

SCOTTISH BORDERS COUNCIL

PLANNING AND BUILDING STANDARDS COMMITTEE

2 AUGUST 2021

APPLICATION FOR PLANNING PERMISSION

ITEM:	REFERENCE NUMBER: 21/00293/FUL
OFFICER:	Euan Calvert
WARD:	Kelso and district
PROPOSAL:	Erection of dwellinghouse and detached barn
SITE:	Land South Of Eckford Moss Cottage Kelso Scottish Borders
APPLICANT:	Mr D.J. Irvine
AGENT:	RM Architecture Ltd

SITE DESCRIPTION

This is a field located adjacent to Wooden Loch, Kelso. The portion of grass field subject of this application is adjacent to a pair of houses known as Eckford Moss and Eckford Moss Cottage. The site is 1/4 of a mile south of Eckford at the end of a public road. A track continues around the north of Wooden Loch to arrive at Wester Wooden Farm. Eckford Moss Cottage is set back from the road and is accessed by the farm track adjacent to this site. This farm track continues around the north east of the Loch. Wester Wooden Farm Cottages no2-5 and no6-8 are situated on the west side of the public road. No2-5 form a continuous terrace which is constructed on an elevated platform and has a principal elevation orientated south east and therefore overlooks this site. An unfenced grass paddock and the farm track intervene this view.

This land is an improved grazing enclosure which is enclosed to the roadside by a wire fence. This site is located within the northern corner of this field. The adopted road surface ends at this point. The north eastern boundary of the field is a former dry-stane dyke beyond which there is trees and scrubland. This scrub intervenes the site from the pair of detached cottages adjacent.

PROPOSED DEVELOPMENT

The application seeks full planning permission for a dwellinghouse on a portion of site which has previously been granted permission in 2020. Planning permission in principle 20/00605/PPP has been granted, subject to conditions, for erection of two dwellinghouses.

This proposed site is larger but encompasses Plot 2 of this live permission. Land in the surroundings is intended to provide a larger garden and paddock. The scrub/ woodland surrounding the north east boundary is also proposed to be included within this garden ground and would become the vehicular access to the site. The applicant has identified that they are in control of a portion of field, which is to become a paddock and is similar in size to the width of this plot and stretches 50m in length down to the boundary of Wooden Loch.

Throughout the course of this application a Landscape Architect has been commissioned by the applicant to undertake a tree survey to BS5837:2012 and design a soft landscaping scheme. This landscape plan features compensatory planting proposals on the boundary of the area in control which is designed to mitigate the losses proposed.

The application has been supported by a Preliminary Ecological Appraisal and an Addendum has been provided further to comments arising throughout the initial consultation period.

The proposed site layout is designed around a vehicular access using the existing track which serves the two adjacent properties. This is a change from the proposed scheme where plot 2 was to be accessed by a shared drive through plot 1.

An L-shaped plan 1 ¾ storey dwellinghouse is proposed with integral double garage. Within the garden a 3-bay steel portal framed barn is proposed 12m x 6m in footprint, 3m to eave and 3.9m to pitch. The barn would appear with a gabled dual pitched roof.

Design changes have been made to the proposed dwellinghouse to bring it in line with the Placemaking and design Policy and guidance of the Council.

PLANNING HISTORY

20/00605/PPP Erection of two dwellinghouses, Approved, subject to conditions.

21/00471/AMC Erection of dwelling house, Plot 1, (approval of all matters specified in planning permission 20/00605PPP), Pending Consideration.

REPRESENTATION SUMMARY

Members are reminded that all comments are available for Members to view in full on the Public Access website.

8 letters of objection were received, one of these after the initial period of consultation.

The issues raised by the objecting households are listed below:

- Detrimental to environment
- Track not appropriate as a private drive
- Concerns for road safety/ safe public access on track.
- Concerns that use of the barn may be commercial.
- Increased Noise
- Increased traffic
- Detrimental to Residential Amenity
- Loss of woodland/ trees, wildlife and bird habitat
- The proposed house far exceeds size indicated in outline submission.
- High ridge line is out of proportion with group.
- Concerns for waste water treatment location and standards next to Loch.
- Concerns for potential lighting and impact on bats
- Concerns that the PEA inaccurately represents habitat and species on site.
- Potential pollution of Loch from construction.
- Privacy of neighbouring properties

The application was advertised in the Southern Reporter.

Scottish Borders Council Local Development Plan 2016

PMD1 – Sustainability

PMD2 – Quality Standards

HD2 – Housing in the countryside

HD3 – Protection of Residential Amenity

EP1 – International Nature Conservation Sites and Protected Species

EP2 – National Nature Conservation Sites and Protected Species

EP3 – Local Biodiversity

EP13 – Trees, Woodlands and Hedgerows

IS7 – Parking Provision and Standards

IS9 – Waste Water Treatment Standards and Sustainable Urban Drainage

Scottish Planning Policy (SPP)

OTHER PLANNING CONSIDERATIONS:

Supplementary Guidance

Biodiversity (2005)

Landscape and Development (2008)

Trees and Development (2008)

Placemaking and Design (2010)

Privacy and Sunlight Guide (2006)

CONSULTATION RESPONSES:

Scottish Borders Council Consultees

Education: No response

Ecology: No objection. The addendum only refers to removal of trees/ woodland on a 5m strip for access. Enhancements of native species hedgerow, bat and bird box provision are welcomed but full details of replanting are required.

Species Protection Plan (SPP) and Construction Method Statement still required as per previous PPP. The SPP should also include mitigation for the removal/re-building of the dyke which may provide hibernacula for reptiles and amphibian and opportunities for nesting birds.

Landscape Architect: No objection, but preference for the house, barn and driveway turning area to be pushed further back into the plot (to the south) beyond the ruined stone wall to protect the woodland resource. Reason: The wooded area has value in terms of screening, amenity and its contribution to the character of the area. Support given to the hedge and tree planting proposals.

Recommend: The layout plan should be adjusted to give protection to the woodland resource and a revised compensatory planting proposal is provided to include retained trees.

- A no dig method of driveway construction will be required within the Root Protection Areas of retained trees which should be accurately plotted on the drawings and a method statement provided for the driveway construction.
- A combination of existing trees should be retained, where possible, augmented with new tree planting to improve the diversity of species and manageability of the area.

- Retained goat willow can be cut hard back if necessary and will regenerate. The woodland area should be extended along the frontage south eastwards to the site boundary to soften impacts of the barn.
- The southern boundary should be planted with hedgerow.
- Use of cell grown plants for hedging and rootballed trees, for their higher survival rates.

Roads Planning: First: No objections. Further information required on the upgrading proposals for the track serving the site and control over this land. Proposed use of the barn needs confirmed.

Second: No objection to amendments but require conditions to ensure the track to be upgraded and parking/ turning to be completed prior to occupation.

Archaeology: No objections subject to a condition requiring a Watching Brief on site. A WSI has now been submitted and is confirmed as acceptable.

Statutory Consultees

Crailing, Eckford and Nisbet Community Council: Objection. The Community Council listed the following concerns:

- Size of development is twice greater in area than the approved site.
- Detrimental to environment and ecology. Concerns for the validity of the PEA.
- Concerns for future use of barn as commercial or agricultural activities.
- Principle to a dwellinghouse should be reconsidered owing to the significant differences of this to the PPP layout.
- Road safety concerns on track for walkers.

Scottish Water: No objection. No waste water infrastructure. Cannot confirm capacity of public water supply until fully appraised.

KEY PLANNING ISSUES:

The principal planning issues with this application can be summarised as follows:

- Whether the principle to a dwellinghouse on a larger site can continue to be supported in accordance with Housing in the Countryside Policy on building groups.
- Whether the proposal would have an adverse impact on the character of the group, landscape or visual amenities of the area.
- Whether this larger proposal is in accordance with ecological biodiversity policies.
- Whether the proposal would harm the residential amenity of neighbouring dwellings.
- Whether the proposals are acceptable in terms of parking, access and impacts on road safety.

ASSESSMENT OF APPLICATION:

Policy Principle

Under planning permission 20/00605/PPP, consent was granted for a house on this site. The principle of development on this site has already been established on a smaller area and alternative layout.

The principle of development is considered primarily against Policy HD2 Part A Building Groups.

Officers consider that these proposals will continue to appear well related to the building group in accordance with the first criteria of policy HD2. The dwellinghouse proposed would be on the site of 20/00605/PPP, and would appear immediately adjacent to 21/00471/AMC. It is a considerably larger site than previously approved but it has been demonstrated throughout the course of this application that impacts arising from the loss of woodland/ scrub and corresponding impacts on the environment can be successfully mitigated by provision of a compensatory planting scheme in the wider landholding under control of the applicant. The previous approval had no restrictions or conditions on the size of any future house and it is considered that the size and scale of house proposed in this application can now be supported. This will not represent a further development of a house on the group. Development is therefore in accordance with the 2 house or 30% threshold within this plan period.

This proposed dwellinghouse will be marginally closer to the immediate neighbour, Eckford Moss, than previously approved. It is acknowledged by officers that the loss of woodland/ scrub will result in changes to the visual amenity of the area. However, these changes will not be significantly adverse in impact provided the landscape mitigate plans are implemented. The mature landscape boundaries and well-proportioned gardens of neighbouring properties of Eckford Moss will provide a mature backdrop to the site. These existing boundaries follow the line of this access track and will protect visual amenity of these neighbours.

Policy HD2 seeks to ensure that the development is appropriate in scale, siting, design, access and materials. The scale of this proposal has been considered in the context of the surrounds and the agent has supported the application with contextual elevations of the group. This demonstrates the size and height of proposal in the context of all neighbouring buildings including that proposed on plot 1, currently under consideration; 21/00471/AMC. Officers are now satisfied that the scale of building and the proposed density of building to plot ratio is appropriate for the site and the wider group. The neighbouring detached dwellings are considered to be similar in plot ratio to this proposal. The contextual elevations demonstrate that this dwellinghouse will not be unduly elevated or prominent in the group. Both the proportion and scale will be acceptable. Finished floor levels and surrounding ground levels can be agreed by condition. Officers conclude that the proposal will reflect the existing scale and pattern of development locally.

The proposals do not result in any significant loss of daylight, sunlight or privacy of adjoining properties as a result of over-looking or over shadowing. Policy HD3

Access and Parking

Members will note that objectors have raised concerns about the proposal from a road safety perspective. The Council's Roads Planning Service have considered the proposals and confirm that the access track requires upgrading in accordance with the specification now provided. Potential conflicts between vehicles and non-motorised use of this track highlighted by objectors are not considered to be a roads safety issue for this domestic property. The barn is proposed to be domestic in use (not commercial or agricultural) and this will be secured by planning condition to ensure road safety. The barn is domestic in size/ scale and would likely conform with PD rights if it was to be a latter addition to any dwellinghouse.

Subject to a condition requiring parking and turning for two vehicles and, subject to upgrading of the track as shown on the site plan, the proposal is considered to comply with policies PMD2.

Placemaking & Design

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.

Officers have sought changes to the design of the proposal. Changes have been made to ensure a less suburban appearance. Changes have occurred to improve the pitch of dormers; introduction of natural stone; introduce a suitable pallet of colour (to echo the hues of the surrounding buildings); the north gable has been given architectural detail; the eaves and verges details have been clipped. The L-plan ridge has been altered to now be continuous in height and mullions have been added to several windows in attempt to reflect local vernacular.

The integrated garage is a suburban detail but it is considered that the chosen location is well hidden from public views therefore the design is not considered to be problematic overall.

Officers are now satisfied with the response. The materials of all buildings will need final consideration by condition but are considered acceptable and the proposals are considered to be suitable in terms of their scale, massing, height and density in line with Policy PMD2 and Placemaking and Design SPG

The barn is considered appropriate in design and site – it has been moved into the plot to allow further landscape planting on the north east boundary. The barn will not appear out of context for this agricultural/ rural scene but finishes will need to be agreed by condition.

Layout

One of the main issues cited by objectors and consultees is this an alternative layout and larger site to that previously agreed in 20/00605/PPP. The previous Ecological Appraisal, Stones Wildlife Management, April 2020, identified this woodland/ scrub would be retained.

In contrast, this development proposes to encompass this woodland/ scrub and objectors are strongly opposed to this approach. Reasons for retention are cited as visual, landscape amenity and ecological benefits.

The Council's Landscape Architect has been consulted and has considered the Landscape plan. They too would like development moved away from this zone and certain protections give to the tree resource (T1 and T2 of the survey and retention of the goat willow).

Policy EP13 states that development should minimise adverse impacts to the woodland resource however it also identifies that unavoidable losses may be compensated. In this application, compensatory proposals have been professionally detailed and these proposals are supported by the Council's Landscape Architect.

A Preliminary Ecological Appraisal, Ellendale Environmental, Feb 2021, submitted with this application, supports this layout and the Council's Ecologist has conditionally supported the findings of this and the Addendum.

Significantly neither Council Officer has objected to the layout on grounds of loss to habitat, loss of biodiversity or loss of woodland resource.

On this basis, members are recommended to support this layout.

This decision balances competing interests of protecting ecology and the woodland resource. On the one hand objectors make the case that this woodland/ scrub area should be left untouched as it makes a valuable contribution to the group both visually and as an ecological resource. On the other hand, professionally authored reports presented in support of this development find that the loss can be supported and any impacts to ecology and woodland resource can be mitigated on the wider site.

Both the Council's Ecologist and the Landscape Architect have made comment and require amendments and conditions, but neither Officer contests the proposed response and, in fact, both Officers support the compensatory planting proposals.

There is a significant level of local objection to the loss of this woodland/ scrub and the reasons for these objections have been considered in full. The views of professionals submitted on behalf of both the applicant and the Council have been helpful in arriving at the conclusion that the layout presented will not significantly prejudice the natural environment or the woodland resource, in terms of Policies EP1, 2, 3 and EP13.

There is, however, further work to be done to reconcile the comments from the Council's Landscape Architect.

If Members are minded to support the proposed layout a condition is required to ensure a further amended Landscape Plan be submitted. This amendment will feature retention of the area of goat willow as identified by the Applicant's own Landscape Architect's commentary which can be read on file. The Architect's site plan has already been adjusted (moving the barn in to the site by 5-8m) to allow for further landscape planting and retention/ management of the goat willow, which will also need to be designed.

Natural heritage

Objectors have cited loss of habitat and wildlife as being a reason for refusal. The Ecologist has considered the Preliminary Ecological Assessment (PEA), the addendum and the habitat enhancement proposals. The conclusion of the PEA states;

"The site is of low ecological value and provides limited habitat for protected species. Additional planting will increase opportunities for animal species and will create a corridor through which they can commute."

The Council's Ecologist was able to accept the proposals subject to a Species Protection Plan (SPP) and Construction Method Statement.

Both a draft SPP and CMS have been provided in advance of this report. Given the slight changes to layout and landscaping required above it is recommended that the conditions be applied to ensure both are up-to-date and approved by the Council.

Members are recommended that the loss of habitat can be supported in that the proposals are unlikely to result in significant adverse effects on local ecology or biodiversity. The compensatory planting extends to;

- Approximately 150m of species-rich hedgerow.
- Bird boxes will be incorporated into the site in suitable habitat.
- Bat boxes.

The Ecologist goes further to add that the SPP should include mitigation for the removal/re-building of the dyke which may provide hibernacula for reptiles and amphibian and opportunities for nesting birds.

Should members be in agreement with the recommendation then these features should be presented in the amended landscaping plans and SPP.

Residential Amenity

Policy HD3 states that development that is judged to have an adverse impact on the amenity of neighbours 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 household developments to ensure that proposals do not adversely affect the residential amenities of occupants of neighbouring properties. The SPG states that as a rule, there should be a minimum 18m privacy zone between windows of principal rooms when directly opposite.

The proposal will comply with policy HD3 and this supplementary planning guidance.

Landscape and Visual Impacts

Policy EP13 states that the Council will refuse applications that would cause the loss of or serious damage to the woodland resource unless the benefits of the development clearly outweigh the loss of landscape, ecological, recreational, and historical or shelter value.

Members will note that the Council's Landscape Architect's preference, in order of priority, is firstly for this avoidance principle and then secondly, for amendments to the landscape scheme.

The applicant's landscape architect has responded to these recommendations and makes commentary for amendments to their scheme as follows;

- Trees T1 and T2 are not specimens of merit to warrant a change in the site layout.
- Some areas of goat willow could be cut back hard and allowed to regenerate within the garden ground along the northern boundary if ground levels and construction works permit
- The barn should be relocated southwards by 5-8m and screened with new planting.

Members are recommended that the compensatory proposals in this application do address the loss of landscape and visual amenity of the present woodland/ scrub. The Council's Landscape Officer has not cited objection and it is recommended that a condition be applied to secure amendments to the landscape plan as has been identified. The submitted Landscape Maintenance Management Proposals can similarly be tailored for this amendment.

Overall, it is considered that the proposed house will fit comfortably within the immediate landscape setting without significant adverse impacts on the on the surrounding area.

Cultural heritage and archaeology

The Archaeology Officer has been consulted and the archaeology implications for this proposal are required to be investigated by a Watching Brief.

There is a very interesting history surrounding this site including; a Post-Medieval road; Bronze Age cists (stone lined graves for cremation or inhumation burials); cropmarks of a settlement;

The Ordnance Survey first edition bears the legend 'Wooden Loch: Formerly Wester Moss, out of which came Nuts, Roots, Oak, the Skull of a Bison and the horns of a Red Deer; have been dug up'.

On this basis an archaeology company have already provided a Written Scheme of Investigation outlining their proposals, should this proposal be approved. It is recommended that a Watching Brief condition be applied to any approval to ensure that this site is fully investigated.

Services

Policy IS9 states that the preferred method of dealing with waste water associated with new developments would be the direct connection to the public sewerage system and for development in the countryside the use of private sewerage may be acceptable provided that it can be provided without negative impacts to public health, the environment, watercourses or ground water. SUDS is required for surface water drainage.

A condition can be attached to the application to receive details of a private sewerage system and SUDS scheme to ensure that the system complies with policy IS9. Any objections regarding potential environmental impacts to the Loch will be resolved by appropriate design and siting of this system to avoid impacts on the water environment. The CMS will also have to account for these detailed proposals owing to the sensitivity of the Loch side site.

A water supply condition will require to be applied to any approval as there is no detail provided as to whether the application will be connected to public or a private water source. The impacts of any connection on the amenity of neighbours will be required to be presented in the latter event.

Waste Management

Currently neighbouring bins are presented at the roadside from a bin stance. It is highly likely that this bin stance will be required at the public roadside for household waste and recycling bins relating to this development. Should Members agree the recommendation these details can be provided by condition.

Development Contributions

Development contributions are required by this development to ensure compliance with Policy IS2 of the LDP. However a S.75 agreement has already been concluded and contributions towards Education and Affordable Housing have already been secured and agreed under the original application, 20/00605/PPP.

CONCLUSION

Subject to compliance with the schedule of conditions, the development will accord with the relevant provisions of the Local Development Plan 2016, specifically HD2 and there are no material considerations that would justify a departure from these provisions.

RECOMMENDATION BY CHIEF PLANNING AND HOUSING OFFICER:

I recommend the application is approved subject to the following conditions and informatives:

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, unless otherwise agreed by the Planning Authority.
Reason: To ensure that the development is carried out in accordance with the approved details.
2. A sample of all materials to be used on all exterior surfaces of the development hereby permitted shall be submitted to and approved in writing by the Planning Authority before development.
Reason: The materials to be used require further consideration to ensure a satisfactory form of development, which contributes appropriately to its setting.
3. The barn hereby approved is permitted for domestic use incidental to the dwellinghouse hereby approved and shall not be used for independent or ancillary commercial, industrial or agricultural business use.
Reason: The road safety and design impacts of this development have only been considered for domestic use and not ancillary commercial purposes, which are likely to be incompatible with the site
4. Notwithstanding the Landscape Plan and Maintenance Management proposal hereby approved, no development shall take place except in strict accordance with amendments to this Plan, which shall first have been submitted to and approved in writing by the Planning Authority, and shall include:
 - i. Management and retention of goat willow along the north east boundary
 - ii. Additional screen planting along the north east elevation of the barn.
 - iii. The southern boundary should be planted with hedgerow.
 - iv. Use of cell grown plants for hedging and rootballed trees, for reason of higher survival rates.Thereafter development only to be undertaken in accordance with these amended details.

Reason: To enable the proper form and layout of the development and the effective assimilation of the development into its wider surroundings.
5. The amended Landscaping and Maintenance plan, as approved by condition 4, shall be implemented following the occupation of the dwellinghouse or the completion of the development, whichever is the sooner, unless otherwise agreed in writing by the Planning Authority. These landscaping works will be maintained for a period of three years upon habitation, during which time, all failed planting shall be replaced. The applicant shall notify the Planning Authority after this three year period, and make it available for

inspection, at which point the approved landscaping plan shall have been implemented and landscaping established.

Reason: To ensure effective assimilation of the development to its surroundings.

6. No development shall commence until a drawing showing the existing and proposed ground levels and the finished floor level of the dwellinghouse and barn hereby approved have been submitted for the prior written approved of the Planning Authority. This to include a clearly identifiable datum point, or clearly identifiable datum points, located outwith the site and sufficient for the purpose of establishing the heights of the existing and proposed levels relative to the surround level(s). Development then to be completed in accordance with the approved details.

Reason: To ensure that the consented development does not have any detrimental impact upon the appearance of the surrounding area or upon the amenity of neighbouring properties as a consequence of the levels within the site being raised to an inappropriate height.

7. No development shall take place until the applicant has secured a programme of archaeological work in accordance with a Written Scheme of Investigation outlining a Watching Brief. This will be formulated by a contracted archaeologist and approved in writing by the Planning Authority. Access should be afforded to allow investigation by a contracted archaeologist(s) nominated by the developer and agreed to by the Planning Authority. The developer shall allow the archaeologist(s) to observe relevant below ground excavation during development, investigate and record features of interest and recover finds and samples if necessary. Results will be submitted to the Planning Authority for review in the form of a Data Structure Report. If significant archaeology is discovered below ground excavation should cease pending further consultation with the Planning Authority. The developer will ensure that any significant data and finds undergo post-excavation analysis, the results of which will be submitted to the Planning Authority.

Reason: The site is within an area where ground works may interfere with, or result in the destruction of, archaeological remains, and it is therefore desirable to afford a reasonable opportunity to record the history of the site.

8. The private access to the site to be upgraded in accordance with the specification and plans hereby approved prior to occupation of the dwellinghouse.

Reason: To ensure the access track is suitable for non-agricultural vehicles.

9. Two parking spaces and turning to be provided within the curtilage of the site prior to occupation of the dwelling and retained thereafter in perpetuity. Reason: To ensure the dwelling is served by adequate parking provision at all times.

10. No development shall commence until a Species Protection Plan (SPP) for breeding birds (which should be in accordance with the amended Landscape Plan required by Condition 3 above) has been submitted to and approved in writing by the Planning Authority. The SPP shall incorporate provision for a pre-development supplementary survey and a mitigation plan. No development shall be undertaken except in accordance with the approved SPP.

Reason: To protect the ecological interest in accordance with Local Development Plan policies EP1, EP2 and EP3.

11. No development shall commence except in accordance with a Construction Method Statement (CMS) which shall have first been submitted to and approved in writing in writing by the Planning Authority. The CMS shall incorporate the latest good practice

guidelines and statutory advice (including as outlined in GPP5: Works and maintenance in or near water) to protect freshwater habitats. Thereafter works to be carried out strictly in accordance with the approved scheme.

Reason: To protect the ecological interest in accordance with Local Development Plan policies EP1, EP2 and EP3.

12. The development hereby permitted shall not be commenced until fully detailed design proposals for foul and surface water drainage, demonstrating that there will be no negative impact to public health, the environment or the quality of watercourses or ground water, have been submitted to and approved in writing by the Planning Authority. The development then to be completed in accordance with the approved details.

Reason: The Planning Authority have only established the land-use principle of the area of land identified in the submitted drawing(s). Further plans are required to ensure the site is adequately serviced.

13. No development is to commence until evidence of adequate water supply has been provided, either by submission of written confirmation of provision of a public mains supply or otherwise by a report, by a suitably qualified person, having been submitted to and approved in writing by the Planning Authority, demonstrating the provision of an adequate water supply to the development in terms of quality, quantity and the impacts of this proposed supply on surrounding supplies or properties. The provisions of the approved report shall be implemented prior to the occupation of the building(s)/dwellinghouse(s) hereby approved.

Reason: To ensure that the development is adequately serviced with water without a detrimental effect on the water supplies of surrounding properties.

14. Details to be provided prior to occupation of proposals for housing household waste and recycling bins, either on site or at the public roadside. Thereafter development to be undertaken with this scheme of details.

Reason: To ensure an appropriate for of development.

DRAWING NUMBERS

Plan Type	Reference	Date
Location Plan		23/02/2021
Barn Floor plans and elevations	006	23/02/2021
Site Plan	100221-SD-005 REV C	14/07/2021
Plans & Elevations	100221-SD-004 REV C	13/07/2021
Contextual Elevations	100221-SD-007 REV A	13/07/2021
Compensatory Planting Plan	054-02	01/06/2021
Landscape maintenance management pro.		01/06/2021
Existing vegetation plan	054-01	01/06/2021

Approved by

Name	Designation	Signature
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Ian Aikman	Chief Planning & Housing Officer	
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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.

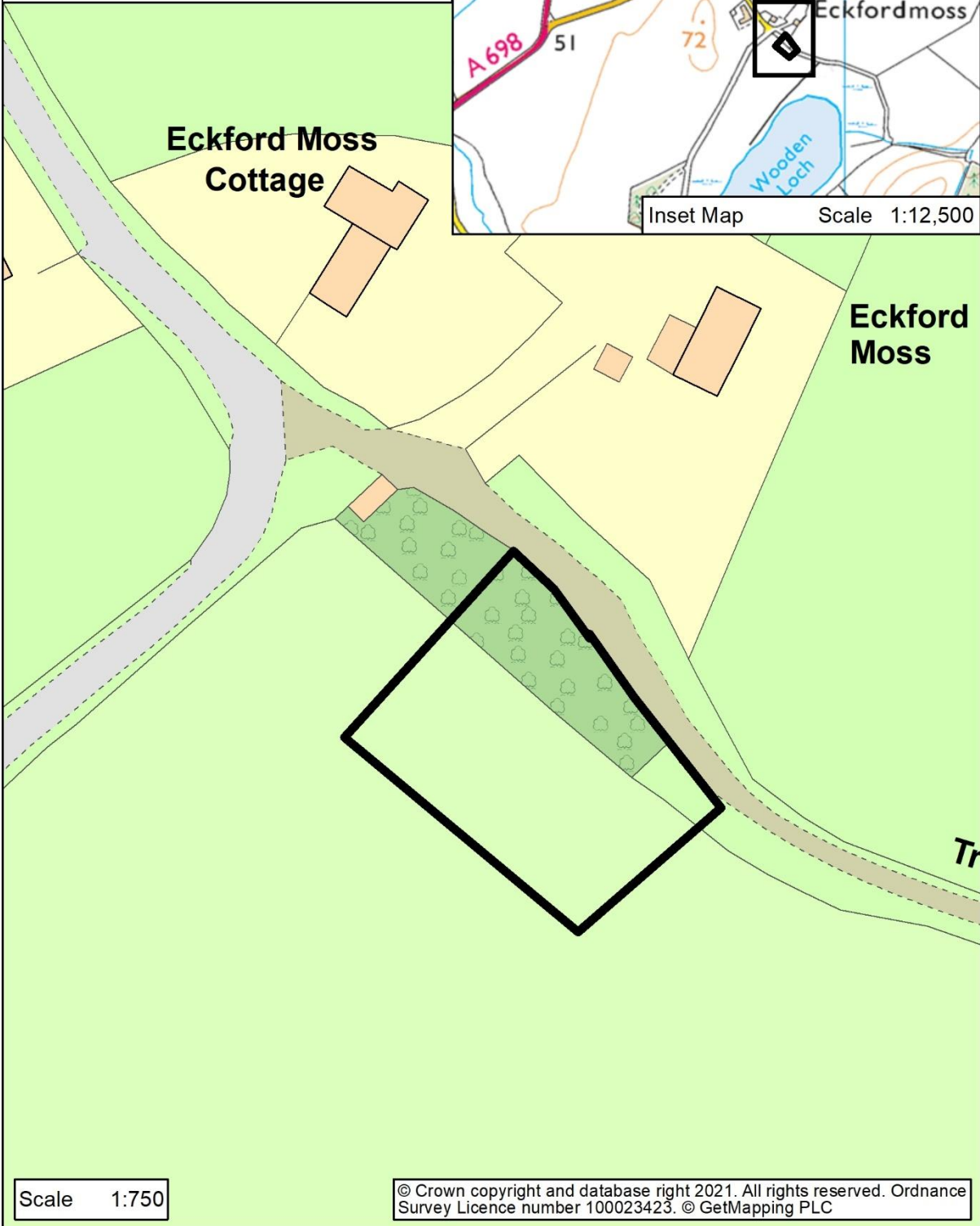
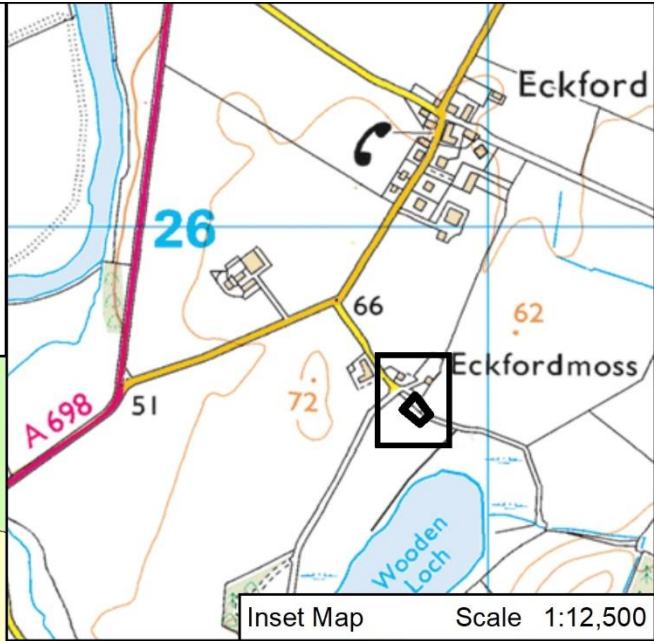
Author(s)

Name	Designation
Euan Calvert	Planning Officer



21/00293/FUL

Land South Of Eckford Moss Cottage
Kelso



Scale 1:750