

From: Elliott, Keith
Sent: 30 June 2021 12:31
To: Hayward, Julie
Cc: DCConsultees
Subject: Charlesfield area planning application 21/00839/PPP and 21/00840/PPP

Good Afternoon Julie,

I have read and assessed the details of the following pair of applications of your consultations;

21/00839/PPP – Plot 1 site adjacent Stroma, Charlesfield Industrial Estate, St Boswells – erection of house, landscaping and access
21/00840/PPP – Plot 2 land south of The Bungalow, Charlesfield, St Boswells – erection of dwelling house

These have been briefly examined against the Scottish Borders Historic Environment Record and further information sources held, such as old Ordnance Survey mapping, aerial photographs and so on.

However, I have few comments to make upon either application as these are located in the surroundings of an archaeological site (the Charlesfield Industrial Estate, Canmore Id 74226) as a site with more definitely known limits. Neither is into the historic core of the estate (which has Second World War origins). It is unlikely that an archaeological finds, features or deposits are to be located at the respective sites of the two applications. The comments of my predecessor as Archaeology Officer, Dr Chris Bowles, in response to earlier application has been borne in mind in responding to this fresh pair of applications alongside one another.

Please let me know any questions and/or comments upon this email.

Thanks,

Keith

A Keith Elliott
Archaeology Officer

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PLANNING CONSULTATION

To: EVH - Contaminated Land Officer

From: Development Management

Date: 28th June 2021

Contact: Julie Hayward ☎ 01835 825585

Ref: 21/00839/PPP

PLANNING CONSULTATION

Your observations are requested on the under noted planning application. I shall be glad to have your reply not later than 19th July 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 19th July 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 Trevor Jackson

Agent: Ferguson Planning

Nature of Proposal: Erection of dwellinghouse, formation of new access and associated work
Site: Plot 1 Site Adjacent Stroma Charlesfield Industrial Estate St Boswells
Scottish Borders

**CONSULTATION RESPONSE TO
PLANNING OR RELATED APPLICATION**

Comments provided by	Officer Name and Post:	Contact e-mail/number:		
	EVH - Contaminated Land Officer Gareth Stewart			
Date of reply	26 th June 2021	Consultee reference: 21/01398/PLANCO		
Planning Application Reference	21/00839/PPP	Case Officer: Julie Hayward		
Applicant	Mr Trevor Jackson			
Agent	Ferguson Planning			
Proposed Development	Erection of dwellinghouse, formation of new access and associated work			
Site Location	Plot 1 Site Adjacent Stroma Charlesfield Industrial Estate St Boswells Scottish Borders			
<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	The above application proposes the redevelopment of land which appears to have formed land associated with a munitions factory (Charlesfield, Incendiary Bomb Munitions Plant And Depot) which was subsequently understood to have been used as a Royal Navy Armament Depot. This land use is potentially contaminative and it is the responsibility of the developer to demonstrate that the land is suitable for the use they propose.			
Key Issues (Bullet points)				
Assessment	<p>It is recommended that planning permission should be granted on condition that development is not be permitted to start until a site investigation and risk assessment has been carried out, submitted and agreed upon by the Planning Authority.</p> <p>Any requirement arising from this assessment for a remediation strategy and verification plan would become a condition of the planning consent, again to be submitted and agreed upon by the Planning Authority prior to development commencing.</p>			
Recommendation	<input type="checkbox"/> Object	<input type="checkbox"/> Do not object	<input checked="" type="checkbox"/> Do not object, subject to conditions	<input type="checkbox"/> Further information required

<p>Recommended Conditions</p>	<p>Unless otherwise agreed in writing and in advance by the Planning Authority, prior to any development commencing on site, a scheme will be submitted by the Developer (at their expense) to identify and assess potential contamination on site. No construction work shall commence until the scheme has been submitted to, and approved, by the Council, and is thereafter implemented in accordance with the scheme so approved.</p> <p>The scheme shall be undertaken by a competent person or persons in accordance with the advice of relevant authoritative guidance including PAN 33 (2000) and BS10175:2011 or, in the event of these being superseded or supplemented, the most up-to-date version(s) of any subsequent revision(s) of, and/or supplement(s) to, these documents. This scheme should contain details of proposals to investigate and remediate potential contamination and must include:-</p> <ul style="list-style-type: none"> a) A desk study and development of a conceptual site model including (where necessary) a detailed site investigation strategy. The desk study and the scope and method of recommended further investigations shall be agreed with the Council prior to addressing parts b, c, d, and, e of this condition. <p>and thereafter</p> <ul style="list-style-type: none"> b) Where required by the desk study, undertaking a detailed investigation of the nature and extent of contamination on site, and assessment of risk such contamination presents. c) Remedial Strategy (if required) to treat/remove contamination to ensure that the site is fit for its proposed use (this shall include a method statement, programme of works, and proposed validation plan). d) Submission of a Validation Report (should remedial action be required) by the developer which will validate and verify the completion of works to a satisfaction of the Council. e) Submission, if necessary, of monitoring statements at periods to be agreed with the Council for such time period as is considered appropriate by the Council. <p>Written confirmation from the Council, that the scheme has been implemented completed and (if appropriate), monitoring measures are satisfactorily in place, shall be required by the Developer before any development hereby approved commences. Where remedial measures are required as part of the development construction detail, commencement must be agreed in writing with the Council.</p> <p>Reason: To ensure that the potential risks to human health, the water environment, property, and, ecological systems arising from any identified land contamination have been adequately addressed.</p>
<p>Recommended Informatives</p>	

PLANNING CONSULTATION

To: Environmental Health

From: Development Management

Date: 25th May 2021

Contact: Julie Hayward ☎ 01835 825585

Ref: 21/00839/PPP

PLANNING CONSULTATION

Your observations are requested on the under noted planning application. I shall be glad to have your reply not later than 15th June 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 15th June 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 Trevor Jackson

Agent: Ferguson Planning

Nature of Proposal: Erection of dwellinghouse, formation of new access and associated work
Site: Plot 1 Site Adjacent Stroma Charlesfield Industrial Estate St Boswells
Scottish Borders

**CONSULTATION RESPONSE TO
PLANNING OR RELATED APPLICATION**

Comments provided by	Officer Name and Post:		Contact e-mail/number:	
	Environmental Health Craig Liddle		PLACEhealth@scotborders.gov.uk	
Date of reply	14 June 2021		Consultee reference: 21/01398/PLANCO	
Planning Application Reference	21/00839/PPP		Case Officer: Julie Hayward	
Applicant	Mr Trevor Jackson			
Agent	Ferguson Planning			
Proposed Development	Erection of dwellinghouse, formation of new access and associated work			
Site Location	Plot 1 Site Adjacent Stroma Charlesfield Industrial Estate St Boswells Scottish Borders			
<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	The applicant requests permission for two residential dwellings on land immediately to the north-west of the industrial estate. The site is also located adjacent to existing residential properties. This application is for one of the two proposed dwellings.			
Key Issues (Bullet points)	<ul style="list-style-type: none"> Noise from the neighbouring industrial estate has the potential to adversely affect residential amenity 			
Assessment	<p>Environmental Health is unable to support the principle of the development. The proposed site shares a boundary with an industrial use, with many others in close proximity. We are concerned that noise generating activities undertaken on the neighbouring sites could adversely affect the amenity of those living in the proposed development.</p> <p>The application is supported by a noise impact assessment (KSG Acoustics Ltd., 24 July 2017). The assessment considers noise from the biomass facility and the adjacent bus depot, and concludes that the results indicate there will not be a significant adverse impact on residential amenity. It is noted that the assessment includes an assumption that mitigation in the form of a 1m bund, plus a 1.8m close boarded fence will be in place along the south boundary of the development site, however this does not appear to be referred to in the planning statement or on the site plan.</p> <p>There is the possibility that the operation of neighbouring businesses considered in the assessment could change without permission from the local planning authority, which could mean a change in noise generating activities. It is also noted that the noise impact assessment was carried out approximately 4 years ago which raises concerns that it may not represent the current noise climate.</p>			
Recommendation	<input checked="" type="checkbox"/> Object	<input type="checkbox"/> Do not object	<input type="checkbox"/> Do not object, subject to conditions	<input type="checkbox"/> Further information required

Recommended Conditions	
Recommended Informatives	

**CONSULTATION RESPONSE TO
PLANNING OR RELATED APPLICATION**

Comments provided by	Roads Planning Service	
Officer Name, Post and Contact Details	Alan Scott Senior Roads Planning Officer	ascott@scotborders.gov.uk 01835 826640
Date of reply	15 th June 2021	Consultee reference:
Planning Application Reference	21/00839/PPP	Case Officer: Julie Hayward
Applicant	Mr. T. Jackson	
Agent	Ferguson Planning	
Proposed Development	Erection of dwelling and formation of access	
Site Location	Plot 1, Site adjacent to Stroma, Charlesfield Ind. Est., St. Boswells	
<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)		
Assessment	<p>To enable me to support such an application, the following matters would have to be addressed to the satisfaction of the Council at detailed stage.</p> <ul style="list-style-type: none">• Visibility of 2.4 x 120m minimum in either direction at the access onto the public road.• The initial 6m of the access would have to be wide enough to allow two vehicles to pass. Thereafter it may reduce to single file with appropriate passing provision.• Construction details for the access must be provided for approval, with the initial 6m being constructed using a bituminous finish.• The verge crossing/access should be constructed as per our standard detail DC2 (or similar agreed in writing with SBC).• Parking and turning for a minimum of two vehicles, excluding any garages must be provided within the curtilage of the plot prior to occupation and be retained in perpetuity.• Depending on final levels, measures may have to be taken to prevent the flow of water from the site onto the adjacent public road.• Consideration must be given as to how service vehicles will be accommodated at the access and details for this should be included in any future submission. <p>It should be noted that due to travel restrictions in place at the time of writing due to the coronavirus, no site visit was undertaken prior to this response. The comments above are based on the information submitted and responders' knowledge.</p>	

Recommendation	<input type="checkbox"/> Object	<input type="checkbox"/> Do not object	<input checked="" type="checkbox"/> Do not object, subject to conditions	<input type="checkbox"/> Further information required
Recommended conditions	<p>Prior to the commencement of development hereby approved, details of the means of access must be submitted to, and approved by, the Council. Thereafter the approved details to be implemented prior to occupation of the dwelling. Reason: To ensure that the development hereby approved is served by an appropriate form of access.</p> <p>Parking and turning, excluding any garages, must be provide within the curtilage of the plot prior to occupation and be retained thereafter in perpetuity. Reason: To ensure the development hereby approved is served by an appropriate level of parking.</p>			
Recommended Informatives	All work within the public road and verge must be carried out by a contractor first approved by the Council.			

Signed: DJI