

Friday, 08 January 2021



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

Development Operations  
The Bridge  
Buchanan Gate Business Park  
Cumbernauld Road  
Stepps  
Glasgow  
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: Plot 1 Land South East Of Steading Buildings, Burnmouth**  
**PLANNING REF: 21/00002/FUL**  
**OUR REF: DSCAS-0029885-NB4**  
**PROPOSAL: Erection of dwellinghouse**

**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 Rawburn 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

- ▶ Unfortunately, according to our records there is no public Scottish Water, Waste Water infrastructure within the vicinity of this proposed development therefore we would advise applicant to investigate private treatment options.



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



### So, how are we doing?

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doing well or could do better.  
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## 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 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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## Asset Impact Assessment

According to our records, the development proposals impact on existing Scottish Water assets.

The applicant must identify any potential conflicts with Scottish Water assets and contact our Asset Impact Team via [our Customer Portal](#) to apply for a diversion.

The applicant should be aware that any conflict with assets identified may be subject to restrictions on proximity of construction. Please note the disclaimer at the end of this response.

## 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](#).

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## **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."*



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



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**Response On Development Affecting Trunk Roads and Special Roads**

**The Town and Country Planning (Scotland) Act 1997**

**The Town and Country Planning (Development Management Procedure)  
(Scotland) Regulations 2013 S.I.2013 No 155 (S.25)**

**Town and Country Planning (Notification of Applications) (Scotland) Direction 2009**

|  |                     |              |
|--|---------------------|--------------|
| To Scottish Borders Council<br>Environment and Infrastructure Newtown St Boswells<br>Melrose TD6 0SA | Council Reference:- | 21/00002/FUL |
|  | TS TRBO Reference:- | NSE/4/2021   |

Application made by Mr Richard Wood per Hodgson And White Ltd, 50 Hide Hill Berwick-Upon-Tweed TD15 1AB and received by Transport Scotland on 12 January 2021 for planning permission for erection of dwellinghouse located at Plot 1 Land South East Of Steading Buildings Greystonelees Farm Burnmouth, Scottish Borders affecting the A1 Trunk Road.

**Director, Roads Advice**

1. The Director does not propose to advise against the granting of permission ☒
2. The Director advises that planning permission be refused (see overleaf for reasons). ☐
3. The Director advises that the conditions shown overleaf be attached to any permission the council may give (see overleaf for reasons). ☐

To obtain permission to work within the trunk road boundary, contact the Area Manager through the general contact number below. The Operating Company has responsibility for co-ordination and supervision of works and after permission has been granted it is the developer's contractor's responsibility to liaise with the Operating Company during the construction period to ensure all necessary permissions are obtained.

TS Contact:-

|  |
|--|
| Area Manager (A1)                                    |
| 0141 272 7100  |
| Buchanan House, 58 Port Dundas Road, Glasgow, G4 0HF |

Operating Company:-

|                |
|----------------|
| NEW SOUTH EAST |
|----------------|

Address:-

|   |
|---|
| Bear House, Inveralmond Road, Inveralmond Industrial Estate, Perth, PH1 3TW |
|---|

Telephone Number:-

|              |
|--------------|
| 0800 0420188 |
|--------------|

e-mail address:-

|  |
|--|
| SEplanningapplications@bearsotland.co.uk |
|--|

**Transport Scotland Response Date:-** 22-Jan-2021

**Transport Scotland Contact:-** Gerard McPhillips

**Transport Scotland Contact Details:-**

Roads - Development Management

Buchanan House, 58 Port Dundas Road, Glasgow, G4 0HF

Telephone Number:

e-mail: [development\\_management@transport.gov.scot](mailto:development_management@transport.gov.scot)

**NB - Planning etc. (Scotland) Act 2006**

Planning Authorities are requested to provide Transport Scotland , Roads Directorate, Network Operations - Development Management with a copy of the decision notice, and notify Transport Scotland, Trunk Roads Network Management Directorate if the recommended advice is not accepted .

## PLANNING CONSULTATION

To: Archaeology Officer

From: Development Management

Date: 7th January 2021

Contact: Paul Duncan ☎ 01835 825558

Ref: 21/00002/FUL

### PLANNING CONSULTATION

Your observations are requested on the under noted planning application. I shall be glad to have your reply not later than 28th January 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 28th January 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 Richard Wood

**Agent:** Hodgson And White Ltd

**Nature of Proposal:** Erection of dwellinghouse

**Site:** Plot 1 Land South East Of Steading Buildings Greystonelees Farm  
Burnmouth Scottish Borders

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**CONSULTATION RESPONSE TO  
PLANNING OR RELATED APPLICATION**

|   |   |  |
|---|---|--|
| Comments provided by  | Officer Name and Post:<br>Keith Elliott<br>Archaeology Officer  | Contact e-mail/number:<br><a href="mailto:Keith.Elliott@scotborders.gov.uk">Keith.Elliott@scotborders.gov.uk</a><br>01835 824 000 ext 8886 |
| Date of reply   | 27.05.2021  | Consultee reference:   |
| Planning Application Reference  | 21/00002/FUL  | Case Officer:<br>Paul Duncan   |
| Applicant   | Mr Richard Wood   |  |
| Agent   | Hodgson And White Ltd   |  |
| Proposed Development  | Erection of dwellinghouse   |  |
| Site Location   | Plot 1 Land South East Of Steading Buildings Greystonelees Farm Burnmouth<br>Scottish Borders   |  |
| <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   | <p>This application proposed the construction of a detached house to the southeast of the historic farmstead of Greystonelees Farm, near Burnmouth, in the eastern part of the Scottish Borders.</p> <p>The application follows previous applications for the same area which have included more houses, though no previous archaeological conditions were been recommended by my predecessors (such as for 08/01544/OUT). However, there are some archaeological issues that the applicants should consider if this application is to be progressed.</p>   |  |
| Key Issues (Bullet points)  | <ul style="list-style-type: none"><li>• Presence of archaeological features recorded in the area</li><li>• Potential for artefacts to be recovered</li></ul>  |  |
| Assessment  | <p>This application has been assessed against the Scottish Borders Historic Environment Record (HER) which is an on-going record of all archaeological and historical sites, monuments and findspots that are known, recorded and mapped. This also includes various sources of material, such as aerial photographs, old Ordnance Survey and other mapping, as well as latterly LiDAR coverage of the area.</p> <p>The archaeological consultation has been triggered by the application area lying within the surroundings of the historic planned farmstead of Greystonelees Farm. In this area is recorded the Medieval settlement (Canmore ID 353434) of <i>Graestounlies</i> recorded on Timothy Pont's map, but the exact location, extent and survival of any remains is uncertain. Ordinarily a precautionary archaeological condition on the off-chance of recording any archaeological finds, features and/or deposits being encountered would be recommended, but in this case the area also has a further historical feature means that this is not the case.</p> <p>In this case an old pond is indicated by the Ordnance Survey first edition mapping of the area, which appears to have been the supply of power to the threshing machinery of the adjacent farmstead. This is not specifically recorded as an entry in the HER, but is no longer extant as a wet pond and aerial photography, as well as</p> |  |



|                                 |  |  |  |  |
|---------------------------------|--|--|--|--|
|                                 | <p>Google Street View, shows a substantial mound. This would normally be of local or perhaps regional significance if it still survived, and perhaps then only in combination with any contemporary ecological interests and/or general amenity, but as it appears to have been lost some time ago then this of local significance. Of what that mound, as well as any pond infilling, materials are there is no information in the HER, but these would need to be considered perhaps in the groundworks, foundation and service trenches regarding this application.</p> <p>From estimation with the old Ordnance Survey mapping of the area, it looks like the proposed location for this house may straddle the original dam and the pond.</p> <p>In line with my predecessors as Archaeology Officer, therefore there are no specific archaeological conditions to recommend in this case. However it may be useful to consider the presence of the pond if this application is to be progressed.</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 against this development.</p>  |  |  |  |
| <b>Recommended Informatives</b> | <p>It is possible that the dumping of archaeological materials in this area may have occurred in the past and the period of the pond. In which case then it may be that such materials need to be recovered and recorded with the Treasure Trove Unit (email: <a href="mailto:treasuretrove@nms.ac.uk">treasuretrove@nms.ac.uk</a>), though they also advise that they do not need to see modern ceramics, glass, coins or bits of tractors. The applicants would be best advised to recover anything which not obviously modern and then send any details with photographs for the decision of the Treasure Trove Unit if these should be recorded in more detail.</p>  |  |  |  |

## PLANNING CONSULTATION

To: EVH - Contaminated Land Officer

From: Development Management

Date: 12th January 2021

Contact: Paul Duncan ☎ 01835 825558

Ref: 21/00002/FUL

### PLANNING CONSULTATION

Your observations are requested on the under noted planning application. I shall be glad to have your reply not later than 2nd February 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 2nd February 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 Richard Wood

**Agent:** Hodgson And White Ltd

**Nature of Proposal:** Erection of dwellinghouse

**Site:** Plot 1 Land South East Of Steading Buildings Greystonelees Farm  
Burnmouth 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<br>Gareth Stewart  |   |  |   |
| <b>Date of reply</b>   | 9 <sup>th</sup> February 2021  | <b>Consultee reference:</b> 21/00105/PLANCO |  |   |
| <b>Planning Application Reference</b>  | 21/00002/FUL   | <b>Case Officer:</b><br>Paul Duncan         |  |   |
| <b>Applicant</b>   | Mr Richard Wood  |   |  |   |
| <b>Agent</b>   | Hodgson And White Ltd  |   |  |   |
| <b>Proposed Development</b>  | Erection of dwellinghouse  |   |  |   |
| <b>Site Location</b>   | Plot 1 Land South East Of Steading Buildings Greystonelees Farm Burnmouth<br>Scottish Borders  |   |  |   |
| <p><i><b>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.</b></i></p> |  |   |  |   |
| <b>Background and Site description</b>   | The above application appears to be proposing the redevelopment of land which was previously housed a mill dam and associated infrastructure. 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.  |   |  |   |
| <b>Key Issues (Bullet points)</b>  |  |   |  |   |
| <b>Assessment</b>  | <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> |   |  |   |
| <b>Recommendation</b>  | <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><b>Recommended Conditions</b></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. <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></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"> <li>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.</li> </ul> <p>and thereafter</p> <ul style="list-style-type: none"> <li>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.</li> <li>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).</li> <li>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.</li> <li>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.</li> </ul> <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>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><b>Recommended Informatives</b></p> |  |



**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<br>Roads Planning Officer  | <a href="mailto:Kpatterson@scotborders.gov.uk">Kpatterson@scotborders.gov.uk</a><br><b>01835 826637</b> |   |   |
| <b>Date of reply</b>  | 3 <sup>rd</sup> February 2021  | <b>Consultee reference:</b>   |   |   |
| <b>Planning Application Reference</b>   | 21/00002/FUL   | <b>Case Officer:</b><br>Paul Duncan   |   |   |
| <b>Applicant</b>  | Mr Richard Wood  |   |   |   |
| <b>Agent</b>  | Hodgson And White Ltd  |   |   |   |
| <b>Proposed Development</b>   | Erection of dwellinghouse  |   |   |   |
| <b>Site Location</b>  | Plot 1 Land South East Of Steading Buildings Greystonelees Farm Burnmouth<br>Scottish Borders  |   |   |   |
| <i><b>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.</b></i> |  |   |   |   |
| <b>Background and Site description</b>  | There is a long history of planning approvals in this area.  |   |   |   |
| <b>Key Issues (Bullet points)</b>   |  |   |   |   |
| <b>Assessment</b>   | <p>There is a long history of approvals in this location, a number of which were dependant on the junction with the A1 being upgraded or stopped up and relocated. However as the A1 is a Trunk Road this is a matter for Transport Scotland to consider and I note they have no objections to the proposal on this occasion.</p> <p>Previous approvals for this particular plot have shown the access to be towards the northerly corner of the site and have included an oversized service layby so as to include the existing service layby for No's 1 &amp; 2 Greystonelees Cottages and to allow for servicing of this plot. I shall require an amended plan to be submitted taking the above on board before I am able to fully support this proposal. This will enable the existing informal layby to be retained and also limit the visibility obstruction caused by cross corner sight lines should a vehicle be waiting to turn right into the plot.</p> |   |   |   |
| <b>Recommendation</b>   | <input type="checkbox"/> Object  | <input type="checkbox"/> Do not object  | <input type="checkbox"/> Do not object, subject to conditions | <input checked="" type="checkbox"/> <b>Further information required</b> |
| <b>Recommended Conditions</b>   |  |   |   |   |
| <b>Recommended Informatives</b>   |  |   |   |   |

**AJS**

**RE-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<br>Roads Planning Officer  | <a href="mailto:kpatterson@scotborders.gov.uk">kpatterson@scotborders.gov.uk</a><br><b>01835 826637</b> |   |   |
| <b>Date of reply</b>  | 1 <sup>st</sup> October 2021   | <b>Consultee reference:</b>   |   |   |
| <b>Planning Application Reference</b>   | 21/00002/FUL   | <b>Case Officer:</b><br>Paul Duncan   |   |   |
| <b>Applicant</b>  | Mr Richard Wood  |   |   |   |
| <b>Agent</b>  | Hodgson And White Ltd  |   |   |   |
| <b>Proposed Development</b>   | Erection of dwellinghouse  |   |   |   |
| <b>Site Location</b>  | Plot 1 Land South East Of Steading Buildings Greystonelees Farm Burnmouth<br>Scottish Borders  |   |   |   |
| <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> |  |   |   |   |
| <b>Background and Site description</b>  | This is a reconsultation following the submission of amended plans.  |   |   |   |
| <b>Key Issues (Bullet points)</b>   |  |   |   |   |
| <b>Assessment</b>   | The amended drawings address my previous concerns and I shall have no objection to the proposal provided the conditions set out 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>Prior to commencement of development details of the proposed construction specifications for the service layby and parking spaces for Greystonelees Farm Cottages to be submitted and approved by the Council, thereafter the service layby and parking spaces to be constructed as per the approved details prior to occupation of the dwelling. Reason: To ensure appropriate servicing of the plot and to replace displaced parking provision.</p> <p>Two parking spaces to be provided within the curtilage of the site prior to occupation and retained thereafter in perpetuity. Reason: To ensure the dwelling is served by adequate parking provision at all times.</p> |   |   |   |
| <b>Recommended Informatives</b>   |  |   |   |   |

Signed: PG