey. *

Yes N/A

A Processing Agreement *

Yes N/A

Other Statements (please specify). (Max 500 characters)

Declare - For Application to Planning Authority

I, the applicant/agent certify that this is an application to the planning authority as described in this form. The accompanying plans/drawings and additional information are provided as a part of this application .

Declaration Name: Kate Jenkins

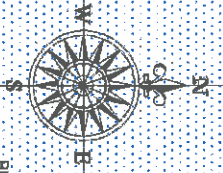
Declaration Date: 26/01/2015

Submission Date: 26/01/2015

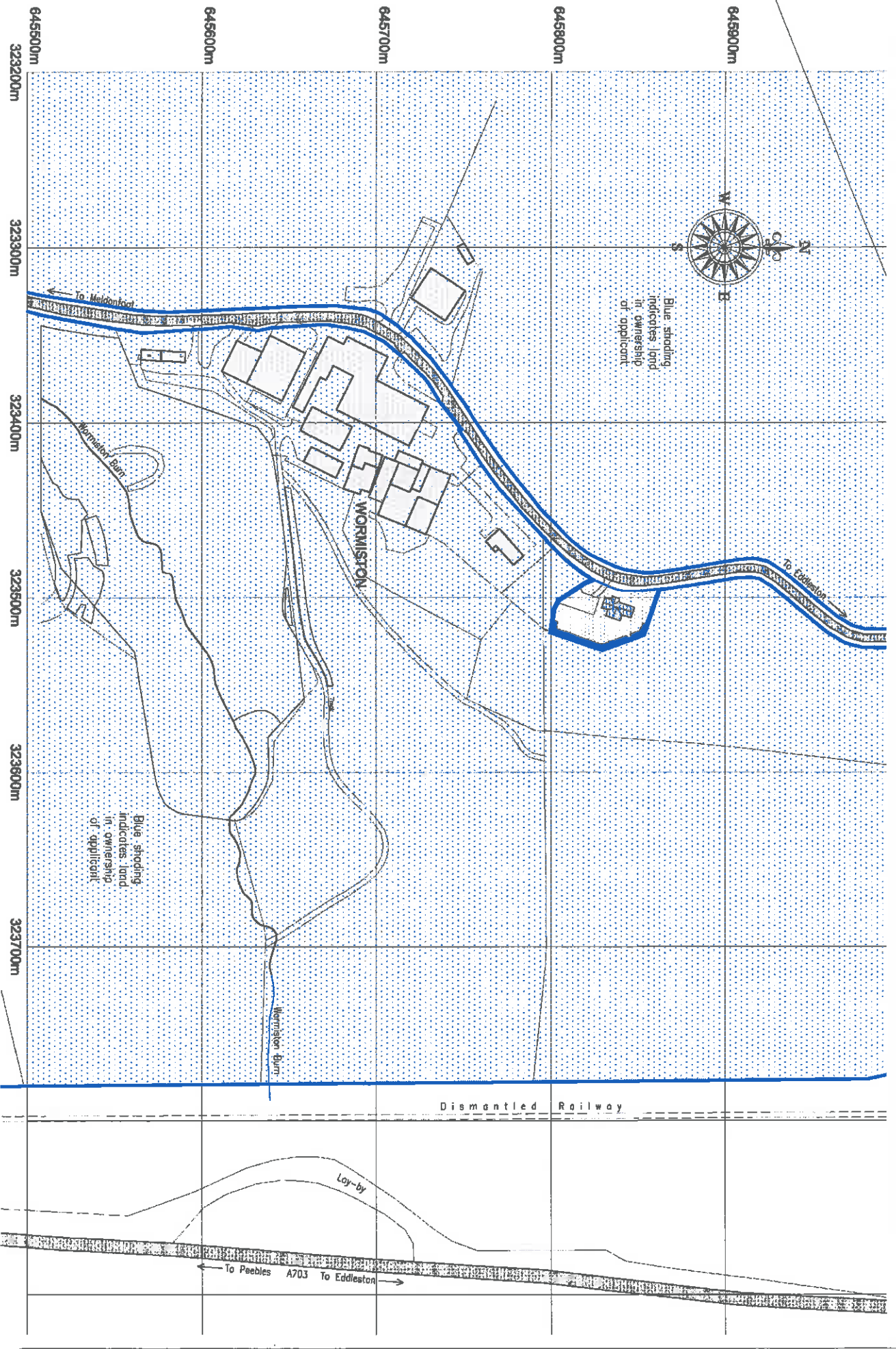
Payment Details

Cheque: R & M Brockie & Son, 003400

Created: 26/01/2015 11:44



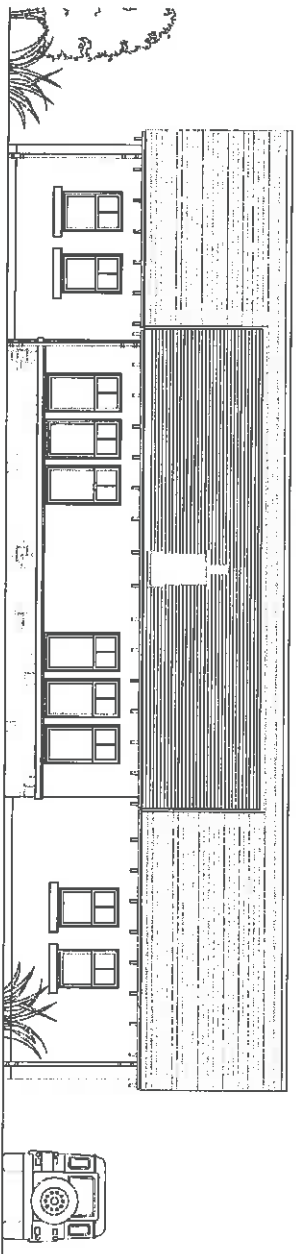
Blue shading indicates land in ownership of applicant.



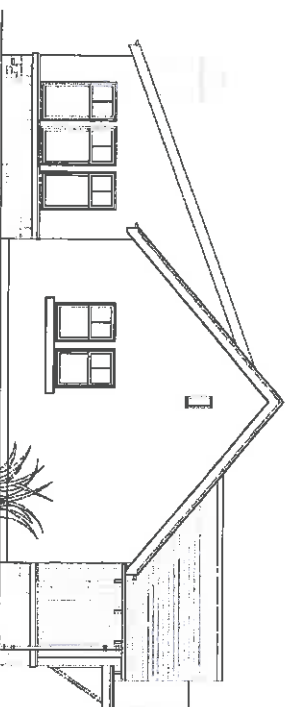
© Crown Copyright. All rights reserved. Licence no. 100017780
 0 20 40 60 80 100 120 140 160 180 200
 1:2500 Scale Bar

* * * * *	
Proposed New Dwelling House	Richard Allen Architectural Design
Wormiston Farm, by Eddleston	4 Striding Terrace
Location Plan	Clovenfords
13000 A1 Jan 2015	Galashiels
2014/46/01	TD1 3NB
<p>richard.allen@btinternet.com www.richard-allen.co.uk 01896 890520 07870 194639</p>	

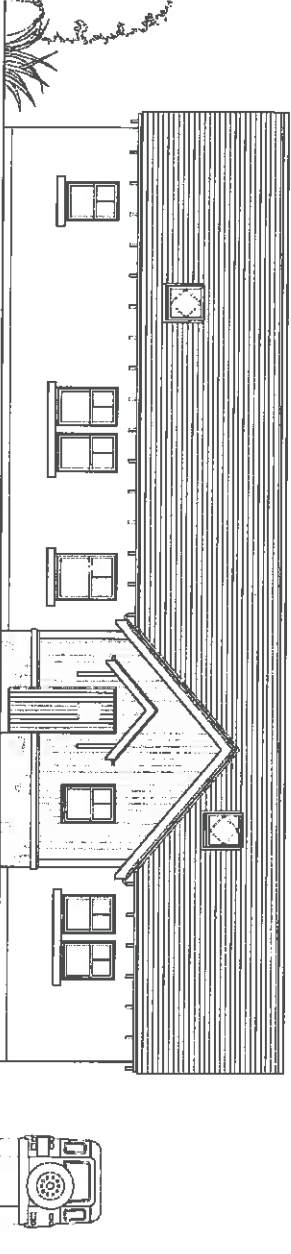




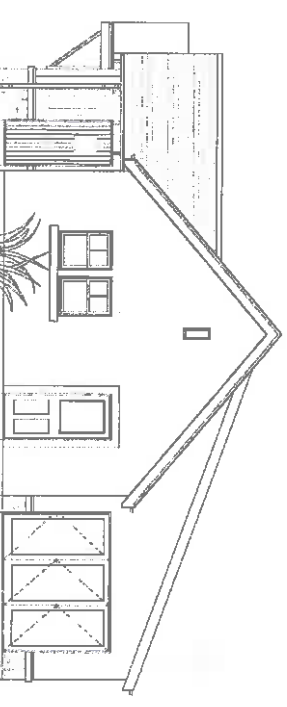
South East Elevation



North East Elevation



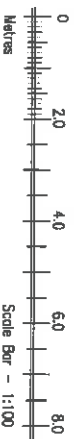
North West Elevation



South West Elevation

Proposed External Finishes – House

- Coat Stone – Buff coloured cast stone cills
- External Walls – Natural stone walling, and painted wet dash render with Larch cladding to front porch
- Pitched Roof – Natural slate to roof
- Fascia & Barge Board – Painted or stained timber
- Windows – Timber windows
- Rooflights – Velux standard rooflights with fascings
- External Doors – Double glazed timber, or composite doors with double glazed panels.
- Rainwater Goods – Black coloured PVC downpipes and gutters.



Rev 'A' 28.02.15 General design amendments following comments from SPC Planning

Proposed New Dwelling House	
Wormiston Farm, by Eddleston	
Proposed Elevations	
1/100	AI Jan 2015 2014/48/104/A

Planning Application

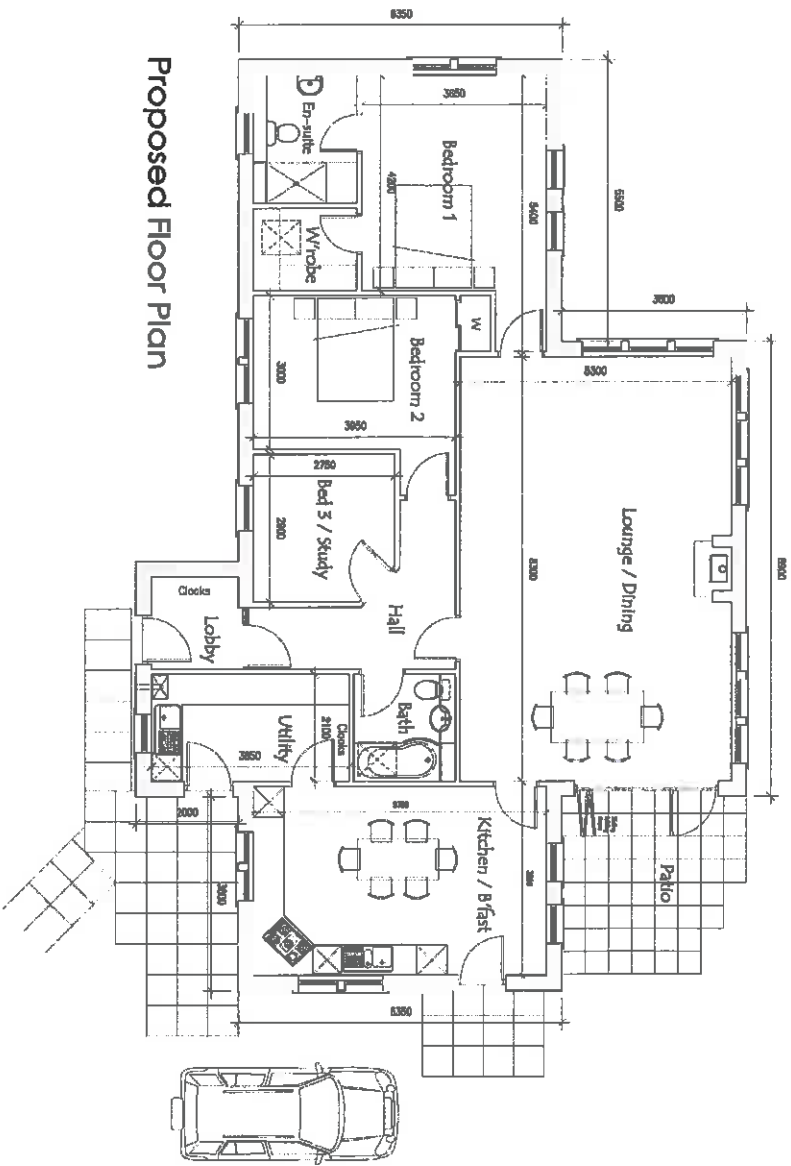
Richard Allen Architectural Design
 4 Siding Terrace
 Cloverforbs
 Galashiels
 TD1 3NB
 www.richard-allen.co.uk
 01896 650520
 07820 194639
 richard.allen39@btinternet.com



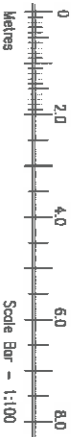
Proposed External Finishes – House

- Cast Stone – Buff coloured cast stone cills
- External Walls – Natural stone walling, and pointed wet dash render with Larch cladding to front porch
- Pitched Roof – Natural slate to roof
- Fascia & Barge Board – Painted or stained timber

- Windows – Timber windows
- Rooflights – Velux standard rooflights with finishes
- External Doors – Double glazed timber, or composite doors with double glazed panels.
- Rainwater Goods – Black coloured PVC downpipes and gutters.



Proposed Floor Plan

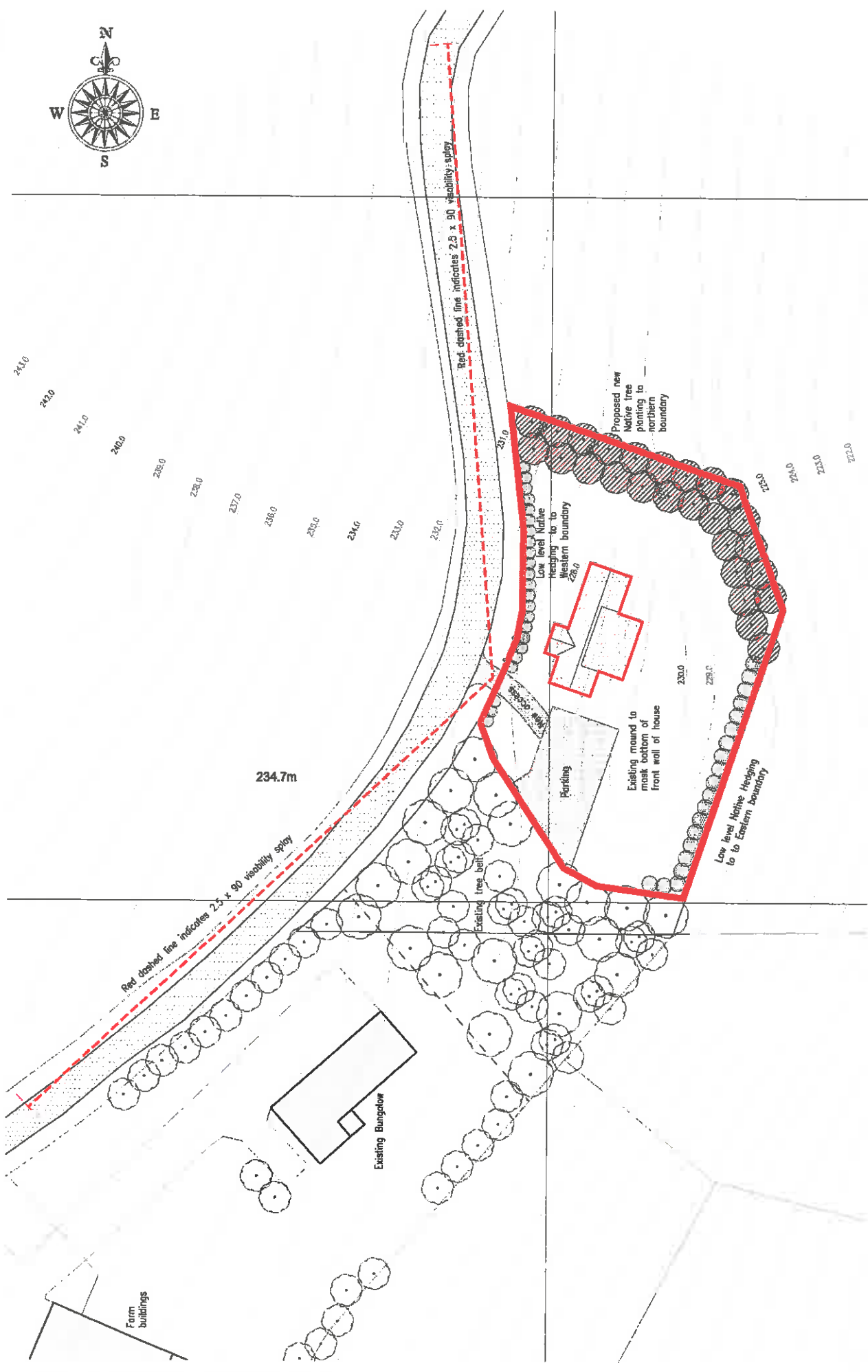
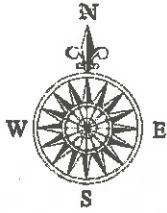


Rev 'A'	28.02.15	General design amendments following comments from SSC Planning
Proposed New Dwelling House		
Wormiston Farm, by Eddleston		
Proposed Floor Plan		
1:100	NA	2014/142/103/A

Planning Application

Richard Allen Architectural Design
 4 Stirling Terrace
 Coventry CV3 3JL
 TD1 3NB
 www.richard-allen.co.uk
 01826 850520
 07870 194639
 richard.allen39@btinternet.com



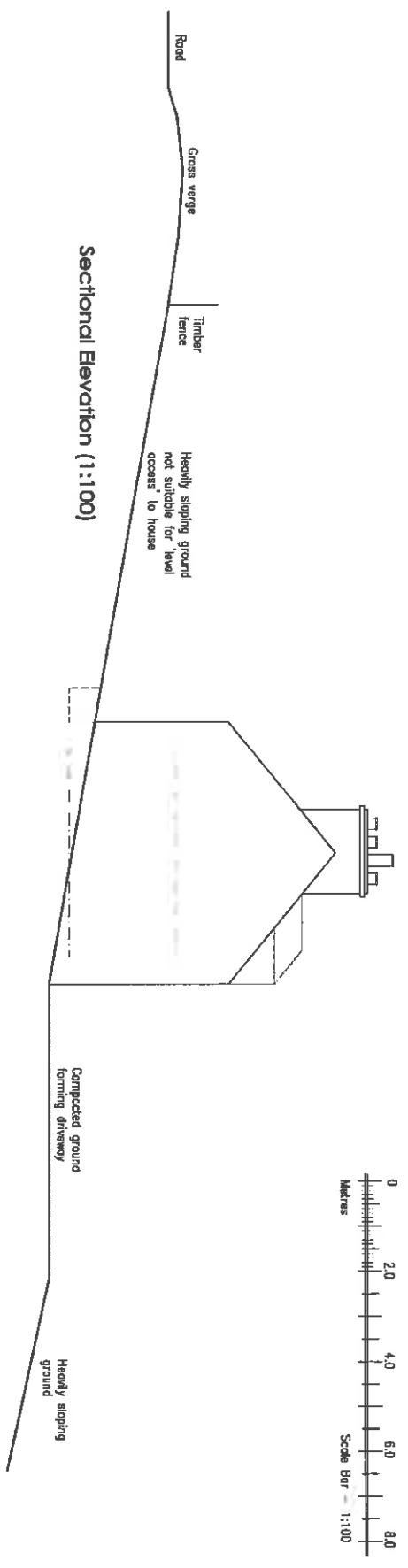


Rev 'X' 20.02.15 Gradient design amendments following comments from SBC Planning
 Proposed New Dwelling House
 Warmiston Farm, by Edleston
 Proposed Site Plan
 1:500 AS Jan 2015 2014/46/102/A

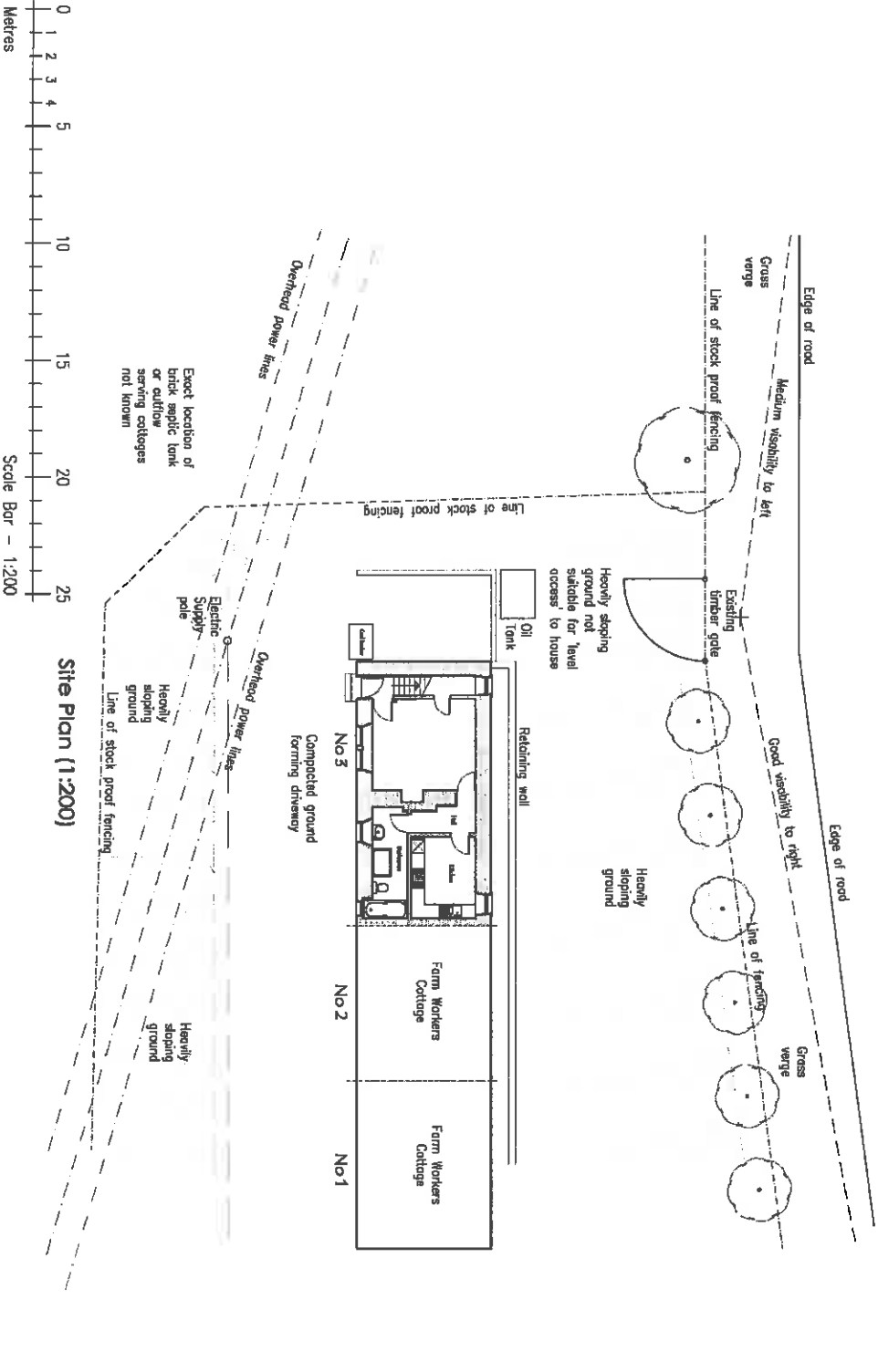
Planning Application

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 4 Stirling Terrace
 Coventry CV3 9LF
 www.richard-allen.co.uk
 richard.allen39@btinternet.com





Sectional Elevation (1:100)



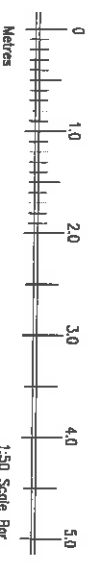
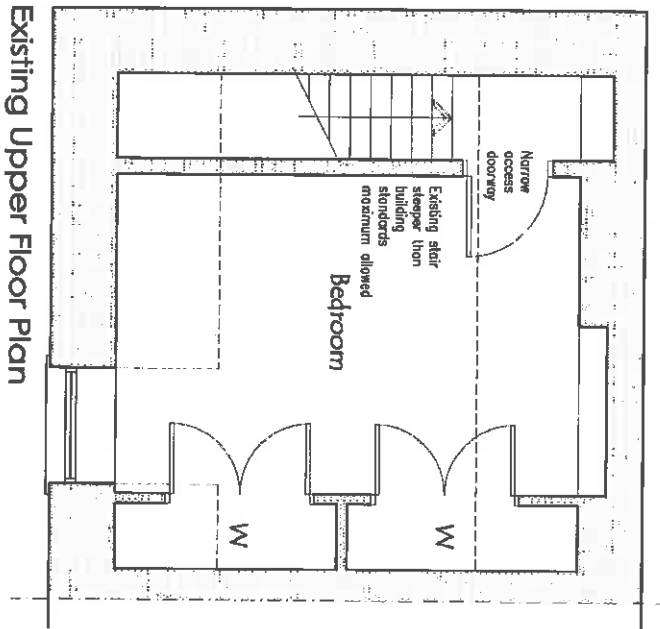
Site Plan (1:200)

Planning Application

Proposed New Dwelling House	as shown	2014/467/03
Wormiston Farm, by Eddleston		
Farm Cottage No 3 - Site Plan and Section		
Richard Allen Architectural Design	Apr 2015	

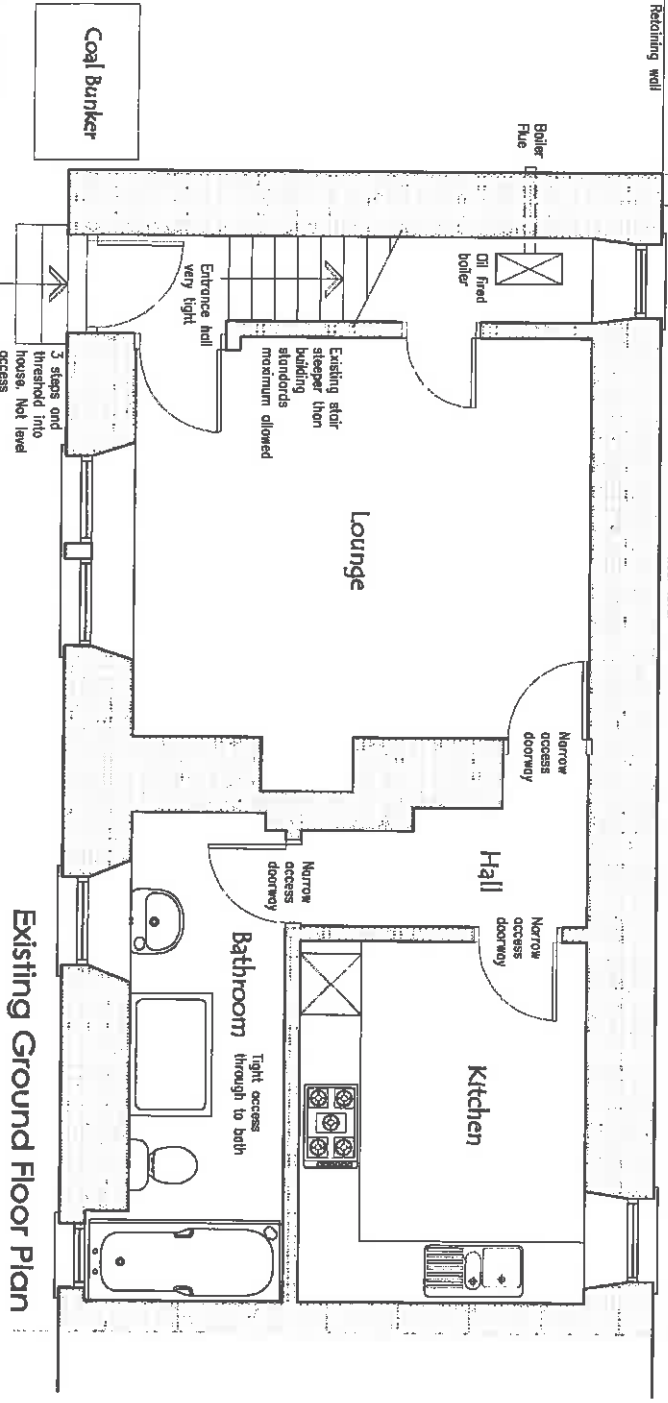
Richard Allen Architectural Design
 4 Stirling Terrace
 Clovenstone
 Galashiels
 TD1 3NB
 01896 850520
 07870 194639
 www.richard-allen.co.uk
 richard.allen37@btinternet.com





Retaining wall

reduced ground level higher than floor level



Proposed New Dwelling House	
Wormiston Farm, by Edleston	
Farm Cottage No 3 - Existing Floor Plan	
1:50	2014/16/105

Richard Allen Architectural Design
 4 Sifting Terrace
 Coventry CV3 9JF
 TDI 5NB
 www.richard-allen.co.uk
 01896 880520
 07870 194639
 richard.allen39@btinternet.com



Planning Supporting Statement

**House for retiring farmer at Wormiston Farm, Eddleston, Scottish
Borders
EH45 8PP**

on behalf of

R & M Brockie & Son, Wormiston Farm, Eddleston EH45 8PP

26th January 2015

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1.0 INTRODUCTION

The Application

- 1.1 The 283 ha (700 acre) agricultural holding of Wormiston lies one mile south west of Eddleston and is within the ownership of the applicant, R&M Brockie & Son. This application seeks consent for the erection of a house for Mrs Margaret Brockie, a retiring farming partner. The application is made by Ericht Planning & Property Consultants and all drawings have been provided by Richard Allen, Architect.
- 1.2 Mrs Brockie currently resides in the farmhouse at Wormiston which is located to the south west of the application site as shown on the Site Plan. The farmhouse is now required for the occupation of Mrs Brockie's son, Robbie Brockie and his partner. Mr Brockie is responsible for the management of the farm.
- 1.3 The proposed location for the new house does not lie within a National Scenic area or Special Landscape Area. An appraisal of sites on the farm has been conducted and the most appropriate site has been selected.

Layout and Design

- 1.4 The location for the new house lies to the north east of Wormiston farmhouse, adjacent to a small sitka spruce shelterbelt. Access to the plot will be directly from the C class public road (C1) as shown on the Site Plan. Visibility splays have been indicated on this plan. In both directions, there is visibility of 90m from a position on the access road which is 2.5m back from the verge. It is acknowledged that the splay to the south west passes over verge but this does not have high vegetation on it and the distance before the splay crosses verge is 28 metres.
- 1.5 A single storey house has been designed in order to minimise visual impact and the meet with the future living needs of Mrs Brockie. The existing ground levels have been used so as to reduce the visibility of the house from the A703. There is an area of slightly raised ground, as can be seen on the site plan, behind which the house has been positioned and which will screen part of the lower portion of the house. Only a small amount of cutting will be required to level the plot for the house. An area of shrubs/ landscaping, to be agreed with the planning authority, is proposed to the east and south the house to 'soften' the boundary.

- 1.6 A private water supply will be utilised. The existing supply to the farmhouse is sufficient in quality and quantity to serve the new house. A new septic tank will be installed for drainage. A soakaway will be installed for surface water run-off.

2.0 ANALYSIS AGAINST PLANNING POLICY

- 2.1 This section provides justification for the proposal to construct a house for a retiring farmer against planning policy. It is demonstrated that the proposal for the erection of a single storey house is compliant with the provisions and intentions of Scottish Borders Council's planning policy and, specifically, it will be demonstrated that the proposal is compliant with Housing in the Countryside policy, including Supplementary Planning Guidance. Consideration of Planning policy has included the following documentation:-

- Scottish Borders Consolidated Local Plan
- Scottish Borders Proposed Local Development Plan
- Supplementary Planning Guidance
 - New Housing in the Borders Countryside
 - Renewables

SCOTTISH BORDERS CONSOLIDATED LOCAL PLAN, 2011

Policy D2 Housing in the Countryside

- 2.2 The proposal for the dwelling is consistent with Policy D2- Housing in the Countryside. The relevant section of this policy lies under the heading '*economic requirement*'. The new dwelling is specifically for occupation by a retiring farmer (Mrs Brockie) who has farmed the holding together with her late husband and her son for 39 years. The development of the proposed house will release the farmhouse for continued use by her son and his partner in the management and ongoing running of the holding.
- 2.3 The new house will enable the continued operation of the farming enterprise which comprises 1000 breeding ewes and followers (max sheep numbers 2,700), 130 breeding cows and followers (max numbers 400 head) and local agricultural contracting. The farm employs a tractorman, a general farm worker and a cattleman.
- 2.4 It will be demonstrated that no other appropriate site exists within a building group on the holding and that there is no suitable house or other building

capable of conversion for the required residential use. The applicant is willing to enter into section 75 agreement to tie the proposed house to the farm business.

BUILDINGS OF TRADITIONAL CONSTRUCTION

2.5 There are three operational buildings situated in the heart of the working farm building group which could be referred to as being of traditional construction. They are marked "1" "2" and "3" on the aerial photograph and map overleaf and comprise:

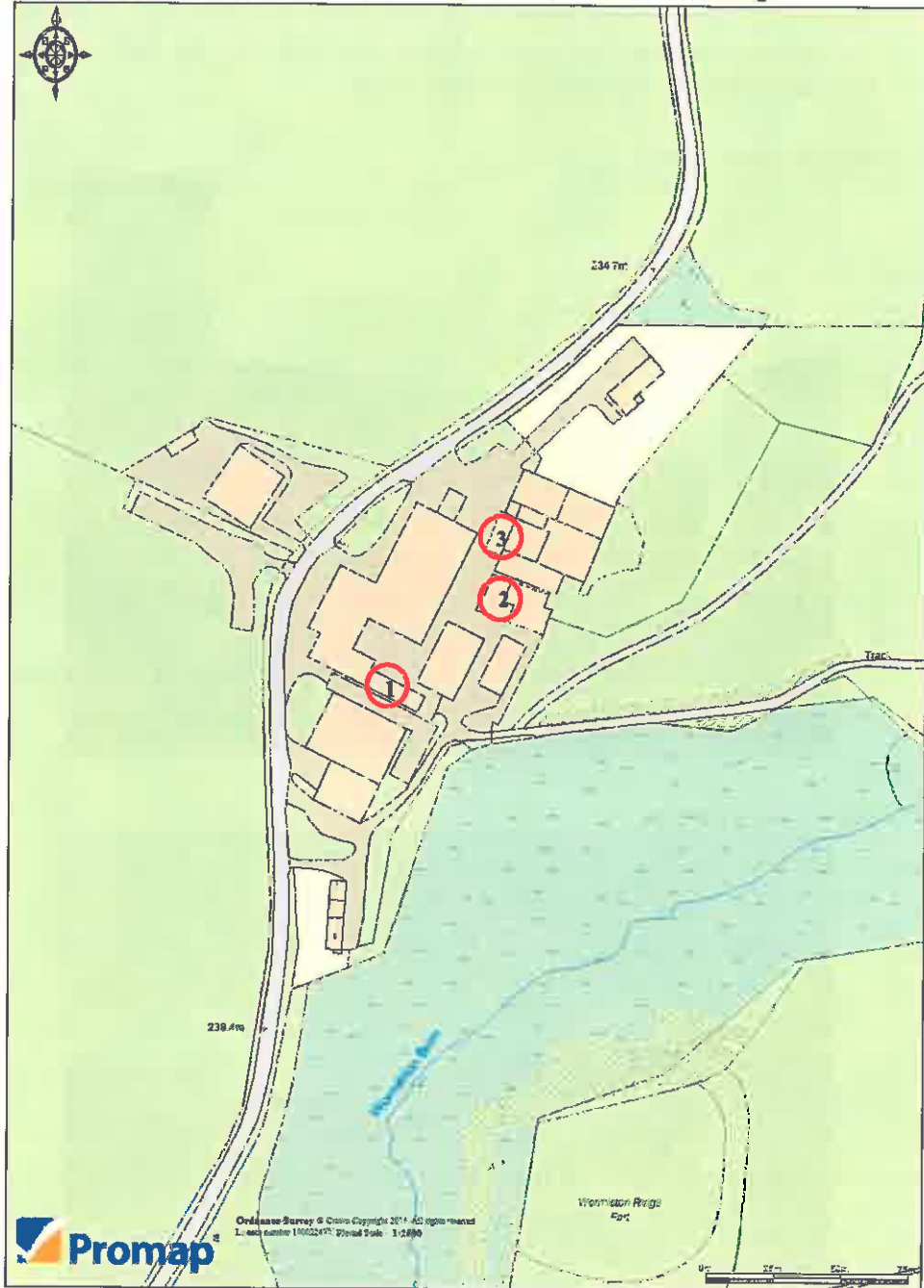
- (1) A shed for housing livestock
- (2) A general storage shed
- (3) The farm workshop.

2.6 Below, the use of each building is set out and it is shown that none of these structures are suitable for conversion to a dwelling on account of their location, construction and key uses within the steading. The existing farmhouse can be seen towards the right of the picture.

Fig. 1: Aerial Photograph of Wormiston Farm Buildings showing location of the 3no. traditional buildings in the heart of the farm



Fig. 2: Layout of Wormiston Farm buildings showing location of traditional buildings



Building No.1 - "The Long Shed"

- 2.7 This building is located in the central part of the farm buildings at the heart of the operational area. It is used to house livestock and also forms one side of the yard where all the cattle handling is done.

Fig. 3: North elevation



Fig. 4: South elevation



Building No.2 - "The Cart Shed"

- 2.8 This building is within the operational farm and on the access to the core of the buildings.

Fig. 5: West elevation



Fig. 6: West elevation (1)



Fig. 7: West elevation (2)



Building No 3 – “The Workshop”

- 2.9 This building was a small farmhouse until the 1960s when a fire took hold. The steading was smaller with an entirely different layout at that time. It is now used as the farm workshop and lies at the heart of the steading.

Fig. 8: West elevation (1)



EXISTING ACCOMMODATION AT WORMISTON FARM

- 2.10 **1-3 Wormiston Cottages:** These cottages lie at the southern end of the farm. Nos. 1 & 2 are occupied by farm workers. No. 3 is currently occupied by the applicant who will move to the existing farmhouse shortly. It is a 1 bedroomed property with a steep flight of internal stairs and is unsuitable for Mrs Brockie whose future living needs require single-level living space. No. 3 Wormiston Cottages is required for occupation by seasonal farm workers and also for students which are employed on the farm at points throughout the year.

Fig. 9: East elevation of Wormiston Cottages



- 2.11 **Moss House:** This property, located half a mile to the north west of Wormiston Farm is occupied by Wormiston Farm's cattleman, who has lived here for over 14 years.

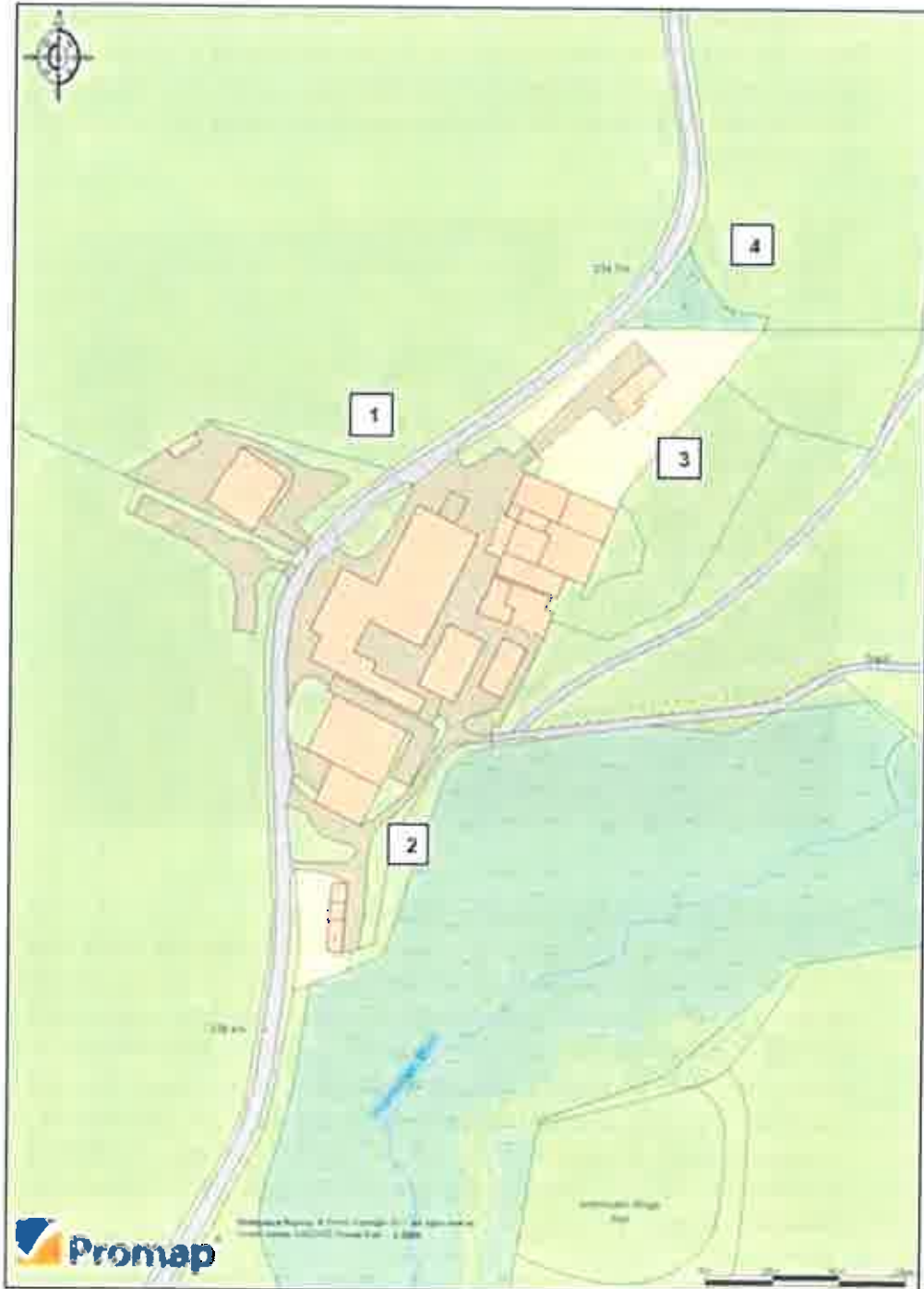
APPRAISAL OF POTENTIAL HOUSE SITES AT WORMISTON FARM

2.12 The following criteria must be met by the site for the new house. The site must be:

- In reasonable proximity to the group of existing farm buildings and the existing farmhouse;
- Sufficiently distant from the operational farm buildings in the interests of residential amenity, including aspects relating to noise and visibility;
- Able to achieve a safe access in terms of operational farm traffic and sightlines on the public road;
- Located on reasonably level, firm and dry ground. Much of the land surrounding the farm steading is sloping and marshy;
- A site which does not interfere with the operation of the farm, nor requires any of the existing farm buildings to be taken out of use;
- A site which does not compromise future farm expansion;
- A site which does not impact negatively on the landscape.

2.13 The location of potential house sites at Wormiston Farm is shown overleaf. Each site is thereafter assessed in the forthcoming sections.

Fig. 10: Location of Potential House Sites at Wormiston Farm



Site 1: Adjacent to existing agricultural shed

- 2.14 The applicant wishes to retain this area of land for future expansion of the farm. This site is the most suitable site for the erection of a further agricultural shed as other ground around the farm buildings is generally sloping and wet, offering little opportunity for effective operational space of the size required for a new shed.

Fig. 11: Site 1: Land adjacent to existing agricultural sheds

**Site 2: Land to the south of existing farm buildings**

- 2.15 In terms of ground levels, this site is situated at a considerably lower level than the farm buildings and track which is likely to result in an access, the gradient of which is not acceptable. Importantly, this track is heavily used to cart dung and slurry out of the livestock sheds within the steading specifically so as to prevent the front access from becoming poached. In the winter this rear track becomes wet and muddy and sharing this length of operational track, particularly given its specific use, with a residential access, would be wholly inappropriate. Further, visibility is not particularly good and this would not be a safe access for a new house.

Fig. 12: Site 2: Land below farm steading



Fig. 13: Agricultural access leading to rear (east) of farm buildings



Site 3: Land to the south of the existing farmhouse

- 2.16 This site is not favoured for several reasons:
- This area of land is sloping and is prone to becoming waterlogged, and was so at the time of inspection.
 - This site feels outwith the grouping of buildings at Wormiston and does not form a logical extension or consolidation.
 - Development of this site would move the developed area further east in a way which does not feel natural, with one house being 'stacked' on top of the other.
 - The house would be directly overlooked by the existing farmhouse.

Fig. 14: Field to south of existing farmhouse

**Site 4: Land to the north east of the existing farmhouse**

- 2.17 This site has been selected for a number of reasons:
- The site can be safely accessed by formation of a new access onto the public road with suitable gradient and sightlines as shown on the Site Plan.
 - Development of the site would involve an 'organic' and logical extension to the developed area of the farm.
 - An area of woodland planting to the north east will provide a clear edge to the farm steading.

- The site does not impact upon land required for future farm expansion.
 - The area is not subject to flooding or waterlogging.
 - Whilst it is acknowledged that the house will be able to be seen from the A703, the property will be single storey and will be viewed as part of the existing group of buildings at Wormiston.
 - The new house will not impact upon the residential amenity of the existing farmhouse.
 - The ground levels offer a site which can be developed with minimal cutting and the area of slightly raised ground offers slightly reduced visibility of part of the house from the A703.
- 2.18 It is recognised that this site increases the extent of the developed land at Wormiston in a north-easterly direction, however given the other options which have been considered and the clear benefits of this site, it is the preferred option.
- 2.19 The policy content of Policy HD2 'Housing in the Countryside' which is set out within the emerging LDP is almost identical to adopted policy D2. There is, however, specific consideration given to 'access roads' in HD2. In this regard access to the new house has considered carefully within this proposal and sightlines have been shown on the Site Plan.

SUPPLEMENTARY PLANNING GUIDANCE

New Housing in the Borders Countryside

- 2.20 The proposal for the dwelling is compliant with the criteria for new housing development set out within *New Housing in the Borders Countryside, December, 2008*, as below:
1. *No adverse effect on the viability of a farming unit or conflict with the operations of a working farm;*
 2. *Satisfactory access and other road requirements;*
 3. *Satisfactory public or private water supply and drainage facilities;*
 4. *No adverse effect on countryside amenity, landscape or nature conservation;*
 5. *No adverse impact on ancient monuments, archaeological sites, or on gardens or designed landscapes in the Inventory of Gardens and Designed Landscapes in Scotland;*
 6. *Appropriate siting, design and materials in accordance with the relevant Local Plan policies;*
 7. *The safeguarding of known mineral resources from sterilisation unless this is acceptable following an assessment of the environmental implications.*

- 2.21 There is no adverse effect on the viability of the farming unit in physical, operational or economic terms. The proposed house site is not on land onto which farm buildings may need to expand in the future. The house is required to enable Mr Brockie, his partner and future family to run the farm from the existing farmhouse which lies close to the farm steading.
- 2.22 Satisfactory access can be achieved as shown on the Site Plan and detailed in section 1.4.
- 2.23 Satisfactory water supply and drainage facilities can be achieved as summarised in section 1.6.
- 2.24 The proposal will not lead to adverse effect on countryside amenity, landscape or nature conservation. The proposed dwelling is single storey in height and will not overlook, or be overlooked by adjacent properties. The dwelling will not be visually obtrusive in the landscape on account of its single storey nature, its design, the topography of the site and surroundings, and the presence of landscape screening. It is acknowledged that the house will be visible from the A703 but it is not considered to be an inappropriate addition to the cluster of buildings at Wormiston Farm.
- 2.25 There is no adverse impact on ancient monuments, archaeological sites or other designations.
- 2.26 Under section 2c 'Isolated housing and housing for local needs', the Guidance notes that factors which will be considered when assessing proposals include:
- Whether there is a need for new accommodation for an existing local resident to suit changed and exceptional circumstances (such as a retiring farmer) and
 - Whether the applicant has selected the most satisfactory site in terms of the standard policy criteria noted above.
- In this regard, the requirement for a house for a retiring farmer has been set out and an assessment of potential sites has been made as part of this application.

Renewable Energy

- 2.27 The Scottish Borders Council Renewables Supplementary Planning Guidance (2007) deals with requirements to reduce Carbon Dioxide emissions through energy efficiency, building design measures and renewable technologies.
- 2.28 The new dwelling has been designed with energy efficiency as a key consideration. Whilst the Applicant will address such matters in greater detail at building warrant stage, the following points are made:
- ☐ There has been minimisation of energy demand by design, including double glazed windows;
 - ☐ The orientation will maximise passive solar gain and natural daylight;
 - The adjacent woodland affords some shelter from the prevailing south-westerly wind;
 - ☐ External walls, floor and roof will be super-insulated to minimise heat loss;
 - ☐ Energy saving lighting and electrical goods will be used;
 - Fittings will be used which reduce the amount of water used by WCs, taps and showers and an efficient condensing boiler will be used.

5.0 CONCLUSIONS

- 5.1 The application is for planning permission for a house for a retiring farmer on Wormiston Farm, a 700 acre mixed farm.
- 5.2 The new house will be a single storey dwelling which respects the local topography and the existing farm steading layout. Whilst visual impact, as viewed from the A703, is acknowledged, this has been minimised by the single storey design, working with ground levels and landscaping.
- 5.3 An assessment has been made of the traditional buildings which are present on the farm and it is clear that they are unsuitable in terms of their location in the operational heart of the farm, their use and their structure.
- 5.4 An assessment has been made of four possible sites for the house and it has been demonstrated that the site to the north east of the existing farmhouse is the only suitable site.
- 5.5 There are no other buildings or residential accommodation on Wormiston Farm which are suitable for the occupation by the retiring farmer. Mr Brockie's existing house is 1 bedroomed and is too small for him, his partner and future family and is unsuitable accommodation for Mrs Brockie.
- 5.6 A safe access can be formed on the C class public road and sightlines have been illustrated within the application. Satisfactory water supply and drainage can be achieved.
- 5.7 It has been demonstrated that the proposal is compliant with Local Plan policy D2 'Housing in the Countryside' and Supplementary Planning Guidance 'New Housing in the Borders Countryside'

Supplementary Planning Supporting Statement

**House for retiring farmer at Wormiston Farm, Eddleston, Scottish
Borders
EH45 8PP**

on behalf of

R & M Brockie & Son, Wormiston Farm, Eddleston EH45 8PP

9th April 2015

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1.0 INTRODUCTION

Purpose

1.1 This Supplementary Statement has been provided following consultation responses from, and communications with, Officers from Scottish Borders Council. It seeks to address the points raised and demonstrate that a new house is required for a retiring farmer at the location set out within the application submitted in January, 2015 and that the revised design is appropriate for the location.

1.2 Within this report, the following points are addressed:

1. The revised design of the proposed house;
2. No.3 Wormiston Cottages
 - Existing layout;
 - External circulation space and access;
 - Residential amenity;
 - Extension potential;
3. Wormiston farmhouse – garden ground;
4. Merits of proposed site;
5. Issues relating to water supply.

2.0 MATTERS TO BE ADDRESSED

(1) Revised Design

2.1 Following comments provided by the Planning Officer, by email, on 16th March, the applicant has agreed to re-design the required house in order that the building offers a more traditional design and better respects the locality and setting. The house remains single storey in order to minimise its visibility from the Eddleston valley, yet its form, proportions and materials are such that it will appear in the landscape, from where it can be seen, as a more traditional building which fits naturally into its surroundings. Revised site plan, floor plan and elevations are enclosed.

(2) No.3 Wormiston Cottages

2.2 The Planning Officer has stated, within her email of 16th March that she is “*not convinced that suitable housing does not exist within the building group*”. She accepts “*that the older buildings within the centre of the farm steading are not suitable for conversion*” but suggests “*that the cottage which your client is vacating, and which is an end terraced property, is capable of alterations and extensions to meet the future needs of his mother*”.

- 2.3 Nos. 1 & 2 Wormiston Cottages are occupied by full time farm workers. No. 3 is currently occupied by the applicant who will move to the farmhouse. No. 3 is required for occupation by seasonal farm workers and also for students which are employed on the farm at points throughout the year.
- 2.4 In addition to the above, the property is unsuitable for the retiring farmer on a number of counts, each explained below, with photographs, where appropriate.

Existing Layout

- 2.5 The applicant's architect has provided a measured survey of the property which is included with this submission. Within the drawing, a number of restricting factors have been pointed out, as noted below.
- 2.6 The cottage is a 1 bedroomed property with a steep flight of internal stairs leading to the bedroom. The gradient of these stairs would not meet with the maximum gradient permissible under Building Standards. Whilst this is not an issue with the existing use of the cottage, it does demonstrate just how steep the stairs are and how they would be inappropriate for an elderly person. Single level living accommodation is sought for Mrs Brockie. It is noted that the property is also accessed by 3 steps, which is not ideal for an elderly person.

Fig 1: Front elevation of 3 Wormiston Cottages with bedroom upstairs:



Fig 2: Entrance to 3 Wormiston Cottages with steep and narrow flight of stairs:



- 2.7 The ground floor accommodation comprises a living room, kitchen and bathroom. There is no room downstairs which could be converted to a bedroom with accessible access to the bathroom. Whilst the bathroom is of reasonable size, the access corridor to it and the door opening are narrow on account of the structural wall and the internal circulation space is poor. The property is not considered to be capable of satisfactory adaptation within its existing footprint.

Fig 3: North elevation of 3 Wormiston Cottages (extent of accommodation outlined in red)



External Circulation Space and Access

- 2.8 Given Mrs Brockie's future requirements, the circulation space to the exterior of the cottage is inappropriate for an elderly person. There is a lack of space to create a clean and level walkway suitable for disabled access and equally, lack of space to create an appropriate surfaced parking space.

Fig 4: External circulation space



- 2.9 Given the gradients present, it would not be possible to create a separate access to no.3 Wormiston cottages from the public road. This is illustrated within the applicant's architect's site plan and sectional elevation. It is reasonable to expect the house for the retired farmer to have a separate access from the workers' cottages.

Fig 5: Steep gradient above the cottage towards public road



Residential Amenity

- 2.10 The other 2 cottages are occupied permanently by full time agricultural workers and it not considered to be reasonable to require the elderly retired farmer to live at the end of a row of cottages which has no separate access amidst the busy 'to-ing and fro-ing' the multiple everyday movements of the farm workers in the ordinary course of their daily living and working. The residential amenity of an individual who is no longer involved in the day to day operation of the farm would be impacted negatively upon at this location. Mrs Brockie would effectively be moving from the farmhouse, where she has lived for many years and which has a high level of privacy, to the relatively busy location of farm employees' accommodation, which is both ironic and inappropriate given that she is retiring.

Extension Potential

- 2.11 It has been suggested by the Planning Officer that no.3 Wormiston Cottages could be extended to provide suitable accommodation. When consideration is given to the land immediately to the south and south west it is clear that there is limited potential for a meaningful extension. As can be seen from the applicant's architect's site plan, adjacent ground is extremely steep and a proportion of the ground within the fence boundary of no.3. Wormiston Cottages is already 'made-up'. It is clear from the photographs below that a meaningful extension to offer living space suitable for an elderly person is not feasible at reasonable economic cost.

Fig 6: Steep land immediately to the south



- 2.12 The area of ground which is available to the south of the existing gable provides very limited opportunity for extension given its proximity to ground which 'falls away' dramatically and, particularly, as the end of the ground by the fence is made up ground which is, potentially, unstable.

Fig 7: Steep land immediately to the south



Fig 8: View of southern elevation



(3) Garden Ground of Wormiston Farmhouse

- 2.13 Within the Planning Officer's email of 16th March, she stated that *"there would appear to be an alternative site that you may wish to give consideration to and that is in the garden ground of the existing farmhouse between the house and the farm buildings. I appreciate that this might involve the removal of some trees and would involve the loss of garden ground but this would be preferable to the proposed site and it is likely that an application could be supported"*.
- 2.14 An indicative layout utilising the most recent design of house, as proposed within this application, is provided below. It is evident that, notwithstanding that the house is for a retiring farmer, that a distance of only 9 metres from a livestock shed is inappropriate in terms of impact upon residential amenity, particularly in terms of the potential for noise and smell from a shed which is used regularly for livestock throughout the year.

Fig 9: Indicative positioning of house in garden ground

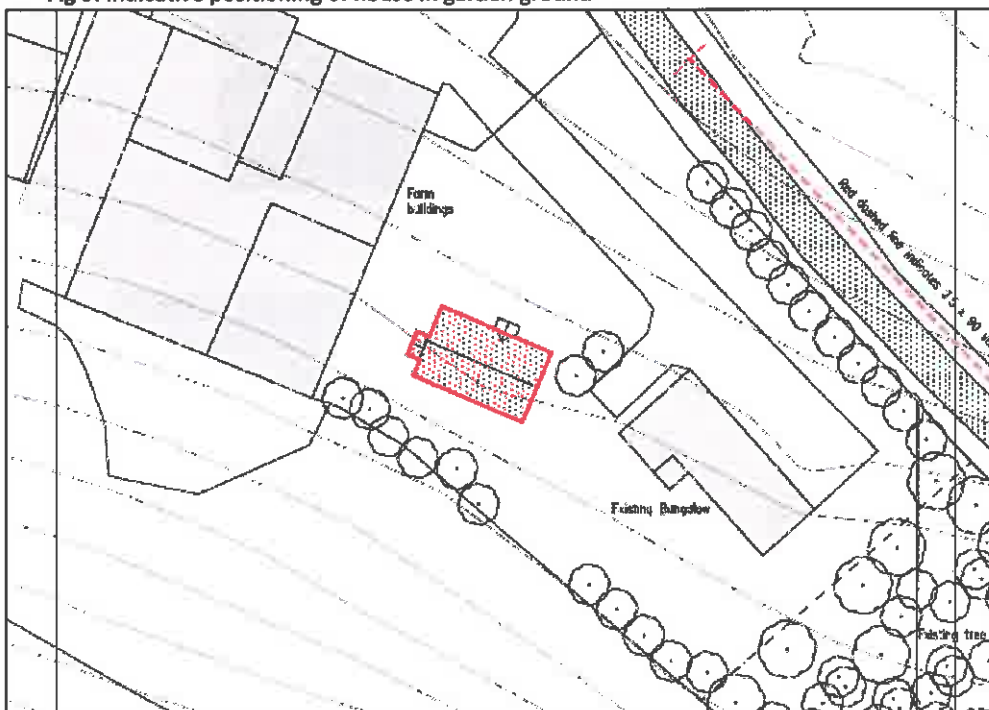


Fig 10: Proximity to agricultural shed



- 2.15 Further, the gradients within the garden ground are such that any house would require substantial underbuilding which would result in a building unrelated to the existing landform. Such construction is specifically not favoured under Scottish Borders' Supplementary Guidance relating to Housing in the Countryside and would appear wholly out of character in this location. The existing bungalow (farmhouse) is built on the upper flat part of the land.

Fig 11: Steep gradient within garden ground



(4) Merits of Proposed Site

- 2.16 Within the Planning Officer's email of 16th March she stated that "it is unlikely that a house would be supported given that it is outside the recognised building group and any development at this location would have an adverse impact on the landscape due to the prominent location. It would also be ribbon development along a public road which is generally not supported."
- 2.17 The siting of the proposed house is justified on the following grounds:
- There is no suitable house which could be used by the retiring farmer – the unsuitability of no3. Wormiston Cottages has been explained within the original Supporting Statement and further demonstrated herein.
 - There is no building capable of conversion for the required use – as demonstrated within the original Supporting Statement and accepted by the case Officer.
 - There is no other site which is suitable for use – several sites were demonstrated to be inappropriate within the original Supporting Statement and the reasons why the suggested site in the garden of Wormiston Farmhouse is unsuitable have been set out herein.
 - The site offers a logical and practical extension to Wormiston at a location where residential amenity is afforded to the resident. Landscaping can be used to enhance the setting of the new house.
- 2.18 A building group effectively comprises 3 or more houses, in this case being 1-3 Wormiston Cottages and the existing farmhouse. These properties are 200 metres apart, measured directly between their closest points. Between these residential properties is an intensively used operational farm area. Given the lack of potential house sites which lie between the farmhouse and the cottages, as justified within the original statement and herein, the most appropriate site lies in proximity to the farmhouse, adjacent to the public road, as proposed within the application. Such siting is a logical and natural extension to Wormiston.
- 2.19 Given that the residential "building group" is viewed as bridging a 200m (non-residential) 'space' between the cottages and the farmhouse, it seems unreasonable to assert that the proposed house, which lies only 55m from the farmhouse, and as close as possible to the woodland to the west of the farmhouse, is wholly out with the group and amounts to 'ribbon development'.
- 2.20 It is noted that "ribbon development" is commonly defined as "*the building of houses in a continuous row along a main road*". It is strongly asserted that it is unreasonable to suggest that the addition of one house to a significant cluster of buildings comprising residential and agricultural (the need for which can be justified in policy terms) be appropriately referred to as 'ribbon development'.

(5) Water Supply

- 2.21 I note Environmental Health's requirements with regard to water supply. I would anticipate this matter to be dealt with by way of planning condition as the cost and time involved in appointing an independent consultant to provide testing of the quality and quantity of water prior to the granting of conditional consent would pose an unreasonable burden upon the applicant. It is anticipated that a condition similar to that below would be used:

"No development is to commence until a report, by a suitably qualified person, has been submitted to and approved in writing by the Planning Authority, demonstrating the provision of an adequate water supply to the development in terms of quality, quantity and the impacts of this proposed supply on surrounding supplies or properties. The provisions of the approved report shall be implemented prior to the occupation of the building(s)/dwellinghouse(s) hereby approved".

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997

Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Application for Planning Permission

Reference : 15/00071/FUL

**To : R & M Brockie & Son per Erich Planning & Property Consultants Per Kate Jenkins 40
Belgrave Road Edinburgh EH12 6NQ**

With reference to your application validated on **28th January 2015** for planning permission under the Town and Country Planning (Scotland) Act 1997 for the following development :-

Proposal : Erection of dwellinghouse

at : Land North Of Wormiston Farm Eddleston Scottish Borders

The Scottish Borders Council hereby **refuse** planning permission for the **reason(s) stated on the attached schedule**

**Dated 28th May 2015
Regulatory Services
Council Headquarters
Newtown St Boswells
MELROSE
TD6 0SA**

Signed
Service Director Regulatory Services

APPLICATION REFERENCE : 15/00071/FUL

Schedule of Plans and Drawings Refused:

Plan Ref	Plan Type	Plan Status
2014/46/101	Location Plan	Refused
2014/46/104/A	Elevations	Refused
2014/46/103/A	Floor Plans	Refused
2014/46/102/A	Site Plan	Refused
2014/46/105	Other	Refused
2014/46/106	Other	Refused
SUPPORTING STATEMENT	Other	Refused
SUPPLEMENTARY SUPPORTING STATEMENT	Other	Refused

REASON FOR REFUSAL

- 1 The proposal is not acceptable as it does not comply will Local Plan Policy D2 Housing in the Countryside, G1 - Quality Standards for New Development and SPG - New Housing in the Borders Countryside in that the site is not well related to the existing building group and it has not been demonstrated to the satisfaction of the planning authority that there is no alternative site or accommodation within the building group.
- 2 The proposed development is contrary to Local Plan Policies D2 and G1 and Supplementary Planning Guidance New Housing in the Borders Countryside in that the new dwellinghouse will have a significant adverse impact on the landscape.

FOR THE INFORMATION OF THE APPLICANT

if the applicant is aggrieved by the decision of the Planning Authority to refuse planning permission for or approval required by a condition in respect of the proposed development, or to grant permission or approval subject to conditions, the applicant may require the planning authority to review the case under Section 43A of the Town and Country Planning (Scotland) Act 1997 within three months from the date of this notice. The notice of review should be addressed to Corporate Administration, Council Headquarters, Newtown St Boswells, Melrose TD6 OSA.

If permission to develop land is refused or granted subject to conditions, whether by the Planning Authority or by the Scottish Ministers, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, the owner may serve on the Planning Authority a purchase notice requiring the purchase of his interest in the land in accordance with the provisions of Part 5 of the Town and Country Planning (Scotland) Act 1997.

Kate Jenkins

Subject: 15/00071/FUL Wormiston,-Eddleston

From: Amyes, Dorothy [<mailto:DAmyes@scotborders.gov.uk>]

Sent: 16 March 2015 17:17

To: 'Kate Jenkins'

Subject: RE: 15/00071/FUL Wormiston, Eddleston

Kate

Thank you for your e-mail regarding the water supply. I will pass this on to Environmental Health but it will not be sufficient to satisfy the requirements for a new water supply for the proposed house. What is required is given in the proposed informative to the EH response

I consider that the amended plans are an improvement on the original proposed design and Siobhan McDermott welcomes the additional planting scheme. However, it remains that what is being proposed is a modern bungalow and there is little in the design or materials that suggests that much thought has been given to the locality or the sense of place created by the existing buildings.

As you may be aware there have been several pre-application enquires regarding a potential house on this site and our response has been that it is unlikely that a house would be supported given that it is outside the recognised building group and any development at this location would have an adverse impact on the landscape due to the prominent location. It would also be ribbon development along a public road which is generally not supported. Although the justification for a new house in the current application is as an economic requirement, siting and design are still important factors that have to be taken into consideration. I am still of the opinion that it is not an appropriate site for a new dwellinghouse.

I accept that the circumstances that you client wishes to move into the existing farm house and that the move requires accommodation for his mother. However, I am not convinced that suitable housing does not exist within the building group. I accept that the older buildings within the centre of the farm steading are not suitable for conversion but I would suggest that the cottage which your client is vacating and which is an end terraced property is capable of alterations and extensions to meet the future needs of his mother. Before I could support any application for a new dwellinghouse, I would need to be satisfied that the existing property could not be successfully adapted.

There would appear to be an alternative site that you may wish to give consideration to and that is in the garden ground of the existing farmhouse between the house and the farm buildings. I appreciate that this might involve the removal of some trees and would involve the loss of garden ground but this would be preferable to the proposed site and it is likely that an application could be supported.

I look forward to hearing from you regarding these matters.

Regards

Dorothy

Dorothy Amyes

Planning Officer

Development Management

Regulatory Services