

PLANNING CONSULTATION

To: Landscape Architect

From: Development Management

Date: 15th February 2021

Contact: Ranald Dods ☎ 01835 825239

Ref: 21/00137/FUL

PLANNING CONSULTATION

Your observations are requested on the under noted planning application. I shall be glad to have your reply not later than 8th March 2021, 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 8th March 2021, it will be assumed that you have no observations and a decision may be taken on the application.

Please remember to e-mail the DCConsultees Mailbox when you have inserted your reply into Idox.

Name of Applicant: Mr Bradley Clarke

Agent: N/A

Nature of Proposal: Erection of ancillary accommodation to dwellinghouse, formation of new access, and installation of 12 KW ground mounted solar array

Site: Penvalla Broughton Scottish Borders ML12 6HQ

**CONSULTATION RESPONSE TO
PLANNING OR RELATED APPLICATION**

Comments provided by	Officer Name and Post:	Contact e-mail/number:
	Landscape Architect S McDermott	
Date of reply	5 th April 2021	Consultee reference:
Planning Application Reference	21/00137/FUL	Case Officer: Ranald Dods
Applicant	Mr Bradley Clarke	
Agent	N/A	
Proposed Development	Erection of ancillary accommodation to dwellinghouse, formation of new access, and installation of 12 KW ground mounted solar array	
Site Location	Penvalla Broughton Scottish Borders ML12 6HQ	
<p><i>The following observations represent the comments of the consultee on the submitted application as they relate to the area of expertise of that consultee. A decision on the application can only be made after consideration of all relevant information, consultations and material considerations.</i></p>		
Background and Site description	Penvalla is a large detached house set in large garden and the property includes a mature woodland along the north boundary - woodland that was evident on the early OS maps of the area.	
Key Issues (Bullet points)	<ul style="list-style-type: none"> • Can the proposals be accommodated without having a negative impact on the existing tree resource and on the setting of Penvalla and wider streetscape? 	
Assessment	<p><i>Broughton lies towards the western edge of the Upper Tweeddale National Scenic Area (NSA) an area designated at national level for the quality of the landscape. It is important that development within this area does not have a negative impact on the qualities that make the area special.</i></p> <p><i>The Tree Survey and Arboricultural Constraints Report covers a very limited number of trees and, particularly in the area proposed for the cabin and the solar panels, it is not clear whether all the trees that potentially could be affected by the proposals have been surveyed.</i></p> <p><i>With regard the report itself, BS 5837:2012 recommends at Section 4 Feasibility: surveys and preliminary constraints that ideally the tree survey is recorded on a topographical survey with scale of the drawing shown. In my opinion the recording of the survey information on a very small scale aerial imagery plan is not adequate (although in this instance it usefully demonstrates the number of unsurveyed trees around the proposed development)</i></p> <p><i>The recording conventions as listed in Section 4.4.2.5 of BS 5837:2012 have not been totally followed – while the Tree Survey Plan shows trees crown spread and RPAs , it does not give the dimensions of each tree from which the RPA were developed, nor provide measurement information to allow the RPAs to be accurately located on the ground. The Tree Summary report is cursory – not providing any in depth assessment of the trees as might have been expected and the recommendation that a Tree Protection Plan and Arboricultural Method Statement should be follow up work rather than part of the overall assessment is less than helpful and prolongs the process - no real assessment of potential impacts has been carried out.</i></p>	

	<p>The following are my concerns about this development:-</p> <ol style="list-style-type: none"> 1. The cabin towards the northern edge of the garden ground is located within an area where there are trees and it would appear from the Tree Report that already some trees have been felled and excavations have been commenced in the area - it is not clear the scale or extent of these but the excavations are likely to have already impacted on the surrounding tree resource. There is no detail about the foundations for the cabin – I can only assume a strip foundation is proposed which would be inappropriate within the RPA of surrounding trees. I would be unlikely to object to a cabin somewhere in the garden ground of Penvalla, if it was shown that it would not impact on the existing trees (the garden ground is extensive enough to accommodate a small cabin without a detrimental impact on the trees) however the current proposal is lacking in information and it appears it will impact on quite a number of trees. 2. It is not clear what the purpose of the new access at the SE corner of the property is – it does not show it (on the latest Location Plan) connecting to the existing driveway, nor does it appear large enough to accommodate 5 cars as was detailed in the application. An additional concern about the location of the new access and parking is that it is proposed on what is currently banking and there is no detail of existing and proposed levels that would be required to achieve this. I would be unlikely to support the removal of a mature beech tree to accommodate a new access and parking area in this location without a lot more detail, and given that there is an existing useable access, I suggest the proposed access, requiring the loss of a mature roadside tree and a new opening, could potentially have quite a negative visual impact on the character of the road. The proposal to build a red brick boundary wall would not in my opinion be appropriate to the area. Although there is a brick wall between the properties along the south boundary, this is hardly visible. A masonry wall along the west boundary would be more in keeping with the character of the village and wider area.) 3. The proposal to locate the solar panel array in the SW corner of the garden ground should consider and demonstrate that any existing trees to the south (including those in the neighbouring property will not interfere with solar gain – it may be that a different location is required to avoid overshadowing by trees. <p>In summary, I would only support this application if it could be demonstrated that the impact on existing tree resource and visual impacts on receptors using the A701 was minimal and at the moment I do not think this is the case.</p>			
Recommendation	<input checked="" type="checkbox"/> Object	<input type="checkbox"/> Do not object	<input type="checkbox"/> Do not object, subject to conditions	<input checked="" type="checkbox"/> Further information required
Recommended Conditions				

Recommended Informatives	
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**CONSULTATION RESPONSE TO
PLANNING OR RELATED APPLICATION**

Comments provided by	Roads Planning Service	Contact e-mail/number:		
Officer Name and Post:	Paul Grigor Roads Planning Officer	pgrigor@scotborders.gov.uk 01835 826663		
Date of reply	1 st March 2021	Consultee reference:		
Planning Application Reference	21/00137/FUL	Case Officer: Ranald Dods		
Applicant	Mr Bradley Clarke			
Agent	N/A			
Proposed Development	Erection of ancillary accommodation to dwellinghouse, formation of new access, and installation of 12 KW ground mounted solar array			
Site Location	Penvalla Broughton Scottish Borders ML12 6HQ			
<i>The following observations represent the comments of the consultee on the submitted application as they relate to the area of expertise of that consultee. A decision on the application can only be made after consideration of all relevant information, consultations and material considerations.</i>				
Background and Site description				
Key Issues (Bullet points)	<ul style="list-style-type: none"> • Access 			
Assessment	<p>Whilst I have no objections to the ancillary accommodation, I do have concerns over a proposed new access onto the A701. The property is currently served by the existing access to the north and it would not be good practice to have multiple accesses to a single dwelling onto a principal road.</p> <p>In light of the above, I would be willing to support the new access providing the existing access which is substandard is permanently closed off. The precise details of the new access will also need to be agreed.</p> <p>As the requirement above is different to that proposed, I must seek further information from the applicant before I can make a recommendation. The applicant must confirm they are prepared to permanently close off the existing access to allow the formation of the new access and provide more detail in terms of geometry and construction make-up for the new access.</p> <p>Until the above points have been satisfactorily addressed I am not in a position to comment further.</p>			
Recommendation	<input type="checkbox"/> Object	<input type="checkbox"/> Do not object	<input type="checkbox"/> Do not object, subject to conditions	<input checked="" type="checkbox"/> Further information required
Recommended Conditions				
Recommended Informatives				

AJS

