

SCOTTISH BORDERS COUNCIL

**APPLICATION TO BE DETERMINED UNDER POWERS DELEGATED TO
CHIEF PLANNING OFFICER**

PART III REPORT (INCORPORATING REPORT OF HANDLING)

REF : 04/01610/OUT
APPLICANT : Executor Of The Late James Inglis
AGENT : John Sale
DEVELOPMENT : Erection of dwellinghouse
LOCATION: Plot 4 Hume Bank
Hume Hall Holdings
Hume
Kelso
Scottish Borders
TD5 7TW

TYPE : OUT Application

REASON FOR DELAY:

DRAWING NUMBERS:

Plan Ref	Plan Type	Plan Status
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NUMBER OF REPRESENTATIONS: 4
SUMMARY OF REPRESENTATIONS:

PLANNING CONSIDERATIONS AND POLICIES:

Recommendation by - () on 23rd November 2004

SCOTTISH BORDERS COUNCIL

BERWICKSHIRE AREA COMMITTEE

23 NOVEMBER 2004

APPLICATION FOR PLANNING PERMISSION

ITEM: **REFERENCE NUMBER:** 04/01610/OUT

OFFICER: Mr A Maclean
LOCAL MEMBER: Councillor McCrave
PROPOSAL: Erection of dwellinghouse
SITE: Plot 4 Hume Bank, Hume Hall Holdings, Hume
APPLICANT: Executor of the Late James Inglis

AGENT: John Sale

SITE AND APPLICATION DESCRIPTION:

This is a further outline application seeking consent for the erection of a dwelling on land at Hume Hall Holdings. The proposal is by the same applicant as for the site adjacent to Hume Bank. This application relates to land lying on the south side of the Hume Hall to Easter Harlaws road. It occupies an area of some 0.20 ha with a relatively flat plateau of land adjacent to the roadside where it would be proposed to erect the dwelling with the remainder of the land falling steadily to the south.

The site has an open aspect to the south and the plot is bounded to east and west by a grass park in the applicant's ownership. Some 50m to the west of the plot, on the same side of the road lies the property known as Hume Brae and a new dwelling Glenholly. To the north across the road lie the majority of buildings in the cluster of properties at Hume Hall. Directly opposite the site is a range of former agricultural cottages and byre these now being used for storage. These lie just to the front and east of another house Byreside. The proposed plot has been sited to avoid being in front of occupied properties. There is no significant demarcation of the plot itself other than a low roadside wall.

PLANNING HISTORY:

There is no significant planning history in this area. The dwelling Glenholly occupying an infill corner between Hume Brae and the Greenlaw to Kelso road was consented in the early 1990's.

DEVELOPMENT PLAN POLICIES:

Approved Structure Plan 2001-2011

Policy H5 applies which states:

POLICY H5 - New Housing in the Countryside - Building Groups

Proposals for new housing in the countryside outwith defined settlements but associated with existing building groups will normally be supported where they are in accordance with the provisions of the policy guidance 'New Housing in the Borders Countryside'. Favourable consideration is more likely where development proposals:

- (i) are readily accessible to the strategic public transport network,
- (ii) employ energy efficient and/or innovative design principles,
- (iii) incorporate employment-generating uses appropriate to a countryside setting.

Berwickshire Local Plan 1994

Policies 7, 63 and 83 apply which state:

Policy 7

Outwith the settlements identified in policies 2, 3 and 6, new housing development will be encouraged within or adjacent to the preferred building groups listed below. In addition, limited development may also be permitted within or adjacent to other building groups. All development should meet the following criteria:

1. No adverse effect on the viability of a farming unit or conflict with the operations of a working farm;
2. Satisfactory access and other road requirements;
3. Satisfactory public or private water supply and drainage facilities;
4. No adverse effect on countryside amenity, landscape or nature conservation;
5. No adverse impact on ancient monuments, archaeological sites or on gardens or designed landscapes in the Inventory of Gardens and Designed Landscapes in Scotland;
6. Appropriate siting, design and materials in accordance with Policies 63 and 64.
7. The safeguarding of known mineral resources from sterilisation unless this is acceptable following an assessment of the environmental implications.

Preferred Building Groups

Abbey St Bathans; Auchencrow; Chirnside Station; Cove; Cranshaws; Cumledge Mill, Preston; Edrom; Fogo; Hoprig, Cockburnspath; Horndean; Houndslow; Houndwood; Hume; Ladykirk; Polwarth; Spottiswoode.

Policy 63

The Regional Council will ensure that any new building in the countryside is of sympathetic design and materials. Particular attention will also be paid to the location and landscape setting of any development. Skyline locations and ribbon development will not normally be permitted.

Policy 83

The Regional Council will ensure that all development in the countryside, including major developments such as overhead power lines, industrial buildings and tourism related projects, will meet the following criteria:

1. No adverse effect on countryside amenity, landscape or nature conservation;
2. No adverse impact on ancient monuments, archaeological sites or on gardens or designed landscapes in the Inventory of Gardens and Designed Landscapes in Scotland;
3. Appropriate site services and access available;
4. Any new building must be of sympathetic design and materials;
5. Any new building must be well sited in terms of location and landscape setting.
6. The safeguarding of known mineral resources from sterilisation unless this is acceptable following an assessment of the environmental implications.

N.B. The particular case of development by telecommunications operators is subject to Policy 103A

OTHER PLANNING CONSIDERATIONS:

New Housing in the Borders Countryside Policy and Guidance Note 1993 as Amended April 2000.

CONSULTATION RESPONSES:

Scottish Borders Council Consultees

Director of Technical Services: No objection in principle. A service lay-by, turning area and off street parking for two vehicles would be required. Verge side vegetation on the B6364 should be cleared to maximise visibility at the junction.

Other Consultees

Scottish Water: There are no mains water or drainage services available.

Greenlaw & Hume Community Council: Recommend refusal as over-development of an agricultural area. Access is poor and the proposal would set a precedent for development of the whole field.

OTHER RESPONSES:

Four individual representations have been received.

Mr Cleminson: Access is poor being opposite an existing farm access and there are electricity supply problems in the area. Development on this site would be out of keeping.

Messrs McGowan: Plot 4 is not well related to surrounding houses being in an open field in front of original property. Access remains an issue.

Mr Bell: Plot 4 sits on its own and would require a new access across the road from an existing farm access.

Mr Hendrie: The site is poorly related to other properties and is in front of an existing building.

PLANNING ISSUES:

The main determining issue is the location of the site relative to the existing building group.

ASSESSMENT OF APPLICATION:

While there are issues regarding access, water and drainage provision it is not considered that there are insuperable. Drainage for existing properties is already provided onto adjacent land. As to access, sightlines can be achieved onto the public road and the Director of Technical Services has not raised any issues regarding the number of access points in the vicinity.

As to policy, there is an existing building group at this location comprising both residential property and agricultural buildings. While most of the development lies in the quadrant to the north east of the 'T' shaped junction Hume Hall House lies to the west and Glenholly and Hume Brae are in the south east quadrant.

The proposed plot is of a size that could easily accommodate a dwelling and being on a relatively level plateau there should be no significant development issues with regard to the site. This plot has been sited in front of a row of former farm cottages and a former byre now used as storage avoiding positioning in front of existing dwellings on the north side of the road. That siting has though separated the plot from the two existing dwellings on the south side of the road which lie some 55 metres to the west. That intervening ground is partly owned by the applicant with the western part of that frontage owned by one of the objectors. There is no physical containment to these dwellings.

The principal issue is the relationship of the proposed plot to the building group. In term specifically of the Local Plan criteria, it is concluded that there are no significant issues in respect of criteria 1, 2, 3, 5 and 7. Design and materials could be dealt with subsequently should consent be granted. The main consideration is the relationship to the group in terms of siting and overall impact on amenity through encouraging further development. Although there is a development on the opposite side of the road, the proposal is not contiguous with Hume Brae. On balance it is considered that the site is poorly related to the group and that the proposal can not therefore be supported.

RECOMMENDATION BY HEAD OF DEVELOPMENT CONTROL:

It is recommended that the application is refused for the following reason:

The proposal would be contrary to Policy 7 of the Berwickshire Local Plan in that the form and appearance of the existing building group at Hume Hall would be adversely affected by additional development.

Original copy of report signed by
BRIAN FRATER (Head of Development Control)

REASON FOR DECISION :

Recommendation: Refused

- 1 The proposal would be contrary to Policy 7 of the Berwickshire Local Plan in that the form and appearance of the existing building group at Hume Hall would be adversely affected by additional development.

“Photographs taken in connection with the determination of the application and any other associated documentation form part of the Report of Handling”.