

Clovenfords and District Community Council

Comments on Planning Application 19/01629/PPP

Nature of Proposal: Erection of dwelling house and associated infrastructure

Site: Walled Garden south west of Ashiestiel Mansion House, Galashiels

As requested, here are the observations of Clovenfords and District CC on the above application. Our observations are based on the Planning Statement, November 2019, prepared by Ferguson Planning and a visit to the site.

This proposal will prevent the deterioration of the wall around the garden and preserve it for the future. Otherwise, unless the wall continues to be maintained by the present owner, it will fall into disrepair and may eventually have to be demolished for health and safety reasons. The proposal provides a good solution for the long-term preservation of the garden, with its historical value, and there is probably no other viable alternative. (It should be noted that, on the North side of the road, towards the main Ashiestiel House, there is also a walled private graveyard which should be of historical interest and preserved in the same way as the walled garden).

Because the proposed building is inside the wall and facing South towards the Southern Uplands, it will not be seen from the public road, although it will be visible from the road going up to Williamhope. The site is presently frequented by deer and other wildlife. We would obviously prefer the minimum number of trees to be removed, if any.

Our main concern is how well the proposed site fits into the existing building group at Ashiestiel, particularly as it is separated from the other buildings by the road. This is a somewhat subjective issue but, if the garden needs to be considered as part of the group in order to meet Planning Policy HD2, Housing in the countryside, the proposed grouping could be looked upon favourably so that the proposal can proceed and the garden be preserved.

However, we feel it would be better if the grounds for granting approval could, if possible, be other than by trying to demonstrate that it fits (maybe tenuously) into an existing building group. Could this be done for example, by relating to the precedents set by the development of other walled gardens, e.g. at Linthill, Jedburgh, and in other parts of the country? There has been, and there may still be, pressure to build in the vicinity of Peel and Ashiestiel, for example, at Peel Wood and the old Peel Hospital Sewage Works. Allowing the development of the walled garden without it being placed in a clearly identified and indisputable building group could set a precedent which could be applied to other less appropriate applications in the area.

Subject to the comments expressed above, Clovenfords and District Community Council is supportive of the proposed outline application and looks forward to commenting on the detailed plans should the full application go ahead.

Chris Whitmore

on behalf of Clovenfords and District Community Council

PLANNING CONSULTATION

To: Archaeology Officer

From: Development Management

Date: 20th November 2019

Contact: Carlos Clarke ☎ 01835 826735

Ref: 19/01629/PPP

PLANNING CONSULTATION

Your observations are requested on the under noted planning application. I shall be glad to have your reply not later than 11th December 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 11th December 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 Simon Brown

Agent: Ferguson Planning

Nature of Proposal: Erection of dwellinghouse and associated infrastructure

Site: Walled Garden Ashiestiel Mansion House Galashiels 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 | 28/11/19 | Consultee reference: | | |
| Planning Application Reference | 19/01629/PPP | Case Officer: Carlos Clarke | | |
| Applicant | Mr Simon Brown | | | |
| Agent | Ferguson Planning | | | |
| Proposed Development | Erection of dwellinghouse and associated infrastructure | | | |
| Site Location | Walled Garden Ashiestiel Mansion House Galashiels 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 mapping.</p> <p>The walled garden dates from the middle decades of the 19th century and was modified with additional buildings and garden elements into the 20th century. It has recently seen increasing signs of dilapidation. While not Listed, the walled garden should be seen as being of regional historic interest, and it contributes positively to our understanding of Ashiestiel's development, and the archaeology of walled gardens more generally.</p> | | | |
| Key Issues (Bullet points) | <ul style="list-style-type: none"> The proposal will positively benefit this regionally significant structure. | | | |
| Assessment | <p>This will be a positive development that looks to enhance a regionally significant, and arguably Listable, structure. While the repairs to the garden walls and construction of new housing within them is positive, these activities will inevitably remove, damage or destroy elements of the walled garden that relate to its history and association with Ashiestiel House.</p> <p>While I do not object to the proposal, per Policy EP8 of the LDP I recommend that prior to alterations or repair, the entire walled garden undergo a detailed historic building record per ALGAO:Scotland guidance. This will preserve by record the garden in its current form, and also make a contribution to our overall understanding of estate gardens and their developments over time. Ideally, the recording exercise will involve an archaeologist with sufficient experience in walled gardens to make informed judgements about significant features within the structure and their level of recording.</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 |

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| <p>Recommended Conditions</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> |
| <p>Recommended Informatives</p> | <p>The ALGAO guidance for historic building recording can be found at: www.algao.org.uk/sites/default/files/documents/ALGAO_Scotland_Buildings_Guidance_2013.pdf</p> |

PLANNING CONSULTATION

To: Education & Lifelong Learning (Neil Hastie)

From: Development Management

Date: 20th November 2019

Contact: Carlos Clarke ☎ 01835 826735

Ref: 19/01629/PPP

PLANNING CONSULTATION

Your observations are requested on the under noted planning application. I shall be glad to have your reply not later than 11th December 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 11th December 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 Simon Brown

Agent: Ferguson Planning

Nature of Proposal: Erection of dwellinghouse and associated infrastructure

Site: Walled Garden Ashiestiel Mansion House Galashiels Scottish Borders

**CONSULTATION RESPONSE TO
PLANNING OR RELATED APPLICATION**

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|--|--|---|--|--|
| Comments provided by | Officer Name and Post: | | Contact e-mail/number: | |
| | Education & Lifelong Learning (Neil Hastie) (Officer to fill in own name) | | | |
| Date of reply | 23 December 2019 | | Consultee reference: | |
| Planning Application Reference | 19/01629/PPP | | Case Officer: Carlos Clarke | |
| Applicant | Mr Simon Brown | | | |
| Agent | Ferguson Planning | | | |
| Proposed Development | Erection of dwellinghouse and associated infrastructure | | | |
| Site Location | Walled Garden Ashiestiel Mansion House Galashiels 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 | | | | |
| Key Issues (Bullet points) | | | | |
| Assessment | <p>I refer to your request for Educations view on the impact of this proposed development which is within the catchment area for Clovenfords Primary School and Galashiels Academy.</p> <p>A contribution of £7,994 x 1 is sought for the Primary School and £3,769 x 1 for the Academy, making a total contribution of £11,763.</p> <p>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.</p> <p>This contribution should be paid upon receipt of detailed planning consent but may be phased subject to an agreed schedule.</p> <p>Please note that the level of contributions for all developments will be reviewed at the end of each financial year and may be changed to reflect changes in the BCIS index, therefore, we reserve the right to vary the level of contributions.</p> <p>If you require any further information please do not hesitate to contact me by emailing estatemangement@scotborders.gov.uk</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 |

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| Recommended Conditions | |
| Recommended Informatives | |

PLANNING CONSULTATION

To: Environmental Health

From: Development Management

Date: 20th November 2019

Contact: Carlos Clarke ☎ 01835 826735

Ref: 19/01629/PPP

PLANNING CONSULTATION

Your observations are requested on the under noted planning application. I shall be glad to have your reply not later than 11th December 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 11th December 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 Simon Brown

Agent: Ferguson Planning

Nature of Proposal: Erection of dwellinghouse and associated infrastructure

Site: Walled Garden Ashiestiel Mansion House Galashiels Scottish Borders

**CONSULTATION RESPONSE TO
PLANNING OR RELATED APPLICATION**

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|---|--|--|--|---|
| Comments provided by | Officer Name and Post: Craig Wilson | | Contact e-mail/number: | |
| | Environmental Health (Officer to fill in own name) | | | |
| Date of reply | 22/11/19 | | Consultee reference: 19/03535/PLANCO | |
| Planning Application Reference | 19/01629/PPP | | Case Officer: Carlos Clarke | |
| Applicant | Mr Simon Brown | | | |
| Agent | Ferguson Planning | | | |
| Proposed Development | Erection of dwellinghouse and associated infrastructure | | | |
| Site Location | Walled Garden Ashiestiel Mansion House Galashiels 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 | Rural area no adjacent conflicting uses with the nearest existing dwelling approximately 50m to the north. | | | |
| Key Issues (Bullet points) | <ul style="list-style-type: none"> • Water supply • Waste water systems | | | |
| Assessment | Environmental Health has no objections to the granting of planning permission in principle for the proposed use of this site. At the time of any full application, confirmation of the specifics of the waste water systems will be required; conditions are recommended. | | | |
| 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>1. 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</p> <p>Reason: To ensure that the development does not have a detrimental effect on amenity and public health.</p> <p>2. No water supply other than the public mains water supply shall be used to supply the development without the written agreement of the Planning</p> | | | |

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| | <p style="text-align: center;">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>Informative</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> |

PLANNING CONSULTATION

To: EVH - Contaminated Land Officer

From: Development Management

Date: 10th December 2019

Contact: Carlos Clarke ☎ 01835 826735

Ref: 19/01629/PPP

PLANNING CONSULTATION

Your observations are requested on the under noted planning application. I shall be glad to have your reply not later than 31st December 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 31st December 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 Simon Brown

Agent: Ferguson Planning

Nature of Proposal: Erection of dwellinghouse and associated infrastructure

Site: Walled Garden Ashiestiel Mansion House Galashiels Scottish Borders

**CONSULTATION RESPONSE TO
PLANNING OR RELATED APPLICATION**

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|--|---|--|---|--|
| Comments provided by | Officer Name and Post: | | Contact e-mail/number: | |
| | EVH - Contaminated Land Officer Gareth Stewart | | | |
| Date of reply | 11 th December 2019 | | Consultee reference: 19/03669/PLANCO | |
| Planning Application Reference | 19/01629/PPP | | Case Officer: Carlos Clarke | |
| Applicant | Mr Simon Brown | | | |
| Agent | Ferguson Planning | | | |
| Proposed Development | Erection of dwellinghouse and associated infrastructure | | | |
| Site Location | Walled Garden Ashiestiel Mansion House Galashiels 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 | There is an indication within the application that the site has had horticultural use with greenhouses on site. The specific uses and activities undertaken at the application site are not currently known. | | | |
| Key Issues (Bullet points) | | | | |
| Assessment | <p>I therefore recommend that the Applicant complete and return the attached questionnaire providing information relating to the previous use of the site. The applicant has been sent the questionnaire directly with instruction to return it to Environmental Health</p> <p>Once the questionnaire has been returned it will be put on the IDOX system and I will advise you on whether further assessment of potential contamination issues at the site is necessary.</p> <p>If the Applicant does not return the questionnaire, it is important that the potential for contamination is considered when issuing the Planning Permission. I recommend that if the questionnaire is not returned, the following condition is attached to the Planning Permission in order to ensure that the development is suitable for its proposed use.</p> | | | |
| Recommendation | <input type="checkbox"/> Object | <input type="checkbox"/> Do not object | <input type="checkbox"/> Do not object, subject to conditions | <input checked="" type="checkbox"/> Further information required |
| Recommended Conditions | <p><i>Unless otherwise agreed in writing and in advance by the Planning Authority, prior to any development commencing on site, a scheme will be submitted by the Developer (at their expense) to identify and assess potential contamination on site. No construction work shall commence until the scheme has been submitted to, and approved, by the Council, and is thereafter implemented in accordance with the scheme so approved.</i></p> <p><i>The scheme shall be undertaken by a competent person or persons in accordance</i></p> | | | |

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| | <p><i>with the advice of relevant authoritative guidance including PAN 33 (2000) and BS10175:2011 or, in the event of these being superseded or supplemented, the most up-to-date version(s) of any subsequent revision(s) of, and/or supplement(s) to, these documents. This scheme should contain details of proposals to investigate and remediate potential contamination and must include:-</i></p> <p><i>a) A desk study and development of a conceptual site model including (where necessary) a detailed site investigation strategy. The desk study and the scope and method of recommended further investigations shall be agreed with the Council prior to addressing parts b, c, d, and, e of this condition.</i></p> <p><i>and thereafter</i></p> <p><i>b) Where required by the desk study, undertaking a detailed investigation of the nature and extent of contamination on site, and assessment of risk such contamination presents.</i></p> <p><i>c) Remedial Strategy (if required) to treat/remove contamination to ensure that the site is fit for its proposed use (this shall include a method statement, programme of works, and proposed validation plan).</i></p> <p><i>d) Submission of a Validation Report (should remedial action be required) by the developer which will validate and verify the completion of works to a satisfaction of the Council.</i></p> <p><i>e) Submission, if necessary, of monitoring statements at periods to be agreed with the Council for such time period as is considered appropriate by the Council.</i></p> <p>Written confirmation from the Council, that the scheme has been implemented completed and (if appropriate), monitoring measures are satisfactorily in place, shall be required by the Developer before any development hereby approved commences. Where remedial measures are required as part of the development construction detail, commencement must be agreed in writing with the Council.</p> <p><i>Reason: To ensure that the potential risks to human health, the water environment, property, and, ecological systems arising from any identified land contamination have been adequately addressed.</i></p> |
| <p>Recommended Informatives</p> | |

**Scottish Borders Council
Redevelopment of Agricultural & Other Buildings Questionnaire**

| Planning Application Number: | Yes/No |
|---|---------------|
| Were these commercial greenhouses | |
| Were the greenhouses painted at any time | |
| Were lead flashings or gutters used within the fabric of the structure | |
| Has any part of the site been used for the storage, mixing or disposal of chemicals | |
| Was a heating system used for the greenhouse(s). | |
| Were any of the greenhouse structures burnt on site during demolition | |
| Were asbestos materials used in the greenhouses (e.g. lagging heating pipes, | |
| Was waste material e.g. ash deposited or buried on site? | |

| | |
|--|---------------------------------------|
| Please give the source of information used to answer these questions and an indication of the time period which it covers (continue on separate sheet/reverse side if required): | |
| Source e.g. Previous farmer/operator | Time Period Covered e.g. 1975-1990 |
| | |
| | |
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| Please provide a description of the activities/ operations undertaken at the site: |
|--|

| |
|---|
| If you have answered yes to any of the above questions please give details below (<i>continue overleaf if necessary</i>): |
|---|

PLEASE NOTE – YOUR RESPONSE WILL BE PLACED IN THE PUBLIC DOMAIN

Signed _____ Date _____

Name
(Block Capitals) _____

Thank you for completing this questionnaire, please return it to :-

Gareth Stewart, Contaminated Land Officer, at the address below.

PLANNING CONSULTATION

To: EVH - Contaminated Land Officer

From: Development Management

Date: 10th December 2019

Contact: Carlos Clarke ☎ 01835 826735

Ref: 19/01629/PPP

PLANNING CONSULTATION

Your observations are requested on the under noted planning application. I shall be glad to have your reply not later than 31st December 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 31st December 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 Simon Brown

Agent: Ferguson Planning

Nature of Proposal: Erection of dwellinghouse and associated infrastructure

Site: Walled Garden Ashiestiel Mansion House Galashiels Scottish Borders

**CONSULTATION RESPONSE TO
PLANNING OR RELATED APPLICATION**

| | | | | |
|---|---|---|---|--|
| Comments provided by | Officer Name and Post: | | Contact e-mail/number: | |
| | EVH - Contaminated Land Officer Gareth Stewart | | | |
| Date of reply | 6 th January 2020 | Consultee reference: 19/03669/PLANCO | | |
| Planning Application Reference | 19/01629/PPP | Case Officer: Carlos Clarke | | |
| Applicant | Mr Simon Brown | | | |
| Agent | Ferguson Planning | | | |
| Proposed Development | Erection of dwellinghouse and associated infrastructure | | | |
| Site Location | Walled Garden Ashiestiel Mansion House Galashiels 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 | Further to my consultation response dated 11 December 2019 the completed questionnaire has now been returned to me. The document is attached below. | | | |
| Key Issues (Bullet points) | | | | |
| Assessment | <p>The information provided by the applicant spans the period c.1970 to present and is understood to exclude the operational period of the glasshouses.</p> <p>The site was historical developed with a number of glasshouses and ancillary buildings. Such buildings in some instances included space heating with the potential for the creation of waste ash. The re-use/ disposal of this material, the potential for storage of chemicals/ burning, and, the possibility of asbestos within structures has the potential to have introduced contaminants to the site.</p> <p>This use is potentially contaminative and it is the responsibility of the developer to demonstrate that the land is suitable for the use they propose.</p> <p>It is recommended that planning permission should be granted on condition that development is not be permitted to start until a site investigation and risk assessment has been carried out, submitted and agreed upon by the Planning Authority.</p> <p>Any requirement arising from this assessment for a remediation strategy and verification plan would become a condition of the planning consent, again to be submitted and agreed upon by the Planning Authority prior to development commencing.</p> <p>The attached standard condition may be helpful in this respect</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 |

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| <p>Recommended Conditions</p> | <p><u>Standard Planning Condition</u></p> <p>Unless otherwise agreed in writing and in advance by the Planning Authority, prior to any development commencing on site, a scheme will be submitted by the Developer (at their expense) to identify and assess potential contamination on site. No construction work shall commence until the scheme has been submitted to, and approved, by the Council, and is thereafter implemented in accordance with the scheme so approved.</p> <p>The scheme shall be undertaken by a competent person or persons in accordance with the advice of relevant authoritative guidance including PAN 33 (2000) and BS10175:2011 or, in the event of these being superseded or supplemented, the most up-to-date version(s) of any subsequent revision(s) of, and/or supplement(s) to, these documents. This scheme should contain details of proposals to investigate and remediate potential contamination and must include:-</p> <ul style="list-style-type: none"> a) A desk study and development of a conceptual site model including (where necessary) a detailed site investigation strategy. The desk study and the scope and method of recommended further investigations shall be agreed with the Council prior to addressing parts b, c, d, and, e of this condition. <p>and thereafter</p> <ul style="list-style-type: none"> b) Where required by the desk study, undertaking a detailed investigation of the nature and extent of contamination on site, and assessment of risk such contamination presents. c) Remedial Strategy (if required) to treat/remove contamination to ensure that the site is fit for its proposed use (this shall include a method statement, programme of works, and proposed validation plan). d) Submission of a Validation Report (should remedial action be required) by the developer which will validate and verify the completion of works to a satisfaction of the Council. e) Submission, if necessary, of monitoring statements at periods to be agreed with the Council for such time period as is considered appropriate by the Council. <p>Written confirmation from the Council, that the scheme has been implemented completed and (if appropriate), monitoring measures are satisfactorily in place, shall be required by the Developer before any development hereby approved commences. Where remedial measures are required as part of the development construction detail, commencement must be agreed in writing with the Council.</p> <p>Reason: To ensure that the potential risks to human health, the water environment, property, and, ecological systems arising from any identified land contamination have been adequately addressed.</p> |
|--------------------------------------|---|

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|-------------------------------------|--|
| Recommended Informatives | |
|-------------------------------------|--|

Redevelopment of Agricultural & Other Buildings Questionnaire

| Planning Application Number: 19/01629/PPP | Yes/No |
|--|--------|
| Were these commercial greenhouses | NO |
| Were the greenhouses painted at any time | NO |
| Were lead flashings or gutters used within the fabric of the structure | NO |
| Has any part of the site been used for the storage, mixing or disposal of chemicals associated within the greenhouse(s). | NO |
| Was a heating system used for the greenhouse(s). | NO |
| Were any of the greenhouse structures burnt on site during demolition | NO |
| Were asbestos materials used in the greenhouses (e.g. lagging heating pipes, boiler insulation) | NO |
| Was waste material e.g. ash deposited or buried on site? | NO |

| Please give the source of information used to answer these questions and an indication of the time period which it covers (continue on separate sheet/reverse side if required): | |
|--|---------------------------------------|
| Source e.g. Previous farmer/operator | Time Period Covered e.g. 1975-1990 |
| LAUDMAN | c.1970 - PRESENT |
| | |
| | |

Please provide a description of the activities/ operations undertaken at the site:

USED SOLELY AS LOW LEVEL HORSE GRAZING & SMALL STABLE

If you have answered yes to any of the above questions please give details below (continue overleaf if necessary):

PLEASE NOTE – YOUR RESPONSE WILL BE PLACED IN THE PUBLIC DOMAIN

Signed [REDACTED] Date 11/12/19

Name [REDACTED]

(Block Capitals) TIM FERGUSON

Thank you for completing this questionnaire, please return it to :-

Gareth Stewart, Contaminated Land Officer, at the address below.

From:McDermott, Siobhan

Sent:Fri, 3 Jan 2020 14:41:16 +0000

To:Clarke, Carlos

Subject:RE: SBC 19/01629/PPP Walled Garden Ashiestiel Mansion House Galashiels Scottish Borders PLANNING CONSULTATION

Carlos,

I have not made a site visit but it appears from aerial photography that the walled garden is clear of any vegetation. Ashiestiel is a designed landscape of regional importance (not on the HES Inventory of Designed Landscapes), once the home of Sir Walter Scott and his family before they moved to Abbotsford and where he began his tree planting which he continued on a much larger scale at Abbotsford . Despite the connection to Sir Walter Scott, I do not have any serious concerns about the impact of the proposed development on the designed landscape or on the walled garden - the development acknowledging and retaining the walled structure.

What may be of concern is the access and parking etc outside the walls which could impact on the existing trees in the immediate area. To satisfy that there will not be a major impact on the woodland resource through removal or development within root protection areas, I suggest we need a competent tree survey of trees on both sides of access track and in the area of the new building and detail of how any potential damage will be mitigated. A competent arboriculturalist should be able to give advice that ensures the trees - or the majority of trees are retained. Any tree survey, arboricultural impact assessment and/or arboricultural method statement should be in accordance with BS5837:2012.

Happy to discuss or clarify as necessary

Siobhan McDermott
Landscape Architect

Heritage and Design
Regulatory Services
Scottish Borders Council
Newtown St Boswells, Melrose TD6 0SA
tel: 01835 824000 ext 5425
fax: 01835 825071

email: smcdermott@scotborders.gov.uk

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-----Original Message-----

From: CGClarke@scotborders.gov.uk [<mailto:CGClarke@scotborders.gov.uk>]

Sent: 20 November 2019 14:37

To: Landscape Consultations <LandscapeConsultations@scotborders.gov.uk>

Subject: SBC 19/01629/PPP Walled Garden Ashiestiel Mansion House Galashiels Scottish Borders PLANNING CONSULTATION

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

**CONSULTATION RESPONSE TO
PLANNING OR RELATED APPLICATION**

| | | | | |
|---|--|--|---|---|
| Comments provided by | Roads Planning Service | | Contact e-mail/number: | |
| Officer Name and Post: | Alan Scott Senior Roads Planning Officer | | ascott@scotborders.gov.uk 01835 826640 | |
| Date of reply | 20 th December 2019 | | Consultee reference: | |
| Planning Application Reference | 19/01629/PPP | | Case Officer: Carlos Clarke | |
| Applicant | Mr. S. Brown | | | |
| Agent | Ferguson Planning | | | |
| Proposed Development | Erection of dwelling | | | |
| Site Location | Walled garden, Ashiestiel House, Galashiels | | | |
| <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 | | | | |
| Key Issues (Bullet points) | | | | |
| Assessment | I shall have no objections to this proposal provided the conditions shown below, or similarly worded, are attached to any approval issued. Any subsequent detailed application should also take into consideration my comments listed as informatives below. | | | |
| 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>Parking and turning for a minimum of two vehicles, excluding any garages, must be provided within the curtilage of the site prior to the occupation of the dwelling. Thereafter they must be retained in perpetuity. Reason: To ensure the development hereby approved is served by an appropriate level of off-road parking.</p> <p>The junction with the public road must be amended to allow satisfactory access and egress. A scheme of details must be included with any subsequent application for approval. Reason: To ensure the development hereby approved is served by an adequate form of junction.</p> <p>The access track between the junction with the public road and the parking/turning area must be constructed so as to provide a level, free draining surface capable of taking a 14 tonne axle load. Reason: To ensure the development hereby approved is served by an adequate form of access.</p> <p>Any gates proposed should open into the site and be set back a minimum of 6m from the existing carriageway. Reason: To ensure that the gates do not pose a danger to users of the adjacent</p> | | | |

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| | public road. |
| Recommended Informatives | <p>With regards the access track, it was noted that the area between the public road and the walled garden has numerous trees within it. The applicant should ensure that the provision of the access track route and works, and the parking and turning area, does not adverse impact on the existing trees.</p> <p>The junction with the public road should include appropriate radii to allow vehicles easy access and egress, be surfaced for the initial 6m as shown below and have appropriate drainage in place, or designed layout, to ensure no surface water flows on to the adjacent public road.</p> <p><u>Access Spec.</u> 40mm of 14mm size close graded bituminous surface course to BS 4987 laid on 60mm of 20mm size dense binder course (basecourse) to the same BS laid on 350mm of 100mm broken stone bottoming blinded with sub-base, type 1.</p> |

Signed: DJI