

**SCOTTISH BORDERS COUNCIL**

**DEVELOPMENT AND BUILDING STANDARDS COMMITTEE**

**APPLICATION FOR PLANNING PERMISSION – PART II REPORT**

REF : 08/01544/OUT

APPLICANT : Northern Southern

AGENT : Edwin Thompson & Co (Berwick)

DEVELOPMENT : Erection of six dwellinghouses and associated works

LOCATION: Land South East Of Steading Buildings  
Greystonelees  
Burnmouth  
Scottish Borders

TYPE : OUT Application

**Observations by Development Control Officer - Mr Alasdair Maclean**

This is an outline planning application for the erection of six further dwellings at Greystonelees Farm steading near Burnmouth. The site incorporates land on which approval has already been granted for three detached houses and would consequently generate a net increase of three units. The scheme has been supported by a planning Statement. It highlights that the plots are on brownfield land, part of a farm steading area which is no longer operational and on which some new build and conversion development is already underway. The new layout would create a courtyard style to the development with smaller dwelling units which would relate better to the form of the existing group, to the emerging policy on steading development and to the current market demand. An indicative layout plan shows a built form which would create two small linked courtyard forms but with two main access points.

There is no doubt that there is a building group at this location. The level of new build would have breached the 100% rule of the old Berwickshire Local Plan but is compatible with the terms of the current policy. It provides adequate ground for parking and turning and includes visitor parking. Access arrangements on site meet roads requirements. Servicing for the development has already been investigated for the current development and the new units would be connected to the Burnmouth sewerage system via a holding tank and pumping.

The Community Council is supportive of the proposal and sees positive access benefits from a new junction and closer linkage to the village. There has though been an objection to the scheme from the occupant of the farmhouse just to the west of the site. That particular objection relates specifically to the intended usage of a former section of the old A1 to develop a new junction from the Greystonelees area to the new A1 alignment. It is considered the new junction would still pose a risk of accidents from increased traffic from the area. The additional units would also impact adversely on the rural setting and would not be in character with the distribution of existing buildings.

Access to Greystonelees has been the subject of considerable discussion and the current access has sightline limitations which restricted development numbers. Prospect for improvement of that junction are poor because of the land form to the east. Approval has though previously been given to form a new junction to the east, at a point closer to Burnmouth village by utilising a section of the original A1 carriageway. This has been welcomed by the Community Council and the roads department as it would greatly increase sightlines for all traffic from the Greystonelees area. Its implementation would though be a prerequisite for any further development at Greystonelees and the applicant is aware of this. Work to the junction, road and a new section of footway would be at the developers expense.

This proposal would be subject to developer contribution for affordable housing and education. Affordable contribution would be by a commuted sum. Education contribution would be against Eyemouth High School and Eyemouth Primary School. Given also the roads costs some preliminary discussion has been entered into with the Negotiation Officer.

Development is consistent with current policy and it is considered approval can be recommended subject to conditions which would include the prior provision of the new access link.

**Recommendation:** It is recommended that the application be approved subject to the conclusion of a Legal Agreement and subject to the following condition(s) :-

1. Prior to the commencement of road works, the contractor shall submit for approval a detailed method statement setting out the sequence of works/proposals for maintenance of existing rights.  
Reason: In the interests of road safety.
2. The formation and construction of the new junction and the upgrading of the reinstated link to Greystonelees steading to be undertaken to the full specification of the Planning and Trunk Road Authorities prior to the occupation of the first dwelling.  
Reason: In the interests of road safety.
3. A footway link from the new access road to the bus layby to be provided to the specification of the Planning Authority and to be available for use no later than the completion of the new junction.  
Reason: In the interests of road safety.
4. Detailed proposals for the stopping up of the existing A1 junction to be submitted for the approval of the Planning Authority within one month of the date of this consent and to be implemented immediately on the opening of the new junction.  
Reason: In the interests of road safety.
5. The subsequent application for the approval of reserved matters shall be accompanied by:
  - i. a site layout plan at a scale of 1:500 showing the position of all buildings, roads, footpaths, parking areas (distinguishing, where appropriate, between private and public spaces), walls and fences and landscaping;
  - ii. plans and elevations of each house and garage type showing their dimensions and type and colour of external materials;
  - iii. a landscaping plan at a scale of 1:200 showing the location, species and ground spread of existing and proposed trees, shrubs and hedges;
  - iv. details of the phasing of development;
  - v. details of existing and finished ground levels, and finished floor levels, in relation to a fixed datum, preferably ordnance datum.Reason: To ensure a satisfactory form of development.
6. The number of houses forming part of the development hereby approved shall be limited to 6 dwellings.  
Reason: To ensure a satisfactory form of development, and for the avoidance of doubt.
7. No development shall take place except in strict accordance with a scheme of soft landscaping works, which shall first have been submitted to and approved in writing by the Local Planning Authority, and shall include (as appropriate):

- i. indication of existing trees, shrubs and hedges to be removed, those to be retained and, in the case of damage, proposals for their restoration
- ii. location of new trees, shrubs, hedges and grassed areas
- iii. schedule of plants to comprise species, plant sizes and proposed numbers/density
- iv. programme for completion and subsequent maintenance.

Reason: To enable the proper form and layout of the development and the effective assimilation of the development into its wider surroundings.

8. None of the dwellings shall be occupied until the (sewage disposal) (drainage) works have been completed in accordance with the submitted plans.

Reason: To ensure that satisfactory arrangements are made for the disposal of surface and foul water.

9. Development shall not begin until a scheme to deal with contamination on the site has been submitted to and approved in writing by the planning authority. The scheme shall contain details of proposals to deal with contamination to include:

- i. the nature, extent and type(s) of contamination on the site
- ii. measures to treat/remove contamination to ensure the site is fit for the use proposed.
- iii. measures to deal with contamination during construction works
- iv. condition of the site on completion of decontamination measures.

Before any unit forming part of the development hereby approved is occupied or brought into use, the measures to decontaminate the site shall be fully implemented as approved by the planning authority.

Reason: To ensure that the potential for health risk arising from any identified land contamination has been adequately addressed.

10. The proposed development shall incorporate measures to maximise the efficient use of energy and resources, and the incorporation of sustainable building techniques and renewable energy technologies, in accordance with the scheme of details that shall first have been submitted to and approved in writing by the planning authority

Reason: To ensure the development minimises any environmental impact.

Mr Alasdair Maclean  
Principal Planning Officer

Recommended On: 29 January 2009