

**SCOTTISH BORDERS COUNCIL**

**PLANNING AND BUILDING STANDARDS COMMITTEE**

**7 SEPTEMBER 2020**

**APPLICATION FOR PLANNING PERMISSION**

**ITEM:** **REFERENCE:** 19/00819/FUL & 19/853/CON

**OFFICER:** Julie Hayward  
**WARD:** Jedburgh And District  
**PROPOSAL:** 1. Erection of dwellinghouse and installation of opaque panels to windows in clinic building  
2. Demolition of 3 garages

**SITE:** Garages South of Clinic and Clinic Greenside Park St Boswells

**APPLICANT:** Mrs Linda Sinclair  
**AGENT:** Camerons Strachan Yuill Architects

**PLANNING PROCESSING AGREEMENT:**

A Planning Processing Agreement is in place until the date of this meeting.

**SITE DESCRIPTION**

The site is situated on the north eastern side of Greenside Park, within the St Boswells Conservation Area.

The site includes a single storey building that was the former police station. It has off-white coloured rendered walls and a slate, ridged roof. The building is currently being used as a chiropodist and podiatrist clinic. Adjacent to the site are the former police houses, nos 1 and 2 (two storey dwellinghouses). To the rear, and attached, is a row of 4 flat roof garages, three of which are in the applicant's ownership, and a hard surfaced area used for car parking enclosed by a high timber fence.

The property faces the Green to the north and west. To the south west is Greenside Park, a large, two storey, traditional stone and slate dwelling with a single storey wing adjacent to the road, and to the south east is St Boswells Primary School.

**PROPOSED DEVELOPMENT**

An application for Conservation Area Consent has been submitted to demolish three of the four flat roof garages. The planning application seeks consent to erect a dwellinghouse on the site of the garages.

The application as submitted was for a two storey dwelling with three bedrooms, rough cast render for the walls and a slate roof, with dark grey, powder coated steel vertical standing seam cladding enclosing the first floor staircase. The clinic would be retained but would be independent of the proposed dwellinghouse. Two parking spaces were proposed adjacent to the rear boundary fence utilising the existing access. The garage outwith the applicant's ownership would remain. An area of garden ground was proposed at the front.

Following the receipt of a number of objections, the proposal has been revised. The footprint and scale of the dwelling has been reduced. It would now sit on the site of the three garages and adjoin the rear elevation of the clinic. The single storey dwellinghouse would have two bedrooms. It would have off-white rough cast rendered walls, a slate roof and there would be a ridged slate roof projection on the rear (south east elevation) with a flat GRP roof either side. The clinic would remain, separate from the dwellinghouse, and the three windows in the side elevation would be replaced with opaque panels to prevent overlooking.

There would be an area of garden ground to the front enclosed by a hedge. Access would be from Greenside Park and two off-street parking spaces are proposed along the south east boundary with the school. The neighbouring garage would be retained and a pedestrian access strip to the rear of the neighbouring house provided.

## **PLANNING HISTORY**

10/01689/FUL: Change of use of former police station to form podiatry surgery and external re-decoration. Approved 18<sup>th</sup> March 2011.

## **REPRESENTATION SUMMARY**

19/00819/FUL:

Three representations (two objections and one general comment) were received in relation to the planning application as submitted. These can be viewed in full on the Public Access website and raise the following issues:

- The garage that is to remain is outwith the ownership of the applicant and there is an unrestricted access to this, which should not be blocked during construction;
- Insufficient on-site parking is proposed, which would cause congestion, especially in addition to the traffic using the school and limited on-street parking available in Greenside Park;
- The proposed parking allocated to the development is currently being used, and has been for the last 25 years, by the occupants/owners of no.2 Police House;
- Greenside Park is a cul-de-sac with restricted width and constraints on vehicular manoeuvres and the proposal would affect vehicular and pedestrian safety;
- The proposal would impair sight lines and visibility of the school from the Village Green and lead to traffic confusion on the B6404;
- Overdevelopment;
- The development would destroy the existing symmetry between the police building and Greenside Park house, which currently enhances the character of the area;
- The proposal would conflict with the essential features of the Conservation Area.

A representation has been received from the National Trust for Scotland, who advises that they hold a Conservation Agreement on Greenside Park house, which gives the Trust a continuing interest in the conservation of the property. They are concerned that the height and location of the proposed development may disrupt the setting of this conservation property and the wider Conservation

Area. The Police House was designed to mirror Greenside Park house and the proposal would detract from the overall layout of the Conservation Area.

Three representations objecting to the revised proposal have been received raising the following issues:

- The proposed house would restrict rights of access to the remaining garage (owned by no1 Police House) and infringe the access rights of both nos 1 and 2;
- No provision has been included to protect the internal wall of the garage to remain, which will be left open to the elements once the garages are demolished;
- Impact on road safety due to construction vehicles. The access to the school must remain open and the proposal may affect the safety of residents of Greenfield Park and children and staff at the school;
- Long term parking in Greenside Park would become more difficult due to increase in demand for parking by the clinic and new dwelling, affecting existing parking and accesses;
- The house may be used as a holiday let or rented, as it would not be sufficiently large to accommodate the family of the applicant, which may result in tenants unaware of the needs of locals;
- The development would destroy the existing symmetry between the police building and Greenside Park house, which currently enhances the character of the area.

19/00853/CON:

There are no representations.

#### **APPLICANTS' SUPPORTING INFORMATION**

- Design Statement
- Planning Statement

#### **DEVELOPMENT PLAN POLICIES:**

##### **Scottish Borders Council Local Development Plan 2016**

Local Development Plan 2016

PMD1: Sustainability

PMD2: Quality Standards

HD3: Protection of Residential Amenity

EP9: Conservation Areas

IS2: Developer Contributions

IS3: Developer Contributions Related to the Borders Railway

IS7: Parking Provisions and Standards

IS9: Waste Water Treatment Standards and Sustainable Urban Drainage

#### **OTHER PLANNING CONSIDERATIONS:**

Supplementary Planning Guidance:

Placemaking and Design 2010

Householder Development (Privacy and Sunlight) 2006

Development Contributions updated January 2018

## **CONSULTATION RESPONSES:**

### **Scottish Borders Council Consultees**

**Roads Planning Service:** 19/00819/FUL: Further to previous correspondence, the Roads Planning Service (RPS) has no objections to the principle of this application. Understands that whilst the garages are owned by the adjacent property, due to the nature of the business the garages are not often utilised. The current limited traffic generated by the business is accommodated for within the existing road network. The proposal does include two parking spaces for the dwelling, however one of the objectors claims that they have been using these spaces unobstructed for some time now. This will be a matter for the two parties to resolve independent of this application. Note that the fourth garage will remain in separate ownership and the applicant should satisfy themselves that appropriate approvals are in place to allow this access to remain or otherwise. There are several properties within the vicinity of the site, however there is parking available on-street, within the school grounds (outwith school hours and where appropriate) and in the village centre car-park which is nearby.

For the business, the applicant may wish to consider forming a vehicular crossing over the footway and forming a parking area on the road elevation of the building. Engineering details are required for approval for the new sections of tarmac footway proposed in Greenside Park.

**Re-consultation:** The amended drawings do not alter the proposal significantly in terms of roads matters. Only additional comment would be that the area shown as 10 on the plan may be better suited if it was raised, rather than level with the surrounding area and be continued to meet the existing footway on Greenside Park. This would provide a safe access for pedestrians to and from the dwelling.

19/00853/CON: No objections to this proposal. Note from the plan and from a site visit, that there would appear to be three garages as opposed to the two indicated in the paperwork.

**Director of Education and Lifelong Learning:** The proposed development is within the catchment area for St Boswells Primary School and Earlston High School. A contribution of £2,533 is sought for the Primary School and £3,562 for the High School, making a total contribution of £6,095.

**Environmental Health:** Conditions in respect of water supply and drainage are required.

**Principal Officer (Heritage and Design):** No response.

**Re-consultation:** No response.

### **Statutory Consultees**

**Scottish Water:** No response.

**Community Council:** Objects:

- There is only limited onsite parking available for the clinic at present. Its removal would mean that clinic parking would require to take place on the street;
- Parking for the two existing houses would be required to take place on the street;

- This cul-de-sac is the main access to the village primary school, and it would not be appropriate, safe, nor sensible, to encourage a greater mixing of traffic and pedestrians, some particularly vulnerable, with additional on-street reversing manoeuvres;
- The Conservation Area has the Green at its heart and views across it are important. Any proposals should preserve and enhance that character;
- The former Police Station and houses were plainly designed to mirror the much earlier Greenside Park house which is covered by a Conservation Agreement with the National Trust for Scotland; the buildings together frame the access to the primary school. The proposed development would disrupt this careful composition, something which would not enhance the existing character;
- Over-development;
- Road safety.

**Re-consultation: Object:**

- Inappropriate use of an infill site in a Conservation Area;
- Over development of an infill site;
- Although the existing flat roof garages have no architectural merit and we would perhaps welcome an appropriate intervention in this location, we consider that squeezing in an additional separate dwelling in this location is not an appropriate use of this site;
- Note that the Planning Approval for the podiatry surgery 10/01689/FUL was dependent on the provision of parking spaces in front of the garages which would no longer be possible as they appear to be incorporated into the front garden for the proposed dwelling;
- Do not consider that the provision of two parking spaces opposite the proposed dwelling meets current guidelines of 2 parking spaces plus visitor provision for dwellings especially considering the removal of parking for the clinic as noted above as this will further limit on-street parking provision;
- This location, at the staff/visitor and delivery entrance to the primary school, is already well used as on-street parking as can be seen in the applicant's photos of the site and further development puts further pressure on an already inadequate road system; we consider this to be a significant and pertinent limitation on the development of the site as a separate dwellinghouse;
- Note that some effort has been put into the form and massing of the proposal to reflect the adjacent historic property, but consider that the full height window proposed on the north elevation looking onto The Green does not relate to the adjacent building forms, setting or detailing.

**Other Consultees**

**AHSS:** Object. The site sits as part of a varied collection of buildings alongside the open green space at the centre of the Conservation Area of St Boswells. One unifying factor in these buildings is the grouping of several properties into symmetrical arrangements, and it is in this context that the 20th century ex-Police Station must be viewed, alongside its older neighbour. Although the two groupings (Police Station and Farmhouse) do not exactly match each other in the manner of, say, a pair of Classical gatehouses, they have very similar eave heights, ridge heights, and overall form.

Looking at the application site from the Green, it is clear that while the style of the (ex) Police Station and adjacent houses is distinctly of its period, this form mirrors the (ex) farmhouse next door. Both have a single-storey plus pitched roof building adjacent to

the road, then stepping up to the main house. While the two semi-detached ex-police houses and the lower ex-police station are now in different ownership and thus not perfectly matching in paint colours, it is clear from the non-identical window arrangement to the ground floor and lack of doors to the Green façade that they were intended to be read as a single coherent building rather than as a series of different adjacent buildings.

In this context, the new proposals dramatically disturb this informal symmetry. The new house would read as part of the police complex, but does not match its style, and ignores the central guiding factor of form. In an area in which detached properties are characterised in the Conservation Area Appraisal as having space around them and not being "hard to the street", this proposal goes against that, with about 75% of the private site being covered with the house (excluding the areas relating to the existing clinic and access to that and the neighbour's house and garage).

The proposals conflict with the following policies in the Local Development Plan:

- Policy PMD2 (d: no bin storage, h: does not understand immediate local context, i: not appropriate in scale, massing, height and density, j: does not understand coherence of existing building materials, k: is incompatible with neighbouring form, l: is clearly vastly too big for the proportion of the site that is private to it);
- Policy PMD5 (this is definitely "cramming" and does not respect its context);
- Policy HD3 (significant residential amenity will be lost, and the proposal is vastly over-scaled for the tiny site);
- Policy EP9 (the development would neither preserve nor enhance the Conservation Area).

The existing garages' strengths are largely their subservient scale and matching external treatment. They are not architecturally significant in and of themselves, but any replacement must match their floor area and overall dimensions to avoid disturbing the relationship between this group of buildings (including the farmhouse).

These proposals are over-scaled, crammed on to a tiny site, disturb the form of the immediate group and its older mirror, and conflict with numerous LDP policies.

**Re-consultation:** The proposal would be considerably detrimental to the surrounding buildings and Conservation Area in general and the importance of the group setting of the buildings. Agree with the Community Council that "the former Police Station and houses were plainly designed to mirror the much earlier Greenside Park house which is covered by a Conservation Agreement with the National Trust for Scotland; the buildings together frame the access to the primary school. The proposed development would disrupt this careful composition, something which would not enhance the existing character."

There are significant issues with the parking and access in this tight cul-de-sac, as well as the overriding argument that this proposal is not deemed an acceptable addition to either the surrounding buildings or the Conservation Area.

#### **KEY PLANNING ISSUES:**

- Whether this is an appropriate infill site
- Siting, Scale and design
- Impact on the Conservation Area
- Impact on residential amenities

- Access and parking

## **ASSESSMENT OF APPLICATION:**

### **Planning Policy**

The site is within the development boundary for St Boswells and so must be assessed against policy PMD5. Within development boundaries development on non-allocated, infill or windfall sites, including the re-use of buildings, will be approved if certain criteria are met. These criteria will be assessed within this report.

One criterion is that the proposal should not conflict with the established land use of the area. This part of St Boswells is predominantly residential in character. The proposal to erect a dwellinghouse on the site would be in keeping with this part of St Boswells.

### **Siting, Layout and Design and Impact on the Conservation Area**

Policy PMD2 requires all development to be of high quality in accordance with sustainability principles, designed to fit in with Borders townscapes and to integrate with its landscape surroundings. The policy contains a number of standards that would apply to all development. Policy PMD5 requires that the development respects the scale, form, design, materials and density of its surroundings; the individual and cumulative effects of the development should not lead to over-development or town cramming; the proposal should not detract from the character and amenity of the surrounding area.

Policy EP9 states that the Council will support development proposals within or adjacent to Conservation Areas which are located and designed to preserve and enhance the special architectural or historic character and appearance of the Conservation Area, respecting the scale, proportions, alignment, density, materials and boundary treatments of nearby buildings and open spaces.

The flat roof garages are of no historic or architectural merit and so there are no objections to their demolition. A condition will ensure that the remaining garage is left watertight following demolition.

The proposal is to retain the single storey clinic, which is owned by the applicant but will remain a separate unit. Due to the representations submitted in respect of the original proposals, negotiations have taken place with the agent to attempt to resolve the issues raised. The proposal is now to erect a single storey dwellinghouse on the site of the garages. This would be attached to the remaining garage (side elevation and to the clinic (front elevation).

The proposal is for a much reduced scale than that originally submitted, though the ground floor footprint remains the same. The drawings demonstrate that it would be possible to erect a small dwellinghouse on the site with modest garden ground to the front and two off-street parking spaces to the rear. The proposal has been revised to ensure that access to the adjacent, former police houses and the remaining garage is unaffected.

The relationship of the proposed dwellinghouse with the adjacent buildings has been highlighted as an issue. The AHSS and National Trust for Scotland raised the issue of the symmetry between the former police station/house and Greenside Park, the former farmhouse, in respect of their eave heights, ridge heights, and overall form.

The style of the police station mirrors the farmhouse as both have a single-storey pitched roof building adjacent to the road stepping up to the main two storey house. The proposal as originally submitted would remove this symmetry.

The proposal has been revised to show a single storey building behind the existing single storey clinic. The rationale behind this is to retain the symmetry with the farmhouse. This is an improvement on the original proposal and works to an extent, especially when viewed from a distance, such as Main Street. The design and materials reflect the existing clinic, though with a larger area of glazing in the front elevation.

Greenside Park house is an attractive, traditional sandstone building that contributes positively to the character and appearance of the Conservation Area. The police station and houses, whilst important buildings historically, are not as attractive, with modern, irregular window openings and grey render. These buildings are prominent in the Conservation Area and when entering the village from the A68 along Main Street. The primary school is visible beyond these buildings to the south east but does not appear prominent in street scene.

The reduction in the scale of the dwellinghouse has reduced its prominence in the streetscene, with the pitched slate roof the only significant difference from the existing garages. The materials would match the clinic. It is considered that the impact on the character and appearance of the Conservation Area is not significantly harmful enough to warrant refusal of the application. If approved, conditions will agree materials and secure hedging rather than fencing along the garden boundaries. On balance, the application can be supported.

### **Impact on Residential Amenities**

Policy PMD5 states that the development should not result in any significant loss of daylight, sunshine or privacy to adjoining properties as a result of overshadowing or overlooking. Policy HD3 states that development that is judged to have an adverse impact on the amenity of residential areas will not be permitted.

The Council's Supplementary Planning Guidance: Guidance on Householder Developments July 2006 contains guidance on privacy, overlooking and access to light that can be applied when considering planning applications for new developments to ensure that proposals do not adversely affect the residential amenities of occupants of neighbouring properties.

A shadow analysis has been submitted which demonstrates that there would be no significant loss of light to neighbouring properties over and above that caused by the existing garages. No windows are proposed in the gable facing nos 1 and 2. One window is proposed in the gable end to the living room; there is a window at ground floor level in the single storey gable of Greenside Park but there would be no direct window to window overlooking.

It is considered that the proposal complies with the advice contained within the Council's Supplementary Planning Guidance and meets the principal aims of Policies PMD2 and HD3 in relation to the protection of residential amenity.

## **Access and Parking**

Policy PMD5 requires that adequate access and servicing can be achieved. Policy IS7 requires that car parking should be provided in accordance with the Council's adopted standards.

Two on-site parking spaces are proposed with the access from Greenside Park. The Roads Planning Service has no objections. The proposed spaces would not block access to the remaining garage. The layout has been revised to ensure pedestrian and vehicular access rights of the owners of nos 1 and 2 are not affected. The conditions requested by the Roads Planning Service would be attached to the Planning Permission, if approved.

## **Water and Drainage**

Policy IS9 states that the preferred method of dealing with waste water associated with new development would be a direct connection to the public sewerage system.

The development would connect to the public water supply and drainage network. The exact details would be agreed as part of the Building Warrant.

## **Developer Contributions**

Financial contributions, in compliance with policies IS2 and IS3, are required in respect of education (St Boswells Primary School and Earlston High School) and the Borders railway. These would be secured by a legal agreement.

## **CONCLUSIONS**

19/00819/FUL

It is accepted that this is a small infill plot but it has been demonstrated that a small scale dwellinghouse can be erected on the site to an acceptable design that does not harm the character or appearance of the Conservation Area or visual amenities of the locality. On-site parking and an area of garden ground can be accommodated and so the proposal does not constitute overdevelopment. Subject to a legal agreement and compliance with the schedule of conditions, the development will accord with the relevant provisions of the Local Development Plan 2016 and there are no material considerations that would justify a departure from these provisions.

19/00853/CON

Subject to compliance with the schedule of conditions, the demolition will have a neutral effect on the character or appearance of the Conservation Area.

## **RECOMMENDATIONS BY CHIEF PLANNING AND HOUSING OFFICER:**

19/00819/FUL

I recommend the application is approved subject to a legal agreement addressing development contributions towards education and the Borders railway and the following conditions:

1. The development hereby permitted shall not be carried out otherwise than in complete accordance with the plans and specifications approved by the Planning Authority.  
Reason: To ensure that the development is carried out in accordance with the approved details.
  2. The development hereby approved shall only be carried out in strict accordance with details of the materials to be used on the external walls, roofs, window frames and doors of the proposed dwellinghouse, which shall first have been submitted to and approved in writing by the Planning Authority.  
Reason: To ensure a satisfactory form of development, which contributes appropriately to its setting and safeguards the character and appearance of the Conservation Area.
  3. The garden area to the front of the dwellinghouse hereby approved is to be enclosed by a hedge, as shown on Drawing Number 9366.1.02 Rev B (not a fence or wall or other means of enclosure). Details of the proposed hedge (species, plant sizes and proposed numbers/density) and a programme for completion and subsequent maintenance to be submitted to and approved in writing by the Planning Authority before the development commences.  
Reason: To enhance the setting of the development and safeguard the character and appearance of the Conservation Area.
  4. All planting, seeding or turfing comprised in the approved details of landscaping (lawn and hedge) shall be carried out in the first planting season following the occupation of the dwellinghouse or the completion of the development, whichever is the sooner, and shall be maintained thereafter and replaced as may be necessary for a period of two years from the date of completion of the planting, seeding or turfing.  
Reason: To ensure that the proposed landscaping is carried out as approved.
1. The developer shall give notice to the Planning Authority once the approved landscaping works have been completed.  
Reason: To allow the Planning authority to inspect the works, in order to ensure that the works have been carried out as approved.
  2. Details of how the pedestrian access strip (shown as No. 8 on Drawing Number 9366.1.02 Rev B) is to be demarcated and details of the materials for the paved area (shown as No. 10 on Drawing Number 9366.1.02 Rev B) to be submitted to and approved in writing by the Planning Authority before the development commences. The pedestrian access strip and paved area shall be completed in accordance with the approved details before the dwellinghouse is occupied.  
Reason: To ensure safe pedestrian access is provided within the site.
  3. The two parking spaces shown on Drawing Number 9366.1.02 Rev B to be completed and made available for use prior to the occupation of the dwellinghouse hereby approved and be retained thereafter in perpetuity.  
Reason: To ensure that the development hereby approved does not have a detrimental impact on the parking available within the vicinity of the site, in the interests of road safety.
  4. Engineering details for the new sections of tarmac footway (including dropped kerbs for pedestrians coming off the end of the footway) in Greenside Park are to be submitted to and approved in writing by the Planning Authority before the

development commences. The sections of footway are then to be constructed in accordance with the approved details prior to the occupation of the dwellinghouse.  
Reason: To ensure the footway is fit for pedestrian use.

5. Any damage to the footway in Greenside Park caused by the development hereby approved must be repaired prior to the occupation of the dwellinghouse, in accordance with a scheme of details which shall first be submitted to and approved in writing by the Planning Authority.

Reason: To ensure the integrity of the adjacent footway is not compromised.

6. 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.

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.

7. No drainage system other than the public mains sewer shall be used to service the property without the written consent of the Planning Authority.

Reason: To ensure that the development does not have a detrimental effect on public health.

8. Access to the remaining garage and to the rear of the adjoining houses (former police houses) shall not be obstructed during the demolition of the garages or the construction of the dwellinghouse hereby approved.

Reason: To maintain existing rights of way.

#### Informatives

1. In respect of condition 6, the paved area (10) on the plan may be better suited if it was raised, rather than level with the surrounding area and be continued to meet the existing footway on Greenside Park. This would provide a safe access for pedestrians to and from the dwelling.
2. In respect of condition 8, all works within the road (including footway) must be carried out by a contractor first approved by the Council.

#### DRAWING NUMBERS

| Plan Ref   | Plan Type           |
|------------|---------------------|
| 9336.0.01  | Location Plan       |
| 9336.1.01  | Existing Site Plan  |
| 9336.1.04  | Existing Elevations |
| 9336.1.02B | Proposed Site Plan  |
| 9336.1.03B | Proposed Floor Plan |
| 9336.1.05D | Proposed Elevations |
| 9336.1.06A | Shadow Analysis     |

19/00853/CON:

I recommend the application is approved subject the following conditions:

1. The development hereby permitted shall be carried out within three years of the date of this consent.  
Reason: To comply with the provision of Section 66 of the Planning (Listed Buildings and Conservation Areas)(Scotland) Act 1997.
2. Any damage to the adjacent public footway caused by the demolition hereby approved must be repaired (in accordance with a scheme of details first submitted to and approved in writing by the Planning Authority) within 2 months of completion of the demolition, unless otherwise agreed in writing with the Planning Authority.  
Reason: To ensure the integrity of the adjacent public footway is not compromised.
3. A scheme of works to protect the remaining garage during the demolition of the three garages and once the garages have been demolished (and before works commence on the dwellinghouse) shall be submitted to and approved in writing by the Planning Authority before the demolition commences. The scheme of works shall be implemented during and after demolition.  
Reason: To ensure the existing garage is protected and left in a wind and water tight condition prior to the erection of the dwellinghouse.

Informative

1. All works within the road (including footway) must be carried out by a contractor first approved by the Council.

#### DRAWING NUMBERS

| Plan Ref  | Plan Type                            |
|-----------|--------------------------------------|
| 9366.0.01 | Location Plan                        |
| 9366.1.04 | Existing Elevations with Downtakings |
| 9366.2.01 | Existing Site Plan with Downtakings  |

#### **Approved by**

| Name       | Designation                        | Signature |
|------------|------------------------------------|-----------|
| Ian Aikman | Chief Planning and Housing Officer |           |

The original version of this report has been signed by the Chief Planning and Housing Officer and the signed copy has been retained by the Council.

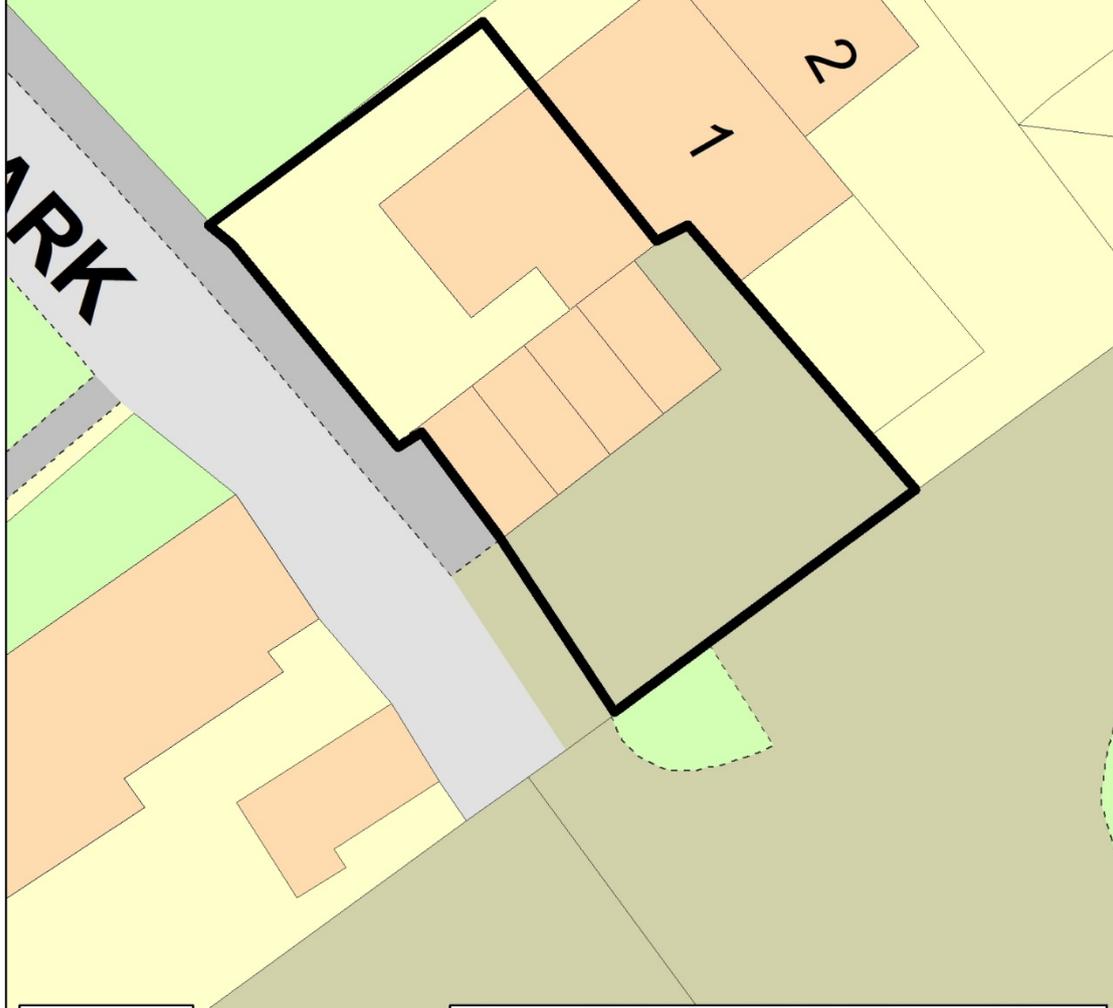
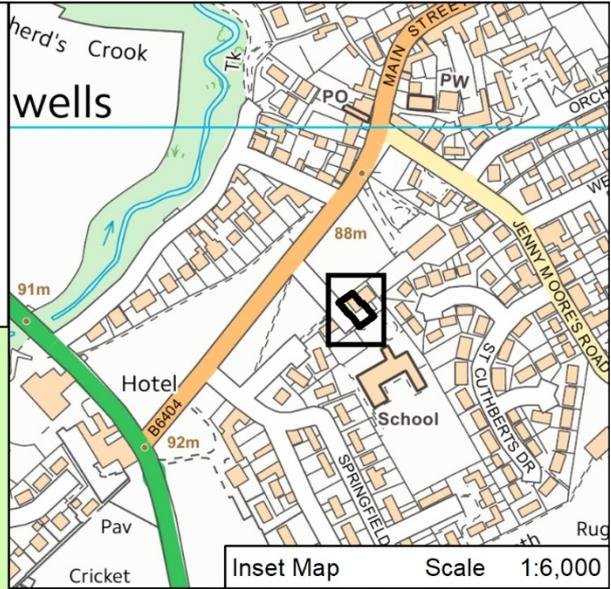
#### **Author(s)**

| Name          | Designation                        |
|---------------|------------------------------------|
| Julie Hayward | Team Leader Development Management |



19/00819/FUL & 19/00853/CON

Garages South Of Clinic And Clinic  
Greenside Park  
St Boswells



Scale 1:300