

SCOTTISH BORDERS COUNCIL PLANNING AND BUILDING STANDARDS COMMITTEE

MINUTE of Meeting of the PLANNING AND
BUILDING STANDARDS COMMITTEE held
by Microsoft Teams on Monday, 2 November
2020 at 10.00 am

Present:- Councillors S Mountford (Chairman), A. Anderson, J. Fullarton, S.
Hamilton, H. Laing, D. Moffat, C. Ramage, N. Richards.
Apologies:- Councillor E. Small.
In Attendance:- Lead Planning Officer (B.Fotheringham), Lead Roads Planning Officer,
Solicitor (Fraser Rankine), Democratic Services Team Leader,
Democratic Services Officer (F. Henderson).

1. **MINUTE**

There had been circulated copies of the Minute of the Meeting held on 5 October 2020.

DECISION

APPROVED for signature by the Chairman.

2. **DECLARATION OF INTEREST**

Councillor Mountford declared an interest in application 20/00691/FUL- Ballantyne Place, Peebles in terms of Section 5 of the Councillors Code of Conduct and left the meeting during the discussion.

CHAIRMAN

In the absence of the Chairman, the Vice Chairman, Councillor Laing chaired the meeting for the following item of business.

3. **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.

MEMBER

Councillor Mountford resumed chairmanship for the remainder of the meeting.

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) the Reporter had dismissed the appeal in respect of the Erection of 8 No wind turbines with a maximum tip height of 130m, formation of access tracks, borrow pit, temporary construction compound, erection of control building, onsite substation and associated infrastructure and energy storage compound for up to 4MW on Land North of Carcant Lodge Wull Muir Wind Farm, Heriot.**

- (b) there remained one appeal outstanding in respect of Land North West of Willowdean House, Foulden.
- (c) Review requests had been received in respect of:-
- (i) Erection of dwellinghouse together with access, landscaping and associated works on Land North East of East Neuk, Morebattle – 20/00028/PPP
 - (ii) Formation of new boundary fence(retrospective) at 1 Forley’s Field, Goslawdales, Selkirk – 20/00472/FUL
- (d) the decision of the Appointed Officer had been upheld in respect of erection of two dwellinghouses at Paddock North of Station House, Cowdenburn – 20/00714/PPP
- (e) there remained three reviews previously reported on which decisions were still awaited when the report was prepared on 23 October 2020.

Garden Ground of 7 Heriot House, Heriot	Garden Ground of Clifton Cottage, High Street, Kirk Yetholm
Land North West of Strathmyre, Old Belses, Jedburgh	

- (f) There remained 3 S36 PLI’s previously reported on which decisions were still awaited when the report was prepared on 24th September 2020 and related to sites at:

• Fallago Rig 1, Longformacus	• Fallago Rig 2, Longformacus
• Crystal Rigg Wind Farm, Cranshaws, Duns	•

The meeting concluded at 11.47 a.m.

APPENDIX I
APPLICATION FOR PLANNING PERMISSION

<u>Reference</u>	<u>Nature of Development</u>	<u>Location</u>
20/00691/FUL	Erection of 2 dwellinghouses and removal of condition 4 of 02/01783/FUL	Land West of 8 Ballantyne Place Peebles

Decision: Refused contrary to Officer recommendation for the following reasons:

1. The development would be contrary to Policy EP11 – Protection of Greenspace of the Scottish Borders Local Development Plan 2016 in that the erection of two houses on this site would result in the permanent loss of green space to the detriment of the amenity and character of the surrounding area. The loss of the green space would be contrary to Condition 4 of planning consent 02/01783/FUL which requires the layout of the wider development site to make adequate provision for a play area(s), and it has not been adequately demonstrated that the development would outweigh the need to retain this open space.
2. The development would be contrary to Policy PMD5 – Infill Development of the Scottish Borders Local Development Plan 2016 in that the erection of two houses would result in over development of the site. The development would result in the permanent loss of an area of green space to the detriment of the character and amenity of the surrounding area.
3. The development would be contrary to Policy PMD2 – Quality Standards of the Scottish Borders Local Development Plan 2016 in that the erection of two house on this site would not respect the character of the surrounding area. The development of this site would result in the permanent loss of meaningful green space.

NOTE

1. Councillor Heather Anderson spoke against the application (Due to a technical issue which did not allow Councillor Anderson to be heard her statement was read out on her behalf by the Democratic Services Team Leader)
2. Mr Peter Maudsley, Peebles CC and Mr Colin Sandie, Resident spoke against the application.

VOTE

Councillor Hamilton, seconded by Councillor Richards moved that the application be approved as per the Officer recommendation.

Councillor Ramage, seconded by Councillor Moffat moved as an amendment, that the application be refused on the grounds that the development was contrary to Policies EP11, PMD5 and PMD2 of the Scottish Borders Local Development Plan 2016.

As the meeting was conducted by Microsoft Teams members were unable to vote by the normal show of hands and gave a verbal response as to how they wished to vote the result of which was as follows:-

Motion – 3 vote

Amendment – 4 votes

The amendment was accordingly carried.

