

**SCOTTISH BORDERS COUNCIL**

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

**PART III REPORT (INCORPORATING REPORT OF HANDLING)**

**REF:** 21/00739/PPP

**APPLICANT:** FJ Usher's Children Trust

**AGENT:** Savills

**DEVELOPMENT:** Erection of 2no dwellinghouses

**LOCATION:** Land East Of Delgany  
Old Cambus  
Cockburnspath  
Scottish Borders

**TYPE:** PPP Application

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**DRAWING NUMBERS:**

<b>Plan Ref</b>	<b>Plan Type</b>	<b>Plan Status</b>
5311/01/F	Location Plan	Refused
5311/03/G	Proposed Site Plan	Refused
5311/04/F	Other	Refused
VISUALISATIONS	Other	Refused

**NUMBER OF REPRESENTATIONS: 10**

**SUMMARY OF REPRESENTATIONS:**

Objection letters were received from 10 individuals from 9 or more households, raising the following issues:

- the development would not relate sympathetically to an existing building group, its character or its sense of place;
- the farmhouse sits on a prominent landscape ridge with the steading and farm cottages clearly subservient to it at the east. The proposed development sits immediately in front of the principle elevation of the historic farmhouse, and will destroy the special heritage character of the steading and farm cottage grouping;
- ribbon development;
- skyline impact;
- adverse impact Special Landscape Area (SLA), and landscape and countryside more generally;
- would dominate setting of the farmhouse, steading and cottages;
- group is subservient to the main farmhouse, which sits on a prominent landscape ridge;
- visual impact on a rural heritage steading and its farmhouse;
- unsympathetic impact to sense of place of the steading/ countryside;
- modern building would ruin the area;
- other dwellings line to the east on a downward slope;
- introduction of two newbuild houses to the west of the farmhouse, indeed immediately adjacent to it, along the landscape ridge, will fundamentally change the character of the grouping;
- detached 1 ½ story houses with integral garages will not be in character with the existing structures;
- visualisations inaccurate;
- loss of greenfield/ agricultural land;

- loss of mature hedgerows, which are a feature of the landscape in this area;
- potential to convert steading, which would be more in keeping with surroundings;
- impact on archaeological remains;
- inaccuracies in supporting statement;
- impact on views from Berwickshire Coastal Route;
- potential impact on boundary fence to Delgany from relocation of field gate;
- no economic requirement and no economic or social benefit or other justification to support the development;
- overlooking and loss of privacy;
- visual impact on steading/ farmhouse;
- traffic noise;
- may have a negative affect the operating centre of TD Tree & Land Services Ltd, a tree surgery and arboricultural contracting service, which operates nearby. Any future neighbours could be negatively affected by the noise the business makes, which could lead to conflict and sanctions;
- increase traffic/ road safety concerns;
- the public road is in poor condition and further traffic would exacerbate this;
- lack of public amenities/ public transport;
- no economic requirement and no economic or social benefit;
- lack of engagement by applicants with local residents;
- dwellings could become holiday or second homes;
- contrary to climate agenda;
- no new industry to support further residential development;
- protected species present on boundaries of the site and adjacent to it;
- driving livestock will become more difficult due to gaps in current hedges;
- impact on water supplies/ water pressure;
- electricity supply issues;
- poor drainage locally;
- further private drainage would lead to contamination of watercourse/ ecological issues;
- impact on internet;
- development would be for commercial gain [not a material planning consideration];
- sold farmhouse with no indication of intentions to development land adjacent to it [not a material planning consideration].

## CONSULTATIONS

SBC Archaeology: The archaeological consultation has been triggered by the area proposed for the two houses lying in the surroundings of one of the entries. This entry is a findspot record for a Neolithic stone adze or axehead (Canmore ID 59950) which is recorded generally to Old Cambus West Mains. Though the exact findspot is unlocated, it does hint at an Early Prehistoric presence in the area as do many other sites and finds located in the wider surroundings. In particular the presence of many Prehistoric cairns and funerary monuments have been recorded, more particularly from the first ploughing of the area in the 19th century.

The topographical position for the proposed houses is such a location favoured by prehistoric funerary monuments and, though rare, this might provide a context for the finding of the axe or adze find. The location would give good views from such a site as well as to offshore and it would likely also been seen by others from a distance as a prominent location. Early Medieval features, such as cairns and way markers, most famously set up in memory of Beowulf, were also often deliberately sited at such locations. Whilst the field has been in cultivation, there is the potential that below-ground features of such monuments may still be present. Further, breaking through the established hedge for access arrangements of these buildings would be through a historic landscape feature as in places this road has the appearance of being a hollow way indicating its use and age.

To add to such direct impacts, then there may also be indirect impacts to consider. The plans submitted in this application show large houses in size; should this application be approved then the careful design of the houses will be needed in the full application. This should aim to prevent breaking the skyline from the historic (and Scheduled Monument) St Helen's Church to the north from a distance and avoid the domination of the adjacent historic farmstead. Information should be submitted at the AMC application to demonstrate consideration of the full impacts on setting of this monument as

well as to the full extent of the proposed groundworks for this application; at the moment only outline plans are given.

If a full application were to be progressed, then it would need to take these issues into account. An archaeological field evaluation would be recommended.

**SBC Contaminated Land:** 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. Historical map extracts record the presence of a sheepfold on site. It would be requested the nature and use of this feature is confirmed. I therefore recommend that the Applicant complete and return an Agricultural Buildings Questionnaire providing information relating to the previous use of the site. 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.

**SBC Ecology:** No officer in post at the time of writing.

**SBC Education:** No response.

**SBC Environmental Health:** Requested a Noise Impact Assessment due the proximity of a noise generating timber processing business to the proposed siting of the dwellings as there are concerns that noise generating activities undertaken on the neighbouring sites could adversely affect the amenity of those living in the proposed development. A water supply condition is recommended that requires the applicant to demonstrate that there is sufficient capacity within public mains supply for the development. A further condition is also recommended to ensure that any water supply intended for use by the development other than the public mains requires approval by the Planning authority. An informative is recommended advising a binding legal agreement for the dwellings regarding access and maintenance should a joint septic system be installed.

**SBC Landscape:** No response.

**SBC Roads Planning:** No objections in principle. The site is served by the existing minor public road (D150/6) only a short distance before it joins the A1107. The minor public road has an absence of passing provision, however as part of this application a passing place will be required to be provided between the site and the A1107 and the access to the plots will be by way of a service layby which will double as a second passing place.

**Community Council:** Although the site on first inspection appears to lie within an existing building line, there are reasons for concern many of which are listed below.

There are many excellent responses already on the idox from concerned neighbours to this proposal, and the Community Council (CC) would wholeheartedly endorse their concerns. We don't intend to repeat all of these in detail however, but suffice to say, we are fully supportive of concerns already well stated.

Old Cambus, and in particular the slightly distant hamlet which accesses the Redheugh Road, comprising Delgany, Old Cambus East and West Mains, Redheugh and further cottages, is an established group, and there is no requirement to add to it on a housing or economic basis or need. It is not identified for development in either the current or the proposed LDP and additionally, the site proposed occupies an agricultural field, currently tenanted.

Policy HD2 is the dominant policy consideration here. In respect of HD2, we feel the proposal will have a negative effect and have adverse impacts on:

- The character of the existing group compared to the character of the proposed new builds (although we appreciate that this is a PPP application at this point).
- Ability to successfully amalgamate new builds into this heritage environment;
- Lack of facilities - as fully outlined in many of the objection comments;

- State of the road - although this is an adopted road, it frequently suffers from verge displacement and potholes due to its current usage. Also, Drysdale's Quarry vehicles tend to access this road, churning it up further, in the belief that it leads to the Quarry;
- Lack of any demonstrable benefit to the rural economy - there is no justification for these properties on the grounds of economic benefit to the area - in fact they have the potential to become "holiday homes" or second homes due to their rural location and lack of facilities;
- Lack of services and facilities: The homes currently in this area utilise septic tanks which drain via soakaways and there is concern that this will be negatively impacted by the addition of 2 new properties higher up than the existing settlement, being located on a higher ridge. There is no mains gas; broadband and mobile phone access is poor and likely to be made worse by the addition of further homes. Water pressure is already variable and residents feel it cannot support the addition of two further homes on the existing supply. Most other facilities have to be accessed from Cockburnspath, which is some 3 miles away across the main A1 trunk road - no mean feat in crossing by vehicle or on foot. It cannot therefore be said that the site offers "excellent residential amenities".
- Policy HD3 is also relevant. It is felt that this proposal is unacceptable under HD3 for the following reasons:
  - Residential amenity particularly of West Mains farmhouse and the steading will be adversely affected in terms of overlooking and privacy;
  - Open space and ecology will be adversely affected;
  - More modern (assumed) design will not fit within the existing residential area;
  - Visual impact (see SLA concerns below);
  - Road and traffic concerns (see below);
  - Loss of "open space".

Access road - the access road towards Redheugh is single carriageway, with no passing places. It's condition in some places has been the subject of many discussions with the CC due to potholes and poor drainage, and the road frequently becomes "snowed in" during the winter. Further traffic on this road would make the current difficult situation worse.

Special Landscape Area (SLA) - Policy EP5 - this area is part of the Berwickshire Coast SLA, specifically CO45 and CO47, and as such these developments will negatively impact the current impression of the hamlet in this context. The proposals will dominate on a ridge, removing the focus on the existing farm buildings and negatively impact the SLA, coastal views and views from laybys on Coldingham Moor road (A1107), which offer uninterrupted and spectacular views of the coastline looking north. Indeed in some situations the proposal may change the skyline when viewed from the south. The SPG on SLAs states "In assessing proposals for development that may affect Special Landscape Areas, the Council will seek to safeguard landscape quality and will have particular regard to the landscape impact of the proposed development, including the visual impact. Proposals that have a significant adverse impact will only be permitted where the landscape impact is clearly outweighed by social or economic benefits of national or local importance"

In addition the community have the following concerns:

Ecological concerns: The area around West Mains is currently home to at least 2 bat species and nesting Barn Owls. Trees will be impacted and a large part of an established hedgerow will have to be removed, with resultant impact on wildlife. Although not a recognised woodland (EP13) the removal of hedgerows and trees is against the general ethos expressed by SBC re climate change and biodiversity, particularly in light of the proposal having no "benefit" to the area or community.

The Community Council have also received some comments from people who do not wish to lodge personal objections to SBC for a variety of reasons (largely lack of internet, and confidence) - but nevertheless have concerns. These concerns include:

- Speed of traffic and road condition;
- Road safety implications as children play around this area;
- Applicants should be encouraged to use brown field sites rather than this greenfield site;
- Removal of hedges and trees is not consistent with biodiversity and interrupts established wildlife corridors;
- Driving livestock will become more difficult due to gaps in current hedges.

In conclusion, the Community Council support the community in their objections to this proposal.

Scottish Water: There is currently sufficient capacity at the water treatment works to service this development. There is no waste water infrastructure within the vicinity of the development therefore private treatment options would be required.

#### **PLANNING CONSIDERATIONS AND POLICIES:**

Local Development Plan 2016:

PMD1: Sustainability  
PMD2: Quality Standards  
ED10: Protection of Prime Quality Agricultural Land and Carbon Rich Soils  
HD2: Housing in the Countryside  
HD3: Protection of Residential Amenity  
EP1: International Nature Conservation Sites and Protected Species  
EP2: National Nature Conservation Sites and Protected Species  
EP3: Local Biodiversity  
EP5: Special Landscape Areas  
EP8: Archaeology  
EP13: Trees, Woodlands and Hedgerows  
EP14: Coastline  
IS2: Development Contributions  
IS7: Parking Provision and Standards  
IS13: Contaminated Land

Other Considerations:

Biodiversity Supplementary Planning Guidance 2005  
Contaminated Land Inspection Strategy Supplementary Planning Guidance 2001  
Development Contributions Supplementary Planning Guidance 2011 (Updated 2021)  
Landscape and Development Supplementary Planning Guidance 2008  
Local Landscape Designations Supplementary Planning Guidance 2012  
New Housing in the Borders Countryside Supplementary Planning Guidance 2008  
Privacy and Amenity Supplementary Planning Guidance 2006  
Placemaking and Design Supplementary Planning Guidance 2010

Scottish Government Planning Advice Note: Planning and Archaeology 2/2011  
Scottish Government Planning Advice Note: Planning and Noise 1/2011  
PAN 33: Contaminated Land  
Scottish Planning Policy 2014

**Recommendation by** - Paul Duncan (Assistant Planning Officer) on 23rd December 2021

Background

This application seeks planning permission in principle for the erection of two dwellinghouses at Old Cambus West Mains near Cockburnspath.

Site Description

Old Cambus West Mains is located roughly 3m east of Cockburnspath. It is accessed via a minor public road which connects to the A1 via the Coldingham Tourist Road around 200m to the west of the site. It comprises a historic farmhouse (West Mains Farmhouse) and steading complex and three dwellinghouses further to the south-east. The dwellinghouse known as Delgany is located around 100m to the west, separated from the site by a well-established woodland belt. To the north of the steading complex lies a modern farm building which is now occupied by a timber processing business.

The proposed site comprises improved grassland bound by hedging to the south and old stone walling to the east. There are no existing boundaries to the west or north. A field access is located to the south-east of the site. The site slopes down in a northwardly direction, towards panoramic coastal views. The remains of St Helen's Church (a Schedule Monument) are located at a distance to the north, as are public paths.

### Planning History

There is no planning history at the proposed site. Relevant planning history within the vicinity of the proposed site is summarised as follows:

#### Farm steading complex:

06/00957/FUL - Conversion of steading buildings to form six houses - Approved in 2008, since lapsed.  
09/00245/FUL - Conversion of steading buildings to form six houses - Approved, in 2009, since lapsed.

#### North of the historic farm steading complex:

96/00162/AGN - Erection of general purpose storage building - Approved 1996, since built.  
14/00046/FUL - Change of use of agricultural building and land to timber processing and storage (retrospective) - Approved 2015; the same timber processing business continues to operate from this site.

#### East and West of the modern farm building approved in 1996:

06/00956/OUT - Erection of three dwellinghouses - Approved 2008, since lapsed.  
11/00824/PPP - Erection of two dwellinghouses - Approved 2012, since lapsed.  
21/00997/PPP - Erection of dwellinghouse - Pending consideration.

### Proposed Development

Planning in principle is sought for the erection of two dwellinghouses. An indicative site plan has been provided showing two detached dwellinghouses served by a single shared vehicular access located centrally between the plots, directly from the minor public road. A new replacement field access would be required and is shown between Delgany and Plot 1. The dwellinghouse on Plot 2, between Plot 1 and West Mains Farmhouse, would be set slightly further back. Visualisations submitted by the applicant show two 1.5 storey dwellinghouses with wide frontages and attached garages laid out in a handed arrangement.

### Applicant Supporting Information

- o Supporting Statement
- o Visualisations
- o Ecology Report
- o Noise Impact Assessment

### Assessment

#### - Principle

The proposed site is outwith any recognised settlement boundary. In the absence of any economic justification, the principle of the proposed development must be assessed Local Development Plan (LDP) 2016 policy HD2-A (Housing in the Countryside - Building Groups), which sets out the criteria for assessment of rural housing proposals,

There is an established building group of four dwellinghouses at this location. The group comprises of 1, 3 and 4 Old Cambus West Mains Cottages and West Mains Farmhouse. Delgany is not considered to form part of the building group. Under Policy HD2-A, the building group would have capacity for two further dwellinghouses within the current LDP period. As there are currently no live approvals at the building group there is sufficient capacity for the proposed two new dwellinghouses.

#### - Siting, Layout and Design

To satisfy Policy HD2-A, any development coming forward must be well related to an existing building group and should be sympathetic to the character of the group. The guidance within the Supplementary Planning Guidance: New Housing in the Borders Countryside December 2008 document sets out relevant criteria for assessment.

At pre-application, the applicant was advised there may be an opportunity to extend the building group by up to two units, however a suitable relationship would need to be secured to the farmhouse and the building group, and it was not possible to comment further on siting or principle without further information. A site layout proposal and visualisations (the accuracy of which has been challenged by one objector) have now been provided through the application process to enable further consideration of siting and principle.

For the applicant, the site is considered to represent a logical extension of the building group. It is agreed that the development could not be considered to break into a previously undeveloped field, given the presence of Delgany nearby, within the original field boundaries. It is also agreed that the building group is clustered around the farm steading and does not represent ribbon development. The development would not therefore result in an extension of ribbon development, as the SPG seeks to avoid.

For objectors, the development would not relate sympathetically to the existing building group, or its sense of place. Several objectors consider this to be characterised by the dominant position of West Mains Farmhouse on higher ground, with the remainder of the group subservient in siting and in stature. Objectors note that the Farmhouse, steading and cottages are located within the Berwickshire Coast Special Landscape Area (SLA) and consider their historic character and appearance to contribute positively to its landscape quality. The development is argued to be harmful to the special qualities of the SLA, particularly, as shown in the visualisations provided, because the proposed dwellinghouses would further break the skyline. The visualisations also show the ridges of the proposed dwellinghouses higher than that of other dwellings at the group.

It is agreed that the two large 1.5 storey detached dwellinghouses envisaged would challenge the status of the Farmhouse and would not relate well to the character or sense of place of the group. The set-backs proposed would reduce this impact, but may in turn give prominence to large suburban style driveways and parking areas. It is also agreed that the scale, form and massing envisaged would not be suitable at this site, and whilst only indicative, it has not been demonstrated that any alternative arrangements would achieve a suitable form of development. The removal of two sections of mature hedgerow (for vehicular access and a replacement field access) would add to these issues, and replacement elsewhere would not mitigate this loss.

In conclusion, the proposed development is considered to be contrary to Policy PMD2 of the Scottish Borders Local Development Plan 2016 and the New Housing in the Borders Countryside Guidance 2008 in that it would not relate sympathetically to the character of the existing building group. It would be harmful to the character of the building group and that of the surrounding area. The proposal would not respect the scale, siting and hierarchy of buildings within the existing group and would degrade its sense of place.

#### - Residential Amenity

It should be possible to design two dwellings on the proposed site without harming neighbouring residential amenity, including that of West Mains Farmhouse. This would have been considered further at the AMC stage, however there is no reason to believe unacceptable privacy, visual impact or loss of light/ sunlight impacts could not be avoided.

The farm steading buildings to the east of the proposed site are not in active agricultural use and are thought to be used for storage in association with the neighbouring business. Use of the buildings is not likely to impact the amenity of future occupants of the proposed dwellinghouses.

A significant consideration has been a neighbouring timber processing business and its potential impact on the amenity of the proposed dwellings. The business operates to the north/ north-west of the proposed site, from a modern former farm building and surrounding land. Retrospective planning permission was granted for the business to operate from this premises in 2015. At that time the business described its site as a temporary storage yard where timber was being cut into logs from time to time. Further information was submitted during the course of the application regarding equipment used on the site, the noise it generated, and the duration of processing activities (said to be around 4-6 weeks a year). The impact of the

development on existing residences was deemed to be acceptable and a personal permission for use of the land and building for timber processing and storage was granted for the business owner. No conditions were imposed to restrict the duration or the extent of operations. The same business owner has objected to this application on the basis that his business may impact the amenity of future occupants of the proposed development and that this could in turn lead to conflict which affects the business.

In granting permission, the timber processing business was judged not be unacceptably harmful to West Mains Farmhouse. Conversely, at the time of the steading conversion approval, a condition was imposed to require the timber business to cease operations prior to the occupation. There is considered to be a material difference between the two, in that the latter would be expected to be the subject of more intensive disturbance than the farmhouse or the proposed site, owing to proximity, relationship/ fenestration arrangements, and due to use by the business of the shared access around the steading.

The Environmental Health Service was consulted at the outset of this application and sought a Noise Impact Assessment (NIA) to consider how the timber processing and storage business may impact the amenity of future occupants of the proposed dwellinghouses. An NIA was carried out at a time when the timber processing business was not operating, and resultantly, no significant issues were identified.

For the agent, this matter is considered to have been addressed, and they believe they have acted reasonably and in line with accepted noise assessment methodology. For the Council's Environmental Health Service, the information provided is not sufficient to demonstrate that the business will not cause unreasonable noise impacts to the proposed dwellings. For the objecting business, an offer was made to facilitate further investigations, however the agent expressed concern that such an arrangement may not result in normal conditions being assessed.

The positions held by the various interested parties have been noted and considered. There is agreement with the Environmental Health Service that this matter has not been conclusively addressed. Had it been possible to support this application, it would have been appropriate to pursue this point further.

- Trees, Woodlands and Hedgerows

There is one maturing tree within the south-east corner of the site, which it should be possible to retain. However, a mature hedgerow separates the field from the public road and would be partially cleared to enable vehicular access into the site. The loss of mature hedgerow would have a significant impact on sense of place, as noted above. To satisfy LDP Policy EP13 (Trees, Woodlands and Hedgerow) suitable replacement planting elsewhere within the site would be required and the applicant's Supporting Statement indicates a willingness to do so. This could have been secured by condition, addressing the loss of hedgerow in quantitative terms. This would not alter the harmful impact to sense of place resulting from the loss of the mature hedgerow.

- Archaeology

The Archaeology Officer considers the site to hold potential archaeological interest, and recommends a field evaluation. This could have been secured by planning condition had the application been supported. The Council's Archaeology Officer also notes the importance of the setting of the St Helen's Church Scheduled Monument to the north. This underlines the historic significance of this part of the Berwickshire Coast, however it is considered unlikely that development of this site would necessarily harm the setting of the Scheduled Monument to any unacceptable extent in its own right.

- Vehicular Access, Road Safety and Parking

Road safety was a concern raised by objecting parties via the consultation process. The proposals have been assessed by the Council's Roads Planning Service. The Service has no objection in principle but seeks a passing place on the minor road and a service layby, which would double as a second passing place on the minor road. Adequate parking and turning within the curtilage of each plot is also required. These requirements could have been secured via conditions.

- Ecology



Objectors indicated there may be protected species active within and/ or close to the site, including bats and owls. The applicant submitted an Extended Phase 1 Habitat Survey report. No evidence or potential for roosting bats was recorded, however the hedge, which would be partially cleared, was found to have excellent potential for nesting and foraging birds and bats. No evidence of badger or water vole was recorded within 100m of the site and the semi-improved grassland comprising the majority of the site was found to be of low ecological value. There is no apparent reason before me to dispute these findings. The report contains various recommendations for mitigation, which, had the application been supported, it would have been appropriate to secure by means of a suitably worded planning condition.

- Contaminated Land

The Contaminated Land Officer sought further information on the historic uses of the site, including the presence of a sheepfold. No further information has been provided, therefore it would have been appropriate to attach the Officer's recommended condition had the application been supported.

- Prime Quality Agricultural Land (PQAL)

The proposed site is classed as PQAL by the James Hutton Institute, with a classification of 3.1, the lower of the three classes within the definition of PQAL. The site is small in scale and peripheral to the local resource, which is primarily located to the south of the public road and to the east of the farm steading. It is thought to be used for grazing. The loss of this particular portion of PQAL is considered acceptable.

- Infrastructure

A connection to the public mains water supply is proposed. Scottish Water have indicated a connection can be secured and there is capacity at the treatment works in place. Planning conditions would have been appropriate to secure control over water supply. The Environmental Health Service's consultation response suggested two such conditions.

There is no public foul sewer available within the vicinity of the proposed development, which would instead be catered for by private arrangements comprising a new septic tank with discharge to land via soakaway. This would have been considered further at the Building Warrant stage, in consultation with SEPA where required. A suitably worded planning condition would have been appropriate to secure delivery prior to occupation. In addition, the Environmental Health Service suggested an applicant informative.

Surface water drainage would be dealt with at the detailed application stage.

Objector concerns regarding power and internet are noted, but would not be grounds to refuse the application.

- Development Contributions

The proposed site is located within the catchment areas of Eyemouth High School and Cockburnspath Primary School. Contributions are currently sought towards the High School only. A contribution towards off-site affordable housing would also have been required for the second of the two units. Had the application been supported, it would have been appropriate to secure these contributions by means of a legal agreement.

- Other Matters

The application has been subject to standard neighbour notification and advertisement processes. There is no requirement for the applicant to carry out additional consultation on their own behalf.

**REASON FOR DECISION:**

The development would be contrary to Policy HD2 of the Scottish Borders Local Development Plan 2016 and the New Housing in the Borders Countryside Supplementary Planning Guidance 2008 in that it would not relate sympathetically to the character of the existing building group. The proposal would not respect the

scale, siting and hierarchy of buildings within the existing group and would degrade its strong sense of place. This conflict with the Local Development Plan is not overridden by any other material considerations.

**Recommendation:** Refused

- 1 The development would be contrary to Policy HD2 of the Scottish Borders Local Development Plan 2016 and the New Housing in the Borders Countryside Supplementary Planning Guidance 2008 in that it would not relate sympathetically to the character of the existing building group. The proposal would not respect the scale, siting and hierarchy of buildings within the existing group and would degrade its strong sense of place. This conflict with the Local Development Plan is not overridden by any other material considerations.

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