

PLANNING CONSULTATION

To: Archaeology Officer

From: Development Management

Date: 8th July 2019

Contact: Euan Calvert ☎ 01835 826513

Ref: 19/00965/FUL

PLANNING CONSULTATION

Your observations are requested on the under noted planning application. I shall be glad to have your reply not later than 29th July 2019, 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 29th July 2019, it will be assumed that you have no observations and a decision may be taken on the application.

Please remember to e-mail the DCConsultees Mailbox when you have inserted your reply into Idox.

Name of Applicant: Mr & Mrs Roddy & Rachel Jackson

Agent: Ferguson Planning

Nature of Proposal: Demolition of existing dwellinghouse and erection of replacement dwellinghouse

Site: Folly Cottage Woodside Farm Kelso Scottish Borders

**CONSULTATION RESPONSE TO
PLANNING OR RELATED APPLICATION**

Comments provided by	Officer Name and Post:	Contact e-mail/number:
	Archaeology Officer	Archaeology@scotborders.gov.uk
Date of reply	30/7/19	Consultee reference:
Planning Application Reference	19/00965/FUL	Case Officer: Euan Calvert
Applicant	Mr & Mrs Roddy & Rachel Jackson	
Agent	Ferguson Planning	
Proposed Development	Demolition of existing dwellinghouse and erection of replacement dwellinghouse	
Site Location	Folly Cottage Woodside Farm Kelso Scottish Borders	
<p><i>The following observations represent the comments of the consultee on the submitted application as they relate to the area of expertise of that consultee. A decision on the application can only be made after consideration of all relevant information, consultations and material considerations.</i></p>		
Background and Site description	<p>I have reviewed the application against our HER and historic maps.</p> <p>Folly Cottage was previously known as Oxnamside. It was known as this as late as the middle of the 20th century before being re-named. The earliest reference I could find to the site is Bleau's Atlas of the mid-17th century (based on Pont's laet 16th century) map showing name 'Oxensyde'. It is likely, therefore, that the settlement is at least late medieval in date and perhaps older.</p> <p>Historically, the name comes up in later 17th century taxation documents dated 1663, 1695 and 1698. The latter two include the names of Andrew Young and Henry Young (presumably Andrew's son) who are listed as commissioners of the shire. They may also have been Covenanters. The suggests that the Youngs of Oxnamside were prominent farmers in the later 17th century.</p> <p>Oxnamside appears as a small farmstead on maps from the 1750s, the with two current buildings appearing on the Ordnance Survey 1st Edition map c. 1858 along with another to north-west.</p>	
Key Issues (Bullet points)	<ul style="list-style-type: none"> The site has a moderate to high archaeological potential, and buildings on site may date in part from the 18th century. 	
Assessment	<p>The proposal to demolish the existing buildings and construct a new house will destroy archaeological information in the buildings and below ground. Given the likely antiquity of the settlement, and indeed the upstanding buildings, I judge the archaeological significance to be regional, with there being a moderate to high potential of encountering significant archaeological information. Mitigating the loss of the buildings and impacts on below ground deposits should include an historic building survey of the existing structures to an ENHANCED standard (per ALGAO:Scotland guidance; more detailed recording may be required as necessary) and a watching brief on all associated groundworks to sterile sub-soil or the first archaeological horizon.</p>	

Recommendation	<input type="checkbox"/> Object	<input type="checkbox"/> Do not object	<input checked="" type="checkbox"/> Do not object, subject to conditions	<input type="checkbox"/> Further information required
Recommended Conditions	<p>If the Council is minded to approve the application I recommend the following condition:</p> <p>No development shall take place within the development site as outlined in red on the approved plan until the developer has secured a Written Scheme of Investigation (WSI) detailing a programme of archaeological works. The WSI shall be formulated and implemented by a contracted archaeological organisation working to the standards of the Chartered Institute for Archaeologists (CIfA). The WSI shall be submitted by the developer no later than 1 month prior to the start of development works and approved by the Planning Authority before the commencement of any development. Thereafter the developer shall ensure that the programme of archaeological works is fully implemented and that all recording, recovery of archaeological resources within the development site, post-excavation assessment, reporting and dissemination of results are undertaken per the WSI.</p> <p>Reason: The site is within an area where development may damage or destroy archaeological remains, and it is therefore desirable to afford a reasonable opportunity to record the history of the site.</p>			
Recommended Informatives				

PLANNING CONSULTATION

To: Ecology Officer

From: Development Management

Date: 8th July 2019

Contact: Euan Calvert ☎ 01835 826513

Ref: 19/00965/FUL

PLANNING CONSULTATION

Your observations are requested on the under noted planning application. I shall be glad to have your reply not later than 29th July 2019, 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 29th July 2019, it will be assumed that you have no observations and a decision may be taken on the application.

Please remember to e-mail the DCConsultees Mailbox when you have inserted your reply into Idox.

Name of Applicant: Mr & Mrs Roddy & Rachel Jackson

Agent: Ferguson Planning

Nature of Proposal: Demolition of existing dwellinghouse and erection of replacement dwellinghouse

Site: Folly Cottage Woodside Farm Kelso Scottish Borders

**CONSULTATION RESPONSE TO
PLANNING OR RELATED APPLICATION**

Comments provided by	Officer Name and Post: Dr Andy Tharme Ecology Officer	Contact e-mail/number: atharme@scotborders.gov.uk T:01835-826514	
Date of reply	07 August 2019	Consultee reference:	
Planning Application Reference	19/00965/FUL	Case Officer: Euan Calvert	
Applicant	Mr & Mrs Roddy & Rachel Jackson		
Agent	Ferguson Planning		
Proposed Development	Demolition of existing dwellinghouse and erection of replacement dwellinghouse		
Site Location	Folly Cottage Woodside Farm Kelso Scottish Borders		
<p><i>The following observations represent the comments of the consultee on the submitted application as they relate to the area of expertise of that consultee. A decision on the application can only be made after consideration of all relevant information, consultations and material considerations.</i></p>			
Background and Site description	<p>The site had been subject to earlier consents 10/00655/FUL and 17/00104/FUL. Earlier decisions had accepted the unsuitability of the structure to support bats, but identified a breeding bird presence notably barn owl. A barn owl mitigation strategy (<i>Barn Owl Mitigation Strategy – Folly Cottage, by Town Yetholm, BCM Environmental Services Ltd, June 2013</i>) was approved under the 10/00655/FUL and the requirement for this was carried forwards with the 17/00104/FUL consent.</p>		
Key Issues (Bullet points)	<ul style="list-style-type: none"> • Potential impacts on protected species (breeding birds) 		
Assessment	<p><i>Relevant Local Development Plan (LDP) Policies are: EP1 International Nature Conservation Sites and Protected Species, EP2 National Nature Conservation Sites and Protected Species and EP3 Local Biodiversity.</i></p> <p>I have not visited the site to inform this consultation response, a desk-top assessment has been made using the Council's biological records, aerial imagery, and information submitted by the applicant</p> <p>Given that more than 2-3 years has elapsed since the last breeding bird survey at the site (2013ⁱ), in accordance with good practiceⁱⁱ it would be reasonable to require as a condition of any new consent an updated bird survey to inform a Species Protection Plan for breeding birds.</p> <p>This should also incorporate an updated barn owl mitigation strategy. I note the approved barn owl mitigation strategy included the provision for a barn owl nest site within the roof space of the proposed renovated and extended building.</p> <p>The requirement to protect waterbodies (including the River Tweed SAC/SSSI) attached as an informative to the 17/00104/FUL consent should carry forward to this consent.</p>		
Recommendation	<input type="checkbox"/> Object	<input type="checkbox"/> Do not object	<input checked="" type="checkbox"/> Do not object, subject to conditions <input type="checkbox"/> Further information required

<p>Recommended Conditions</p>	<ul style="list-style-type: none"> No development shall be undertaken during the breeding bird season (March to September), unless in strict compliance with a Species Protection Plan for breeding birds including barn owl, including provision for pre-development supplementary survey, that shall be submitted to and approved in writing by the Planning Authority. <p><i>Reason: To protect the ecological interest in accordance with Local Development Plan policies EP2 and EP3.</i></p>
<p>Recommended Informatives</p>	<ul style="list-style-type: none"> Proposed works include septic tank drainage to soakaway and SUDS for surface water. SEPA Pollution Prevention Guidelines (e.g. GPP5 and GBR10) should be adopted to avoid potentially polluting substances entering the water environment.

ⁱ The Wildlife Partnership, (2013), *Protected Species Survey - Folly Cottage, Yetholm*. The Wildlife Partnership.

ⁱⁱ *Biodiversity –Code of practice for planning and development* BS 42020:2013. BSi

PLANNING CONSULTATION

To: Environmental Health

From: Development Management

Date: 8th July 2019

Contact: Euan Calvert ☎ 01835 826513

Ref: 19/00965/FUL

PLANNING CONSULTATION

Your observations are requested on the under noted planning application. I shall be glad to have your reply not later than 29th July 2019, 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 29th July 2019, it will be assumed that you have no observations and a decision may be taken on the application.

Please remember to e-mail the DCConsultees Mailbox when you have inserted your reply into Idox.

Name of Applicant: Mr & Mrs Roddy & Rachel Jackson

Agent: Ferguson Planning

Nature of Proposal: Demolition of existing dwellinghouse and erection of replacement dwellinghouse

Site: Folly Cottage Woodside Farm Kelso Scottish Borders

**CONSULTATION RESPONSE TO
PLANNING OR RELATED APPLICATION**

Comments provided by	Officer Name and Post:		Contact e-mail/number:	
	Environmental Health		PLACEhealth@scotborders.gov.uk	
Date of reply	12/07/19		Consultee reference: 19/02050/FUL	
Planning Application Reference	19/00965/FUL		Case Officer: Euan Calvert	
Applicant	Mr & Mrs Roddy & Rachel Jackson			
Agent	Ferguson Planning			
Proposed Development	Demolition of existing dwellinghouse and erection of replacement dwellinghouse			
Site Location	Folly Cottage Woodside Farm Kelso Scottish Borders			
<p><i>The following observations represent the comments of the consultee on the submitted application as they relate to the area of expertise of that consultee. A decision on the application can only be made after consideration of all relevant information, consultations and material considerations.</i></p>				
Background and Site description				
Key Issues (Bullet points)				
Assessment	<p><u>Wood Burning Stoves</u></p> <p>I note from the plans that a wood burning stove is to be installed as part of the development and so long as it is less than 45kW no further information needs to be provided. If it is greater than 45kW then the applicant needs to declare this and provide additional information so that a screening assessment can be carried out.</p>			
Recommendation	<input type="checkbox"/> Object	<input type="checkbox"/> Do not object	<input type="checkbox"/> Do not object, subject to conditions	<input type="checkbox"/> Further information required
Recommended Conditions	<p><u>Drainage Arrangements</u></p> <p><i>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</i></p> <p><i>Reason: To ensure that the development does not have a detrimental effect on amenity and public health.</i></p>			

	<p><u>Water Supply</u></p> <p>No development is to commence until a report has been submitted to and approved in writing by the Planning Authority that the public mains water supply is available and can be provided for the development. Prior to the occupation of the building(s), written confirmation shall be provided to the approval of the Planning Authority that the development has been connected to the public mains water supply.</p> <p>Reason: To ensure that the development is adequately serviced with a sufficient supply of wholesome water and there are no unacceptable impacts upon the amenity of any neighbouring properties.</p> <p>No water supply other than the public mains water supply shall be used to supply the development without the written agreement of the Planning Authority.</p> <p>Reason: To ensure that the development is adequately serviced with a sufficient supply of wholesome water and there are no unacceptable impacts upon the amenity of any neighbouring properties.</p>
<p>Recommended Informatives</p>	<p><u>Private Drainage System</u></p> <p>Private drainage systems often impact on amenity and cause other problems when no clear responsibility or access rights exist for maintaining the system in a working condition.</p> <p>Problems can also arise when new properties connect into an existing system and the rights and duties have not been set down in law.</p> <p>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. Access rights should also be specified.</p> <p><u>Stoves and Use of Solid Fuel</u></p> <p>These installations can cause smoke and odour complaints and any Building and Planning Consents for the installation do not indemnify the applicant in respect of Nuisance action. In the event of nuisance action being taken there is no guarantee that remedial work will be granted building/planning permission.</p> <p>Accordingly this advice can assist you to avoid future problems.</p> <p>The location of the flue should take into account other properties that may be downwind.</p> <p>The discharge point for the flue should be located as high as possible to allow for maximum dispersion of the flue gasses.</p> <p>The flue should be terminated with a cap that encourages a high gas efflux velocity.</p> <p>The flue and appliance should be checked and serviced at regular intervals to ensure that they continue to operate efficiently and cleanly.</p> <p>The appliance should only burn fuel of a type and grade that is recommended by</p>

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.

**CONSULTATION RESPONSE TO
PLANNING OR RELATED APPLICATION**

Comments provided by	Officer Name and Post:	Contact e-mail/number:	
Roads Planning Service	Keith Patterson Roads Planning Officer	kpatterson@scotborders.gov.uk 01835 826637	
Date of reply	29 th July 2019	Consultee reference:	
Planning Application Reference	19/00965/FUL	Case Officer: Euan Calvert	
Applicant	Mr & Mrs Roddy & Rachel Jackson		
Agent	Ferguson Planning		
Proposed Development	Demolition of existing dwellinghouse and erection of replacement dwellinghouse		
Site Location	Folly Cottage Woodside Farm Kelso Scottish Borders		
<i>The following observations represent the comments of the consultee on the submitted application as they relate to the area of expertise of that consultee. A decision on the application can only be made after consideration of all relevant information, consultations and material considerations.</i>			
Background and Site description	The site benefits from a previous permission (10/00655/FUL) for reinstatement of the dwellinghouse.		
Key Issues (Bullet points)			
Assessment	The service layby required as part of the previous permission has been constructed and, as such, I shall have no objections to this proposal provided the conditions set out below covering visibility, parking and turning are included within any consent issued.		
Recommendation	<input type="checkbox"/> Object	<input type="checkbox"/> Do not object	<input checked="" type="checkbox"/> Do not object, subject to conditions <input type="checkbox"/> Further information required
Recommended Conditions	<p>Two parking spaces and turning, excluding any garages, to be provided within the curtilage of the site to be provided prior to occupation and retained thereafter in perpetuity. Reason: To ensure the development hereby approved is served by adequate parking and turning at all times.</p> <p>Visibility splays of 3m x 120m to be provided at the junction with the minor public road prior to occupation and retained thereafter in perpetuity. Reason: To ensure safe access and egress to the site.</p> <p>A scheme of details for the provision of 120m forward visibility for vehicles travelling south to be provided to, and approved by, the Planning authority prior works commencing on site. Thereafter the works to be completed prior to occupation and retained thereafter in perpetuity. Reason: To ensure the development hereby approved is served by a junction with suitable visibility.</p>		
Recommended Informatives	<p>Forward visibility of 120m must be provided for vehicles approaching the access from the north so as to ensure that vehicles approaching the site have adequate awareness of any vehicle that may be sitting waiting to turn right into the site.</p> <p>It should be borne in mind that only contractors first approved by the Council may work within the public road boundary.</p>		

AJS