

SCOTTISH BORDERS COUNCIL PLANNING AND BUILDING STANDARDS COMMITTEE

MINUTE of Meeting of the PLANNING AND BUILDING STANDARDS COMMITTEE held by Microsoft Teams on Monday, 3 August 2020 at 10.00 am

Present:- Councillors T. Miers (Chairman), A. Anderson, J. Fullarton, S. Hamilton, H. Laing, S. Mountford, C. Ramage, N. Richards and E. Small.
In Attendance:- Lead Planning Officer (B. Fotheringham), Lead Officer – Forward Planning (C. Johnston), Lead Roads Planning Officer, Senior Solicitor (R Kirk), Democratic Services Team Leader, Democratic Services Officer (F. Henderson).

1. **MINUTE**

There had been circulated copies of the Minute of the Meeting held on 18 May 2020.

DECISION

APPROVED for signature by the Chairman.

2. **APPLICATION**

There had been circulated copies of a report by the Chief Planning and Housing Officer on an application for planning permission requiring consideration by the Committee.

DECISION

DEALT with the application as detailed in Appendix I to this Minute.

3. **SUPPLEMENTARY PLANNING GUIDANCE: SUSTAINABLE URBAN DRAINAGE SYSTEMS (SUDS)**

With reference to paragraph 5 of the Minute of 4 November 2019, there had been circulated copies of a report by the Executive Director, Corporate Improvement and Economy which sought approval of the Supplementary Planning Guidance (SPG) on Sustainable Urban Drainage Systems (SUDS). Once approved, the Guidance would become a material consideration in the determination of planning applications. The aim of the Supplementary Planning Guidance was to support the effective implementation of Local Development Plan Policies PMD1–Sustainability, IS8 - Flooding and IS9 – Waste Water Treatment Standards and Sustainable Urban Drainage. It also aimed to give more awareness to interested parties of the various SUDS requirements to be incorporated within planning applications. The draft SPG was approved for public consultation with delegated approval to the Chief Planning Officer if no substantive comments were received. Although it was considered there were no major issues raised during the consultation, the SPG had been referred back to the Committee due to the substantive number of textual changes requested by SEPA and Scottish Water. Most of these textual changes referred to their updated work practices and documents. The responses received were contained in Appendix B to the report. In response to a question regarding the use of SUDS systems as part of new school builds which could then be used as an educational resource, Mr Johnston undertook to see how this could be developed.

DECISION

AGREED to approve the Supplementary Planning Guidance on Sustainable Urban Drainage contained in Appendix A to the report.

4. **APPEALS AND REVIEWS.**

There had been circulated copies of a briefing note by the Chief Planning Officer on Appeals to the Scottish Ministers and Local Reviews.

DECISION

NOTED that:-

- (a) there remained 2 appeals outstanding in respect of :-
 - (i) Land North of Carcant Lodge, Wull Muir Wind Farm, Heriot;
 - (ii) Land West of 1 Linthaugh Farm Cottage, Jedburgh

- (b) Review requests had been received in respect of:-
 - (i) Change of use from residential flat to business use, 62 Shawburn Road, Selkirk – 19/01579/FUL;
 - (ii) Erection of dwellinghouse on Land North East of West Mains Farmhouse, Carlops – 19/01701/PPP;
 - (iii) Erection of treehouse and walkway for use as holiday let accommodation and associated works on Land South West of Sandystones Farmhouse, Ancrum, Jedburgh – 20/00132/PPP;
 - (iv) Erection of dwellinghouse and formation of access, landscaping and associated works on Land North West of Ramsacre, Thickside, Jedburgh – 20/00235/PPP;
 - (v) Change of use of land to form motor vehicle display and form sales office from industrial unit (renewal of previous consent 16/01363/FUL) and erection of new sales building (retrospective) at Unit 1B and incorporating Land to West of Riverside Works, Edinburgh Road, Jedburgh – 20/00283/FUL
 - (vi) Demolition of garage and erection of dwellinghouse on Garden Ground of Clifton Cottage, High Street, Kirk Yetholm – 20/00453/FUL

- (c) the decision of the Appointed Officer had been overturned in respect of:-
 - (i) the erection of dwellinghouse, garages and associated access on Land North West of Town O Rule Farmhouse, Bonchester Bridge, Hawick (subject to conditions, informatives and a legal agreement) – 18/01194/FUL;
 - (ii) Erection of two dwellinghouses and associated works on Land North West of Quarry Bank, Hume (subject to Conditions, Informatives and a Legal Agreement)– 19/01432/PPP;
 - (iii) Change of use from residential flat to business use at 62, Shawburn Road, Selkirk – 19/01579/FUL;
 - (iv) Erection of dwellinghouse and associated infrastructure at the Walled Garden, Ashiestiel Mansion House, Galashiels – 19/01629/PPP;

- (v) **Erection of dwellinghouse, workshop/garage and associated works on Land South East of Tarf, West Linton – 19/01646/PPP;**
 - (vi) **Erection of dwellinghouse and formation of access, landscaping and associated work on Land North West of Ramsacre, Thickside, Jedburgh – 20/00235/PPP;**
 - (vii) **Change of use of land to form motor vehicle display and form sales office from industrial unit (renewal of previous consent 16/01363/FUL) and erection of new sales building (retrospective)at Unit 1B and Incorporating Land to West of Riverside Works, Edinburgh Road, Jedburgh – 20/00283/FUL**
- (d) **the decision of the Appointed Officer had been upheld in respect of:-**
- (i) **Variation of Condition 1 of planning permission 13/01081/FUL to allow the lifespan of the application to be extended by a further three years on Plot 1, Land South East of Mounthooly House, Jedburgh – 18/00748/FUL;**
 - (ii) **Variation of Condition 1 of planning permission 13/01082/FUL to allow the lifespan of the application to be executed by a further three years on Plot 2, Land South East of Mounthooly House, Jedburgh – 18/00749/FUL;**
 - (iii) **Demolition of dwellinghouse and erection of two dwellinghouses at Benrig, 1 Cuddyside, Peebles (Terms of refusal varied) – 19/00193/FUL;**
 - (iv) **Installation of replacement windows (retrospective) at 10 Exchange Street, Jedburgh – 19/01019/FUL;**
 - (v) **Erection of dwellinghouse with attached garage on disused sawmill, Cowdenknowes, Earlston – 19/01611/FUL;**
 - (vi) **Erection of dwellinghouse and detached garage on Land South West of 3 Mill Lade, Blyth Bridge – 19/01645/FUL;**
 - (vii) **Erection of dwellinghouse on Land North East of West Mains Farmhouse, Carlops – 19/01701/PPP**
- (e) **there remained two reviews previously reported on which decisions were still awaited when the report was prepared on 17 July 2020.**

• Garden Ground of 7 Heriot House, Heriot	• Buccleuch Hotel, Trinity Street, Hawick
--	--

The meeting concluded at 11.30 a.m.

APPENDIX I
APPLICATION FOR PLANNING PERMISSION

<u>Reference</u>	<u>Nature of Development</u>	<u>Location</u>
20/00067/FUL	Erection of mobile holiday lodges with office, reception/shop and formation of associated roads and parking	Land North West of Willowdean House, Foulden

Decision: Refused contrary to officer recommendation for the following reason:

The development would be contrary to Policy ED8 - Caravan and Camping Sites of the Scottish Borders Local Development Plan 2016 in that proposed holiday lodges are not of the highest quality, are not in keeping with the local environment and will have an unacceptable adverse impact on local infrastructure, specifically the capacity of local roads. Furthermore the development would be contrary to Policy PMD2 - Quality Standards of the Scottish Borders Local Development Plan 2016 in that the scale, massing and density of the proposed holiday lodges is not appropriate to their surroundings, would not be compatible with or respect the character of the surrounding area and would lead to overdevelopment of the site. The proposed holiday lodges would result in an unacceptable form of development inconsistent with the landscape characteristics of the surrounding area and would lead to unacceptable adverse impacts on pedestrian and road safety.

NOTES

1. Mr Harry Frew, Chairman of Foulden, Mordington & Lamberton Community Council and Mr Hugh Garratt Foulden Resident spoke against the application.
Mr James Tait, Applicant and Mr Martin Taylor, Agent spoke in support of the application.
2. Councillor Richards moved approval of the application but received no seconder so his motion fell.