



Reston and Auchencrow Community Council



Date

Your reference 21/01262/FUL | Removal of Condition 2 of planning permission 18/01000/FUL pertaining to use as holiday let accommodation | Warlawbank Steading Reston Eyemouth Scottish Borders TD14 5LW

Dear Sir/Madam

Reston and Auchencrow community council **Objects** to the proposed planning application. The community council supports the residents and owner of the adjacent land in their objection comments. Here they have clearly stated why the application should not be approved, the application is not suitable for any residential development as the infrastructure is lacking with a private water supply already at its capacity a private road in need of repair and internet connection below a homeworking standard.

Again, Environmental Health have stipulated their objection comments in relation to the close proximity to livestock.

We therefore cannot support this application as there is insufficient change in the supporting statement to warrant the removal of the condition imposed.

Your faithfully

J.Logan Inglis

(Secretary & Treasurer)

Reston and Auchencrow Community Council

restoncommunity@gmail.com

PLANNING CONSULTATION

To: EVH - Contaminated Land Officer

From: Development Management

Date: 21st September 2021

Contact: Paul Duncan ☎ 01835 825558

Ref: 21/01262/FUL

PLANNING CONSULTATION

Your observations are requested on the under noted planning application. I shall be glad to have your reply not later than 12th October 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 12th October 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: Ms Louise Weddell

Agent: Timber Bush Associates Ltd

Nature of Proposal: Removal of Condition 2 of planning permission 18/01000/FUL pertaining to use as holiday let accommodation

Site: Warlawbank Steading Reston Eyemouth Scottish Borders TD14 5LW

**CONSULTATION RESPONSE TO
PLANNING OR RELATED APPLICATION**

Comments provided by	Officer Name and Post:	Contact e-mail/number:	
	EVH - Contaminated Land Officer		
Date of reply	22 ND September 2021	Consultee reference: 21/02725/PLANCO	
Planning Application Reference	21/01262/FUL	Case Officer: Paul Duncan	
Applicant	Ms Louise Weddell		
Agent	Timber Bush Associates Ltd		
Proposed Development	Removal of Condition 2 of planning permission 18/01000/FUL pertaining to use as holiday let accommodation		
Site Location	Warlawbank Steading Reston Eyemouth Scottish Borders TD14 5LW		
<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 appears to be proposing the redevelopment of land which previously operated as part of an agricultural steading. 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
Recommended Conditions	<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.</p> <p>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</p>		

	<p>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: 18th August 2021

Contact: Paul Duncan ☎ 01835 825558

Ref: 21/01262/FUL

PLANNING CONSULTATION

Your observations are requested on the under noted planning application. I shall be glad to have your reply not later than 8th September 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 8th September 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: Ms Louise Weddell

Agent: Timber Bush Associates Ltd

Nature of Proposal: Removal of Condition 2 of planning permission 18/01000/FUL pertaining to use as holiday let accommodation

Site: Warlawbank Steading Reston Eyemouth Scottish Borders TD14 5LW

**CONSULTATION RESPONSE TO
PLANNING OR RELATED APPLICATION**

Comments provided by	Officer Name and Post:		Contact e-mail/number:	
	Environmental Health (Officer to fill in own name)		fraser.smith@scotborders.gov.uk	
Date of reply	27/08/2021		Consultee reference: 21/02725/PLANCO	
Planning Application Reference	21/01262/FUL		Case Officer: Paul Duncan	
Applicant	Ms Louise Weddell			
Agent	Timber Bush Associates Ltd			
Proposed Development	Removal of Condition 2 of planning permission 18/01000/FUL pertaining to use as holiday let accommodation			
Site Location	Warlawbank Steading Reston Eyemouth Scottish Borders TD14 5LW			
<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	Application for dwelling in close proximity to agricultural building			
Key Issues (Bullet points)	<ul style="list-style-type: none"> • Amenity cannot be secured due to close proximity to agricultural building 			
Assessment	<p>I would object to the removal of Condition 2 of the planning permission 18/01000/FUL due to the reasons set out in my response to that application. The site is in close proximity to an agricultural building used for keeping livestock. This exposes the development to noise, odour, dust and insects that would adversely impact the amenity of the proposed dwelling. Whilst legislation exists in terms of section 79 of the Environmental Protection Act 1990 to protect the public from the impacts of statutory nuisance, I am of the opinion that the existing legislation will not adequately protect residents from loss of amenity.</p> <p>I am therefore unable to support this application and would recommend its refusal.</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	
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**CONSULTATION RESPONSE TO
PLANNING OR RELATED APPLICATION**

Comments provided by	Officer Name and Post:		Contact e-mail/number:	
Roads Planning Service	Craig Johnston Roads Planning Technician		Craig.johnston@scotborders.gov.uk 01835 826856	
Date of reply	06/09/2021		Consultee reference:	
Planning Application Reference	21/01262/FUL		Case Officer: Paul Duncan	
Applicant	Ms Louise Weddell			
Agent	Timber Bush Associates Ltd			
Proposed Development	Removal of Condition 2 of planning permission 18/01000/FUL pertaining to use as holiday let accommodation			
Site Location	Warlawbank Steading Reston Eyemouth Scottish Borders TD14 5LW			
<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>The Roads Planning response to the 2018 application raised no concerns over the principle of such a development and looked for conditions relating to the parking/access to be added to any consent granted.</p> <p>The number of vehicular movements associated with a holiday let accommodation and a private dwelling are similar making this proposal unlikely to negatively affect the surrounding roads. Therefore I have no objections to this application.</p> <p>It should be noted due to the restrictions on travel as a result of the Covid-19 pandemic at the time of writing, no site visit has been undertaken and the comments made above are based purely on the information submitted with this application and local knowledge.</p>			
Recommendation	<input type="checkbox"/> Object	<input checked="" type="checkbox"/> Do not object	<input type="checkbox"/> Do not object, subject to conditions	<input type="checkbox"/> Further information required

AJS