

## **CRAILING ECKFORD AND NISBET COMMUNITY COUNCIL**

June 2021

Planning Application 21/00734/FUL

Land North East of Eckford Gamekeepers Cottage, Eckford TD5 8LG

### **THE BLACK BARN**

Dear Sir

I write, on behalf of the Community Council, to express our objections to the above proposal.

The Black Barn at Eckford has been a redundant eyesore in the village for a long time now and is in a deteriorating condition.

It had always been assumed in the village that, one day, eventually, the Black Barn would be demolished and replaced with housing.

We appreciated prior consultation with Buccleuch Estates before the application was submitted, and understood the planning constraints that they had to work under.

We were interested by the proposal to convert the site to one house, but delayed responding until we had sight of the proposals.

Having studied the plans and discussed it both within and without the Council, we wish to make the following response.

The Black Barn is a 1950s utilitarian agricultural shed which has never been in keeping with the village setting and is, frankly, an eyesore. It is a well-known saying that you cannot make a silk purse out of a pig's ear and this proposal only goes to show how right this adage is. The proposed dwelling house would remain completely out of character in the village and, while undoubtedly better than the decaying shed, not particularly attractive.

SBC Policy HD2 gives guidance on change of use of a building. It appears that this application does not conform to the guidance under a number of headings – not least the requirement not to exceed a size of 150m<sup>2</sup> for the conversion of agricultural buildings to residential use.

We are unanimous in our opposition to the proposed conversion.

Furthermore, we note that it is proposed to make use of the waste water facility in the centre of the village for this planning application. It is the stated policy of the Community Council that we will oppose all applications which seek to make use of this facility until such time as it is deemed to be working as it should. This is certainly not the case at present.

The demolition of the Black Barn would be welcomed by the entire Eckford community. It is recognised that the site would be ideal for housing. Eckford is an ageing community and there is a real need for housing that is affordable for younger people with families to keep the village vibrant.

The Black Barn site would be very a suitable and attractive site for three or four such houses. This, we feel, would be a positive and welcome addition to our village.

We are well aware of the planning constraints that limit proposed developments, particularly in this instance to do with the village boundary and the site not being identified in the Local Plan.

In the interests of getting the best possible solution for the village, the Community Council would raise no objections to these conditions being waived for this application.

Yours sincerely

Charlie Robertson  
Community Councillor

DRAFT

Tuesday, 11 May 2021



Local Planner  
Development Management  
Scottish Borders Council  
Newtown St. Boswells  
TD6 0SA

Development Operations  
The Bridge  
Buchanan Gate Business Park  
Cumbernauld Road  
Stepps  
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G33 6FB

Development Operations  
Freephone Number - 0800 3890379  
E-Mail - [DevelopmentOperations@scottishwater.co.uk](mailto:DevelopmentOperations@scottishwater.co.uk)  
[www.scottishwater.co.uk](http://www.scottishwater.co.uk)

Dear Sir/Madam

**SITE: Land North East Of Eckford Gamekeepers Cottage, Eckford, Kelso, TD5 8LG**  
**PLANNING REF: 21/00734/FUL**  
**OUR REF: DSCAS-0039815-KSF**  
**PROPOSAL: Change of use of agricultural building and alterations to form dwellinghouse and garage**

**Please quote our reference in all future correspondence**

### Audit of Proposal

Scottish Water has no objection to this planning application; however, the applicant should be aware that this does not confirm that the proposed development can currently be serviced and would advise the following:

### Water Capacity Assessment

Scottish Water has carried out a Capacity review and we can confirm the following:

- ▶ There is currently sufficient capacity in the ROBERTON Water Treatment Works to service your development. However, please note that further investigations may be required to be carried out once a formal application has been submitted to us.

### Waste Water Capacity Assessment

- ▶ This proposed development will be serviced by ECKFORD Waste Water Treatment Works. Unfortunately, Scottish Water is unable to confirm capacity currently so to allow us to fully appraise the proposals we suggest that the applicant completes a Pre-Development Enquiry (PDE) Form and submits it directly to Scottish Water via [our Customer Portal](#) or contact Development Operations.

### Please Note

- ▶ The applicant should be aware that we are unable to reserve capacity at our water and/or waste water treatment works for their proposed development. Once a formal



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To find out more about connecting your property to the water and waste water supply visit:



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connection application is submitted to Scottish Water after full planning permission has been granted, we will review the availability of capacity at that time and advise the applicant accordingly.

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## **Surface Water**

For reasons of sustainability and to protect our customers from potential future sewer flooding, Scottish Water will not accept any surface water connections into our combined sewer system.

There may be limited exceptional circumstances where we would allow such a connection for brownfield sites only, however this will require significant justification from the customer taking account of various factors including legal, physical, and technical challenges.

In order to avoid costs and delays where a surface water discharge to our combined sewer system is anticipated, the developer should contact Scottish Water at the earliest opportunity with strong evidence to support the intended drainage plan prior to making a connection request. We will assess this evidence in a robust manner and provide a decision that reflects the best option from environmental and customer perspectives.

## **General notes:**

- ▶ Scottish Water asset plans can be obtained from our appointed asset plan providers:
  - ▶ Site Investigation Services (UK) Ltd
  - ▶ Tel: 0333 123 1223
  - ▶ Email: [sw@sisplan.co.uk](mailto:sw@sisplan.co.uk)
  - ▶ [www.sisplan.co.uk](http://www.sisplan.co.uk)
- ▶ Scottish Water's current minimum level of service for water pressure is 1.0 bar or 10m head at the customer's boundary internal outlet. Any property which cannot be adequately serviced from the available pressure may require private pumping arrangements to be installed, subject to compliance with Water Byelaws. If the developer wishes to enquire about Scottish Water's procedure for checking the water pressure in the area, then they should write to the Customer Connections department at the above address.
- ▶ If the connection to the public sewer and/or water main requires to be laid through land out-with public ownership, the developer must provide evidence of formal approval from the affected landowner(s) by way of a deed of servitude.
- ▶ Scottish Water may only vest new water or waste water infrastructure which is to be laid through land out with public ownership where a Deed of Servitude has been obtained in our favour by the developer.
- ▶ The developer should also be aware that Scottish Water requires land title to the area of land where a pumping station and/or SUDS proposed to vest in Scottish Water is constructed.
- ▶ Please find information on how to submit application to Scottish Water at [our Customer Portal](#).



## Next Steps:

### ▶ All Proposed Developments

All proposed developments require to submit a Pre-Development Enquiry (PDE) Form to be submitted directly to Scottish Water via [our Customer Portal](#) prior to any formal Technical Application being submitted. This will allow us to fully appraise the proposals.

Where it is confirmed through the PDE process that mitigation works are necessary to support a development, the cost of these works is to be met by the developer, which Scottish Water can contribute towards through Reasonable Cost Contribution regulations.

### ▶ Non Domestic/Commercial Property:

Since the introduction of the Water Services (Scotland) Act 2005 in April 2008 the water industry in Scotland has opened to market competition for non-domestic customers. All Non-domestic Household customers now require a Licensed Provider to act on their behalf for new water and waste water connections. Further details can be obtained at [www.scotlandontap.gov.uk](http://www.scotlandontap.gov.uk)

### ▶ Trade Effluent Discharge from Non Dom Property:

- ▶ Certain discharges from non-domestic premises may constitute a trade effluent in terms of the Sewerage (Scotland) Act 1968. Trade effluent arises from activities including; manufacturing, production and engineering; vehicle, plant and equipment washing, waste and leachate management. It covers both large and small premises, including activities such as car washing and launderettes. Activities not covered include hotels, caravan sites or restaurants.
- ▶ If you are in any doubt as to whether the discharge from your premises is likely to be trade effluent, please contact us on 0800 778 0778 or email [TEQ@scottishwater.co.uk](mailto:TEQ@scottishwater.co.uk) using the subject "Is this Trade Effluent?". Discharges that are deemed to be trade effluent need to apply separately for permission to discharge to the sewerage system. The forms and application guidance notes can be found [here](#).
- ▶ Trade effluent must never be discharged into surface water drainage systems as these are solely for draining rainfall run off.
- ▶ For food services establishments, Scottish Water recommends a suitably sized grease trap is fitted within the food preparation areas, so the development complies with Standard 3.7 a) of the Building Standards Technical Handbook and for best management and housekeeping practices to be followed which prevent food waste, fat oil and grease from being disposed into sinks and drains.
- ▶ The Waste (Scotland) Regulations which require all non-rural food businesses, producing more than 50kg of food waste per week, to segregate that waste for separate collection. The regulations also ban the use of food waste disposal units that dispose of food waste to the public sewer. Further information can be found at [www.resourceefficientscotland.com](http://www.resourceefficientscotland.com)



I trust the above is acceptable however if you require any further information regarding this matter please contact me on **0800 389 0379** or via the e-mail address below or at [planningconsultations@scottishwater.co.uk](mailto:planningconsultations@scottishwater.co.uk).

Yours sincerely,

**Planning Application Team**

Development Operations Analyst

[developmentoperations@scottishwater.co.uk](mailto:developmentoperations@scottishwater.co.uk)

**Scottish Water Disclaimer:**

*"It is important to note that the information on any such plan provided on Scottish Water's infrastructure, is for indicative purposes only and its accuracy cannot be relied upon. When the exact location and the nature of the infrastructure on the plan is a material requirement then you should undertake an appropriate site investigation to confirm its actual position in the ground and to determine if it is suitable for its intended purpose. By using the plan you agree that Scottish Water will not be liable for any loss, damage or costs caused by relying upon it or from carrying out any such site investigation."*



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## PLANNING CONSULTATION

To: Archaeology Officer

From: Development Management

Date: 10th May 2021

Contact: Euan Calvert ☎ 01835 826513

Ref: 21/00734/FUL

### PLANNING CONSULTATION

Your observations are requested on the under noted planning application. I shall be glad to have your reply not later than 31st May 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 31st May 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:** Buccleuch Estates Ltd

**Agent:** Ferguson Planning

**Nature of Proposal:** Change of use of agricultural building and alterations to form dwellinghouse and garage

**Site:** Land North East Of Eckford Gamekeepers Cottage Eckford Kelso Scottish Borders TD5 8LG

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**CONSULTATION RESPONSE TO  
PLANNING OR RELATED APPLICATION**

Comments provided by	Officer Name and Post: Keith Elliott Archaeology Officer	Contact e-mail/number: <a href="mailto:Keith.Elliott@scotborders.gov.uk">Keith.Elliott@scotborders.gov.uk</a> 01835 824 000 ext 8886
Date of reply	31.05.2021	Consultee reference:
Planning Application Reference	21/00734/FUL	Case Officer: Euan Calvert
Applicant	Buccleuch Estates Ltd	
Agent	Ferguson Planning	
Proposed Development	Change of use of agricultural building and alterations to form dwellinghouse and garage	
Site Location	Land North East Of Eckford Gamekeepers Cottage Eckford Kelso Scottish Borders TD5 8LG	
<b><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></b>		
Background and Site description	This application proposes the change of use of an existing modern metal barn and alterations to form a garage and house in the land northeast of the Eckford Gamekeepers Cottage, on the southeastern side of Eckford, within the central part of the Scottish Borders.	
Key Issues (Bullet points)	<ul style="list-style-type: none"><li>• Potential for archaeological and historic environment issues</li><li>• Significance of archaeological and historic environment issues</li><li>• Impact upon archaeological and historic environment issues</li></ul>	
Assessment	<p>This application has been assessed against the Scottish Borders Historic Environment Record (HER) as the on-going record of all known, recorded and mapped archaeological and historic sites, monuments and findspots across the area. This includes details of sites and finds from all periods, though with greater selectivity for more modern material.</p> <p>This application proposes the changes to an existing modern metal barn. The barn is first shown by post-Second World War mapping of the area. Cropmarks in the area, together with finds, however, attest settlement, activity and happenings since the prehistoric periods. Within the general area the famed Eckford hoard was also discovered in the 19<sup>th</sup> century, though this is a general name and distant from the application area in question here. Archaeological excavations have taken place in the past in an attempt to find the tower house that is recorded somewhere in the general area, though these in 2002 were unsuccessful. The archaeological potential that the area has is generally thought low to moderate, though the significance of the archaeological remains in this area would likely vary.</p> <p>In this case, however, there is likely a low impact upon any archaeological and historic remains directly. The existing agricultural building is a modern metal barn. It is not of historic interest to merit a historic building recording condition. In line with the Scottish Borders Local Development Plan this is of local significance in itself and at the moment not recognised as a heritage asset, though sometimes 1950s buildings and sites may be of interest and significance. As this application is towards a change in its use, then the amount of fresh groundworks in this case is</p>	



	<p>more limited in comparison to if new buildings were to be constructed afresh in the area. The site is also distant from features recorded by the HER in and around Eckford generally, so there is little chance of impact upon them, as well as in any indirect impacts that have not already occurred in the construction of the barn earlier.</p> <p>Therefore in conclusion there are no archaeological recording conditions to be recommended in this case. It is also felt that there are no needs for any archaeological informatives in this case either.</p>			
<b>Recommendation</b>	<input type="checkbox"/> <b>Object</b>	<input checked="" type="checkbox"/> <b>Do not object</b>	<input type="checkbox"/> <b>Do not object, subject to conditions</b>	<input type="checkbox"/> <b>Further information required</b>
<b>Recommended Conditions</b>	<p>No archaeological conditions are recommended in this case.</p>			
<b>Recommended Informatives</b>	<p>No archaeological informatives are recommended in this case either.</p>			

## PLANNING CONSULTATION

To: EVH - Contaminated Land Officer

From: Development Management

Date: 21st May 2021

Contact: Euan Calvert ☎ 01835 826513

Ref: 21/00734/FUL

### PLANNING CONSULTATION

Your observations are requested on the under noted planning application. I shall be glad to have your reply not later than 11th 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 11th 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:** Buccleuch Estates Ltd

**Agent:** Ferguson Planning

**Nature of Proposal:** Change of use of agricultural building and alterations to form dwellinghouse and garage

**Site:** Land North East Of Gamekeepers Cottage Eckford Kelso Scottish Borders

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**CONSULTATION RESPONSE TO  
PLANNING OR RELATED APPLICATION**

<b>Comments provided by</b>	<b>Officer Name and Post:</b>	<b>Contact e-mail/number:</b>		
	EVH - Contaminated Land Officer Gareth Stewart			
<b>Date of reply</b>	16 <sup>th</sup> June 2021	<b>Consultee reference:</b> 21/01383/PLANCO		
<b>Planning Application Reference</b>	21/00734/FUL	<b>Case Officer:</b> Euan Calvert		
<b>Applicant</b>	Buccleuch Estates Ltd			
<b>Agent</b>	Ferguson Planning			
<b>Proposed Development</b>	Change of use of agricultural building and alterations to form dwellinghouse and garage			
<b>Site Location</b>	Land North East Of Gamekeepers Cottage Eckford Kelso Scottish Borders			
<p><b><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></b></p>				
<b>Background and Site description</b>	There is an indication within the application that the site has had agricultural use. The specific uses and activities undertaken at the application site are not currently known.			
<b>Key Issues (Bullet points)</b>				
<b>Assessment</b>	<p>I therefore recommend that the Applicant complete and return the attached questionnaire providing information relating to the previous use of the site. The applicant has been sent the questionnaire directly with instruction to return it to Environmental Health</p> <p>Once the questionnaire has been returned it will be put on the IDOX system and I will advise you on whether further assessment of potential contamination issues at the site is necessary.</p> <p>If the Applicant does not return the questionnaire, it is important that the potential for contamination is considered when issuing the Planning Permission. I recommend that if the questionnaire is not returned, the following condition is attached to the Planning Permission in order to ensure that the development is suitable for its proposed use.</p>			
<b>Recommendation</b>	<input type="checkbox"/> <b>Object</b>	<input type="checkbox"/> <b>Do not object</b>	<input type="checkbox"/> <b>Do not object, subject to conditions</b>	<input checked="" type="checkbox"/> <b>Further information required</b>
<b>Recommended Conditions</b>	<p><i>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. <b>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.</b></i></p> <p><i>The scheme shall be undertaken by a competent person or persons in accordance</i></p>			

	<p><i>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:-</i></p> <p><i>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 <b>prior to</b> addressing parts b, c, d, and, e of this condition.</i></p> <p><i>and thereafter</i></p> <p><i>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.</i></p> <p><i>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).</i></p> <p><i>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.</i></p> <p><i>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.</i></p> <p><b>Written confirmation from the Council</b>, that the scheme has been implemented completed and (if appropriate), monitoring measures are satisfactorily in place, <b>shall be required by the Developer before any development hereby approved commences.</b> Where remedial measures are required as part of the development construction detail, commencement must be agreed in writing with the Council.</p> <p><i>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.</i></p>
<b>Recommended Informatives</b>	

**Scottish Borders Council**  
**Redevelopment of Agricultural & Other Buildings Questionnaire**

Planning Application Number:	Yes/No
Is asbestos known or suspected to be present in the fabric of any buildings present?	
Has any part of the site been used for the storage of liquid fuel, such as petrol, diesel, DERV, kerosene?	
Has any part of the site been used for the storage or use of agricultural chemicals, such as preservatives or pesticides?	
Has any part of the site been used for sheep dipping, storage or disposal of sheep dip chemicals?	
Has any part of the site been used for disposal of solid farm waste?	
Has any part of the site been used for the disposal of liquid wastes or washings other than to an approved drainage system?	
Has the site been used to store/maintain vehicles?	
Has there been any building fires or bonfires onsite?	

Please give the source of all available information used to answer these questions and an indication of the time period which it covers (continue on separate sheet/reverse side if required):	
Source e.g. Previous farmer/operator	Time Period Covered e.g. 1975-1990

Please provide a description of the use of the agricultural land ( <i>continue overleaf if necessary</i> ):
---

If you have answered yes to any of the above questions please give details below ( <i>continue overleaf if necessary</i> ):
---

**PLEASE NOTE – YOUR RESPONSE WILL BE PLACED IN THE PUBLIC DOMAIN**

Signed

Date

Name

(Block Capitals) \_\_\_\_\_

Thank you for completing this questionnaire, please return it to :-

Gareth Stewart, Contaminated Land Officer, at the address below

## PLANNING CONSULTATION

To: EVH - Contaminated Land Officer

From: Development Management

Date: 21st May 2021

Contact: Euan Calvert ☎ 01835 826513

Ref: 21/00734/FUL

### PLANNING CONSULTATION

Your observations are requested on the under noted planning application. I shall be glad to have your reply not later than 11th 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 11th 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:** Buccleuch Estates Ltd

**Agent:** Ferguson Planning

**Nature of Proposal:** Change of use of agricultural building and alterations to form dwellinghouse and garage

**Site:** Land North East Of Gamekeepers Cottage Eckford Kelso Scottish Borders

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**CONSULTATION RESPONSE TO  
PLANNING OR RELATED APPLICATION**

<b>Comments provided by</b>	<b>Officer Name and Post:</b>	<b>Contact e-mail/number:</b>		
	EVH - Contaminated Land Officer Gareth Stewart			
<b>Date of reply</b>	16 <sup>th</sup> July 2021	<b>Consultee reference:</b> 21/01383/PLANCO		
<b>Planning Application Reference</b>	21/00734/FUL	<b>Case Officer:</b> Euan Calvert		
<b>Applicant</b>	Buccleuch Estates Ltd			
<b>Agent</b>	Ferguson Planning			
<b>Proposed Development</b>	Change of use of agricultural building and alterations to form dwellinghouse and garage			
<b>Site Location</b>	Land North East Of Gamekeepers Cottage Eckford Kelso 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>				
<b>Background and Site description</b>	With reference to my Planning Response dated 16 June 2021, the Applicant has now returned the Agricultural Buildings Questionnaire (below).			
<b>Key Issues (Bullet points)</b>				
<b>Assessment</b>	<p>Having regard to the information supplied by the Applicant there is no indication of any land contamination issues on this site.</p> <p>It is however recommended, that by way of an Informative Note, the applicant is made aware of potential land contamination that may have occurred prior to the referenced site ownership. Should unexpected ground conditions e.g. made ground extending to depth, discolouration or malodorous substances be encountered in excavations or evidence of potential contamination e.g. underground structures, remains of buried wastes or equipment be encountered during site works it is requested that Environmental Health are immediately consulted.</p> <p>The proposal also includes for the retention and conversion of the existing building. The building is understood to include asbestos containing roofing/ cladding materials which appear from photographic records to be intact. Please see below informative.</p>			
<b>Recommendation</b>	<input type="checkbox"/> <b>Object</b>	<input checked="" type="checkbox"/> <b>Do not object</b>	<input type="checkbox"/> <b>Do not object, subject to conditions</b>	<input type="checkbox"/> <b>Further information required</b>

<b>Recommended Conditions</b>	
<b>Recommended Informatives</b>	<p>For the applicants information it is recommended these materials are appropriately surveyed, and if found to be asbestos containing, are removed and handled following current good practice and by suitability qualified individuals to prevent the potential release of asbestos. It is recommended HSE are consulted in regard to the specific requirements for such surveying, removal, and handling.</p> <p>It is recommended that SEPA are consulted in regard to the storage etc. of suspected asbestos containing materials after removal.</p> <p>It is recommended the applicant retains information relating to the removal and disposal for future reference.</p> <p>Should the applicant wish to discuss this further their enquiry should be directed to Environmental Health.</p>



**Scottish Borders Council**  
**Redevelopment of Agricultural & Other Buildings Questionnaire**

**Planning Application Number: 21/00734/FUL**

**Yes/No**

Is asbestos known or suspected to be present in the fabric of any buildings present?	Yes
Has any part of the site been used for the storage of liquid fuel, such as petrol, diesel, DERV, kerosene?	No
Has any part of the site been used for the storage or use of agricultural chemicals, such as preservatives or pesticides?	No
Has any part of the site been used for sheep dipping, storage or disposal of sheep dip chemicals?	No
Has any part of the site been used for disposal of solid farm waste?	No
Has any part of the site been used for the disposal of liquid wastes or washings other than to an approved drainage system?	No
Has the site been used to store/maintain vehicles?	Yes
Has there been any building fires or bonfires onsite?	No

Please give the source of all available information used to answer these questions and an indication of the time period which it covers (continue on separate sheet/reverse side if required):

Source e.g. Previous farmer/operator	Time Period Covered e.g. 1975-1990
Previous farmer	late 1970s - 2009

Please provide a description of the use of the agricultural land:

Cropped arable field.

If you have answered yes to any of the above questions please give details below (continue overleaf if necessary):

- Roof & rain water goods = asbestos
- A caravan & other vehicles stored on-site, now removed.

**PLEASE NOTE – YOUR RESPONSE WILL BE PLACED IN THE PUBLIC DOMAIN**

Signed



Date

22/06/21

Name

(Block Capitals) ELIN LAMBIE

Thank you for completing this questionnaire, please return it to :-

Gareth Stewart, Contaminated Land Officer, at the address below.

Council Headquarters, Newtown St Boswells, MELROSE, Scottish Borders, TD6 0SA  
 Customer Services 0300 100 1800 [www.scotborders.gov.uk](http://www.scotborders.gov.uk)

**From:** Tharme, Andy  
**Sent:** 02 August 2021 11:39  
**To:** Calvert, Euan  
**Subject:** 21/00734/FUL Eckford

Euan

21/00734/FUL Eckford

I am satisfied with the submitted ecological appraisal (*Preliminary ecological assessment, Ellendale Environmental, 6<sup>th</sup> May 2021*),

The existing agricultural barn was found to be of negligible suitability for bats.

Evidence of barn owl activity (although no direct evidence of current use for roosting or nesting) and inactive barn swallow nests was found. It was considered that barn swallows were likely to be using the shed for nesting,

Mitigation will be required to safeguard breeding birds and provision of a barn owl box as an alternative roost/nest location..

The report includes some proportionate biodiversity enhancement measures that could be incorporated into the new building and grounds.

Recommendation:

No development shall be undertaken during the breeding bird season (March to September) unless in strict compliance with a Species Protection Plan for breeding birds, including provision for pre-development supplementary survey, that shall be submitted to and approved in writing by the Planning Authority.

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

Prior to commencement of development, a proportionate Biodiversity Enhancement Plan including measures identified in *Preliminary ecological assessment, Ellendale Environmental, 6<sup>th</sup> May 2021* shall be submitted to and approved in writing by the Planning Authority. The BEP shall incorporate provision for a pre-development supplementary survey and a mitigation plan. No development shall be undertaken except in accordance with the approved in writing BEP.

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

Regards

Andy

Andy Tharme

Ecology Officer  
Heritage and Design  
Economy & Corporate Improvement Department  
Scottish Borders Council HQ  
Newtown St Boswells  
Scottish Borders  
TD6 0SA

Tel: 01835-826514

[atharme@scotborders.gov.uk](mailto:atharme@scotborders.gov.uk)

**Subject:**FW: Eckford

**From:** Andrews, Catherine <CAndrews@scotborders.gov.uk>

**Sent:** 26 July 2021 19:11

**To:** Calvert, Euan <ECalvert@scotborders.gov.uk>

**Subject:** RE: Eckford

Euan

Just to confirm it is not within my remit to comment whether this is an appropriate change of use or not.

If the development is to go ahead I recommend a condition should be attached to install native hedgerows and hedgerow trees around the perimeter to soften the development, provide screening from adjacent housing and improve its relationship with both the village context and the wider countryside.

From a landscape and visual perspective the roof height of the building relates to the existing bungalows and its position on field edges and to the rear of the existing streetscape will not appear incongruous in my opinion. Does it make use of an otherwise redundant building that has been part of the village structure for more than 60 years?

I don't have an issue with this proposal if appropriate materials are used and a planting layout agreed to the satisfaction of Scottish Borders Council.

Catherine

**CONSULTATION RESPONSE TO  
PLANNING OR RELATED APPLICATION**

<b>Comments provided by</b>	Roads Planning Service	<b>Contact e-mail/number:</b>		
<b>Officer Name and Post:</b>	Keith Patterson Roads Planning Officer	<a href="mailto:kpatterson@scotborders.gov.uk">kpatterson@scotborders.gov.uk</a> <b>01835 826637</b>		
<b>Date of reply</b>	7 <sup>th</sup> June 2021	<b>Consultee reference:</b>		
<b>Planning Application Reference</b>	21/00734/FUL	<b>Case Officer:</b> Euan Calvert		
<b>Applicant</b>	Buccleuch Estates Ltd			
<b>Agent</b>	Ferguson Planning			
<b>Proposed Development</b>	Change of use of agricultural building and alterations to form dwellinghouse and garage			
<b>Site Location</b>	Land North East Of Eckford Gamekeepers Cottage Eckford Kelso Scottish Borders TD5 8LG			
<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>				
<b>Background and Site description</b>				
<b>Key Issues (Bullet points)</b>				
<b>Assessment</b>	I shall have no objections to this change of use proposal provided the conditions shown below are included in any consent issued.			
<b>Recommendation</b>	<input type="checkbox"/> Object	<input type="checkbox"/> Do not object	<input checked="" type="checkbox"/> <b>Do not object, subject to conditions</b>	<input type="checkbox"/> Further information required
<b>Recommended Conditions</b>	<p>Two parking spaces, excluding any garages, and turning to be provided within the curtilage of the site prior to occupation and retained thereafter in perpetuity. Reason: To ensure the development is served by adequate parking at all times and to enable vehicles to enter and exit the site in a forward gear.</p> <p>The first 5m of the access road from where it joins the public road to be surfaced to the specification of the Council prior to occupation of the dwelling. Reason: To protect the integrity of the public road and to prevent loose material being dragged onto the public road in the interests of road safety.</p>			
<b>Recommended Informatives</b>	<p>Specification for access: 75mm of 40mm size single course bituminous layer blinded with bituminous grit all to BS 4987 laid on 375mm of 100mm broken stone bottoming blinded with sub-base, type 1.</p> <p>It should be borne in mind that only contractors first approved by the Council may work within the public road boundary.</p>			

**AJS**