

would be planted up to form an effective 'full stop' in the landscape. The landscape appraisal provides further information in this respect.

- The development would be in keeping with the existing hamlet, traditional in appearance and materials. The use of energy efficient resources would be incorporated into the design.
- The sites relate to a preferred building group in the Berwickshire Local Plan 1994.
- A good safe access can be formed with adequate visibility.

CONSULTATION RESPONSES:

Scottish Borders Council Consultees

Director of Education and Lifelong Learning: The site is located within the catchment area for Greenlaw Primary School and Berwickshire High School. The Primary School has capacity to accept additional pupils and therefore no contribution is sought but in line with Council Policy, a contribution of £4,439 x 3 = £13,317 would be sought for the High School.

Director of Technical Services (Roads): Awaiting response.

Statutory Consultees

Greenlaw and Hume Community Council: Awaiting response.

Other Consultees

None.

DEVELOPMENT PLAN POLICIES:

Scottish Borders Structure Plan 2001-2011

Policy H5 – New Housing in the Countryside – Building Groups
Policy H6 - New Housing in the Countryside - Isolated Housing

Berwickshire Local Plan (1994)

Policy 7 – Additions to Building Groups
Policy 8 – Single Houses in the Countryside
Policy 18 – Protection of Residential Amenity
Policy 63 – Siting and Design in the Countryside

Scottish Borders Local Plan: Finalised December 2005

Policy D2 – Housing in the Countryside
Policy G5 – Developer Contributions

OTHER PLANNING CONSIDERATIONS:

- New Housing in the Borders Countryside: Policy and Guidance Note 1993, as amended April 2000 and August 2004.
- Scottish Borders Council Supplementary Planning Guidance No. 10 on Affordable Housing, March 2007.
- Scottish Borders Council Supplementary Planning Guidance No. 9 on Developer Contributions, Updated April 2008.

KEY PLANNING ISSUES:

The main planning issue with this application is whether or not the proposals comply with the terms of the Council's Housing in the Countryside policy. Consideration must also be given as to whether the proposals are acceptable in road safety terms.

ASSESSMENT OF APPLICATION:

Planning Policy

This application must be assessed against Policies H5 and H6 of the Approved Structure Plan 2001 – 2011, Policies 7 and 8 of the Berwickshire Local Plan 1994 and Policy D2 of the Scottish Borders Council Finalised Local Plan 2005. The Council's Housing in the Countryside policy requires the existence of a building group which normally consists of residential buildings comprising at least three dwelling units, including existing buildings capable of conversion to residential use.

Building Group

It is accepted that a building group existing at Hume. Indeed, Hume is identified as a preferred building group within the Berwickshire Local Plan 1994.

The application must therefore be judged against the criteria listed in Policy 7 of the Berwickshire Local Plan 1994. In considering proposals for additions to building groups the Department must be satisfied that the site relates appropriately to the group. The Housing in the Countryside Policy and Guidance Note states that extensions of ribbon development along public roads will not be permitted. It is considered that the development of three detached dwellinghouses in the manner proposed would relate poorly to the character of the existing building group and would most certainly constitute unacceptable ribbon development along the public road.

The Housing in the Countryside Policy and Guidance Note states that development may be permitted in previously undeveloped fields adjoining building groups which are defined by a fence line or other insignificant boundary marker/feature. The northern boundary of 'Quarry Bank' is defined by a hedge. There may, therefore, be an opportunity for the erection of a single dwellinghouse on the site immediately adjacent to 'Quarry Bank'. Consideration would need to be given, however, to the position of the proposed dwellinghouse and the potential impact upon the amenity of 'Quarry Bank'.

Any proposal would need to be accompanied by sketch plans illustrating the scale and form of the proposed dwellinghouse and would need to be supported by a landscape appraisal and comprehensive landscape plan which demonstrates how the proposal would be satisfactorily absorbed into, and help consolidate, the building group. The tree belt opposite the site provides an attractive boundary to the building group to the west of the public road. Any development within the field adjoining 'Quarry Bank' should not extend beyond this tree belt. In light of this, it is considered that the erection of a single dwellinghouse to the north west of 'Quarry Bank' may be acceptable. A strong landscape boundary would, however, be required in order to provide an appropriate boundary to the building group. Three dwellinghouses in the manner proposed is not considered to be an acceptable addition to the building group.

It is accepted that the proposals would not have an adverse effect on the viability of a farming unit or conflict with the operations of the working farm. Matters relating to the supply of water and drainage would require to be investigated and it is accepted that the proposals would not have an adverse impact upon ancient monuments, archaeological sites or upon a garden or designed landscape. It is therefore considered that the requirements of criteria 1, 3, 5 and 7 could be met.

Access

Criterion 2 requires that satisfactory access and other roads requirements can be met. At the time of writing a consultation response from the Director of Technical Services (Roads) is awaited. A verbal report on this matter will be made at Committee.

Countryside Amenity, Landscape & Nature Conservation

Criterion 4 requires that there would be no adverse effect on countryside amenity, landscape or nature conservation. There are no trees or hedging within the boundaries of the application site. Any decision to approve this application would require to be subject to a suitably worded condition(s) requiring an acceptable landscape plan. Whilst the plans propose a 'landscaped knoll' to the north west of the application site in order to 'minimise the impact of the development within the immediate area' (landscape appraisal), this area is outwith the application site.

Siting, Design & Materials

Criterion 6 requires appropriate siting, design and materials. These matters would need to be investigated as part of any future application(s) for reserved matters / full planning consent.

100% Rule

Policy D2 of the Scottish Borders Finalised Local Plan 2005 allows for the expansion of existing building groups by up to 100% of the existing number of houses during any local plan period, provided suitable sites can be identified in compliance with other parts of the policy and the Housing in the Countryside Policy and Guidance Note. The erection of three dwellinghouses at this located would not exceed 100% of the existing building group at Hume.

Developer Contributions

The Director of Education and Lifelong Learning has confirmed that a financial contribution of £13,317 would be required towards Berwickshire High School. Furthermore, an appropriate contribution towards addressing affordable housing in accordance with Scottish Borders Council's Supplementary Planning Guidance on Affordable Housing would be required for this development, if permitted. Any decision to approve this application would therefore require to be subject to the conclusion of a Section 75 or alternative agreement securing the appropriate financial contributions.

CONCLUSION

The principle of erecting three dwellinghouses on these plots is considered to be contrary to Policies H5 and H6 of the Approved Structure Plan, Policies 7 and 8 of

the Berwickshire Local Plan 1994, Policy D2 of the Scottish Borders Local Plan: Finalised December 2005 and the Housing in the Borders Countryside Policy and Guidance Note in that the development of the plots would represent inappropriate additions to the existing building group and would constitute ribbon development along the minor road.

RECOMMENDATION BY HEAD OF PLANNING AND BUILDING STANDARDS:

I recommend that the application is refused for the following reason:

The proposal is contrary to policies H5 and H6 of the Approved Structure Plan, policies 7 and 8 of the Berwickshire Local Plan 1994, policy D2 of the Scottish Borders Finalised Local Plan 2005 and the Housing in the Borders Countryside Policy and Guidance Note in that:

- (i) the development represents an inappropriate addition to the building group constituting as it does an unacceptable ribbon form of development along the minor public road which would be detrimental to the appearance and character of Hume; and
- (ii) the need for three dwellinghouses at this location has not been adequately substantiated.

Approved by

Name	Designation
Brian Frater	Head of Planning and Building Standards

“The original version of this report has been signed by the Head of Planning and Building Standards and the signed copy has been retained by the Council.”

Author(s)

Name	Designation
Karen Hope	Senior Planning Officer

