



Reston and Auchencrow Community Council

Date 27/05/2015

Your ref 15/00424/ful

Please find below observations from Reston and Auchencrow community council.

15/00424/FUL | Erection of dwelling house | Land South of Riding Centre Newlands Sunnyside
Reston Scottish Borders

Please find below the views and observations of Reston and Auchencrow community council pertaining to the above planning application.

The community council does not **object** to this planning application.

The proposed development is not seen as a serious intrusion for nearby residents.

The community council considered policy H8 of the Scottish Borders Structure Plan 2001-2018 and policies D2, G1 and H2 of the Scottish Borders Local Plan.

The proposal of this new location is better suited to this application; it no longer appears to be out with the building group.

Consideration is required to the south facing elevation; the reflection from the glass could impact on driver's vision or be a distraction.

It is hoped that construction materials of similar characteristics to the surrounding buildings excluding the RDA stables and arena can be incorporated in the design.

The access road to and from the proposed application may slightly increase the road traffic at the junction, but we do not feel this would prejudice road safety; consideration may be sought for passing places for this road.

Yours sincerely

J. Logan Inglis

(Chairman)

Reston and Auchencrow community council.

PLANNING CONSULTATION

To: Economic Development Section

From: Development Management

Date: 24th April 2015

Contact: Lucy Hoad ☎ 01835 825113

Ref: 15/00424/FUL

PLANNING CONSULTATION

Your observations are requested on the under noted planning application. I shall be glad to have your reply not later than 15th May 2015, 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 15th May 2015, it will be assumed that you have no observations and a decision may be taken on the application.

Name of Applicant: Messrs Morgan Partnership

Agent: Cockburn's Consultants

Nature of Proposal: Erection of dwelling house

Site: Land South Of Riding Centre, Newlands Sunnyside Reston Scottish Borders

OBSERVATIONS OF: Economic Development Section

CONSULTATION REPLY

In consideration of the above application the following observations are made. Two aspects of the agricultural economic case are considered ; a)the agricultural labour requirement and b) the financial viability of the unit.

- a) The farm unit is of such a size and output that demonstrate that the current labour force of 3 in terms of standard man days (SMD) is satisfied. As Mr Andrew Morgan is due to retire and be replaced by his son in law Mr Philip Hewit. The number of labour units will remain at 3, and as the size and scope of the farming unit is of a size to sustain this number of workers and there is no indication of any change in respect of this.
- b) The accounts supplied with this application demonstrate that this farming unit appears to be financially viable.

There has been no consideration for the Disabled Riding School on the farm as it does not constitute an economic benefit to the agricultural element of the farm.

Based on the above, the Economic Development Section has no issue with this application.

PLANNING CONSULTATION

On behalf of: Director of Education & Lifelong Learning

From: Head of Property & Facilities Management
Contact: Marc Bedwell, ext 5242

To: Head of Planning & Building Standards
Contact: Lucy Hoad ☎ 01835 825113

Date: 06 August 2015
Ref: 15/00424/FUL

PLANNING CONSULTATION

Name of Applicant: Messrs Morgan Partnership

Agent: Cockburn's Consultants

Nature of Proposal: Erection of dwellinghouse

Site: Land South Of Riding Centre Newlands Sunnyside Reston Scottish Borders

OBSERVATIONS ON BEHALF OF: Director of Education & Lifelong Learning

CONSULTATION REPLY

I refer to your request for Education's view on the impact of this proposed development, which is located within the catchment area for Reston Primary School and Eyemouth High School.

A contribution of £5275 is sought for the Primary School and £4512 for the High School, making a total contribution of £9787.

Rolls over 90% place strain on the school's teaching provision, infrastructure and facilities and reduce flexibility in timetabling, potentially negatively effecting quality standards within the school environment. 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.

The new Eyemouth High School replaces a previous building that was under severe capacity pressure and with facilities unsuitable for further expansion. Following consultation, the decision was made to replace it and two others in the Borders under the 3 High Schools project with the three new modern schools opened on time for the 2009-10 academic years. Developer contributions for Berwickshire, Earlston and Eyemouth high schools will apply in their respective catchment areas, supplementing Scottish Borders Council's investment in the new facilities.

This contribution should be paid upon receipt of detailed planning consent but may be phased subject to an agreed schedule.

Please note that the level of contributions for all developments will be reviewed at the end of March each year and may be changed to reflect changes in the BCIS index – therefore we reserve the right to vary the level of the contribution if the contribution detailed above is not paid before 1 April 2016.

If you require any further information, please do not hesitate to contact me.

REGULATORY SERVICES



To: **Development Management Service**
FAO Lucy Hoad

Date: **21 May 2015**

From: **Roads Planning Service**
Contact: **Keith Patterson**

Ext: **6637**

Ref: **15/00424/FUL**

**Subject: Erection of Dwellinghouse, Land South of Riding Centre,
Newlands, Reston.**

I shall have no objections to this proposal provided the following are included in any consent issued:

- Visibility to the left at the junction with the public road to be improved to provide a splay of 2.4m by 120m and maintained thereafter in perpetuity. This requires the removal of a short section of hedge, and minor alterations to the fence.
- Two parking spaces and turning to be provided within the curtilage of the site and retained in perpetuity thereafter.

JAF

Our ref: PCS/139926
Your ref: 15/00424/FUL

Lucy Hoad
Scottish Borders Council
Planning & Economic Development
Council Headquarters
Newtown St Boswells
Melrose
TD6 0SA

If telephoning ask for:
Silvia Cagnoni-Watt

14 May 2015

By email only to: dcconsultees@scotborders.gov.uk

Dear Lucy Hoad

Town and Country Planning (Scotland) Acts
Planning application: 15/00424/FUL
Erection of dwellinghouse
Land South Of Riding Centre Newlands, Sunnyside Reston Scottish Borders

Thank you for your consultation letter which SEPA received on 24 April 2015.

We responded to a previous consultation, now withdrawn, on the 12 December 2014 (our ref: PCS/137350) where had no objection to the development.

We have **no objection** to this planning application. Please note the advice provided below.

Advice for the planning authority

1. Waste water drainage

- 1.1 We note the applicant intends to deal with foul drainage arising from the site by way of a septic tank discharging to a soakaway. Assuming the porosity is suitable, this is acceptable to us and potentially consentable under the Water Environment (Controlled Activities) (Scotland) Regulations (also known as CAR). The applicant should contact our SEPA Local Regulatory Team at the number below in order to discuss the CAR registration process.

Regulatory advice for the applicant

2. Regulatory requirements

- 2.1 Details of regulatory requirements and good practice advice for the applicant can be found on the [Regulations section](#) of our website. If you are unable to find the advice you need for a specific regulatory matter, please contact a member of the operations team in your local SEPA office at:



Chairman
David Sigsworth
Chief Executive
Terry A'Hearn

Edinburgh Office

Cleanwater House, Heriot Watt Research Park
Avenue North, Riccarton, Edinburgh EH14 4AP
tel 0131 449 7296 fax 0131 449 7277

www.sepa.org.uk • customer enquiries 03000 99 66 99

Burnbrae, Mossilee Road, Galashiels, TD1 1NF, tel 01896 754797

If you have any queries relating to this letter, please contact me by telephone on 01786 452430 or e-mail at planning.se@sepa.org.uk.

Yours sincerely

Silvia Cagnoni-Watt
Senior Planning Officer
Planning Service

ECopy to: cockburnsconsultants@gmail.com and to:

Messrs Morgan Partnership
Sunnyside Farm
By Reston
TD14 5LN

Disclaimer

This advice is given without prejudice to any decision made on elements of the proposal regulated by us, as such a decision may take into account factors not considered at the planning stage. We prefer all the technical information required for any SEPA consents to be submitted at the same time as the planning application. However, we consider it to be at the applicant's commercial risk if any significant changes required during the regulatory stage necessitate a further planning application and/or neighbour notification or advertising. We have relied on the accuracy and completeness of the information supplied to us in providing the above advice and can take no responsibility for incorrect data or interpretation, or omissions, in such information. If we have not referred to a particular issue in our response, it should not be assumed that there is no impact associated with that issue. If you did not specifically request advice on flood risk, then advice will not have been provided on this issue. Further information on our consultation arrangements generally can be found in [How and when to consult SEPA](#), and on flood risk specifically in the [SEPA-Planning Authority Protocol](#).