

NOTICE OF REVIEW

UNDER SECTION 43A(8) OF THE TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997 (AS AMENDED) IN
RESPECT OF DECISIONS ON LOCAL DEVELOPMENTS

THE TOWN AND COUNTRY PLANNING (SCHEMES OF DELEGATION AND LOCAL REVIEW PROCEDURE)
(SCOTLAND) REGULATIONS 2008

THE TOWN AND COUNTRY PLANNING (APPEALS) (SCOTLAND) REGULATIONS 2008

IMPORTANT: Please read and follow the guidance notes provided when completing this form.

Use **BLOCK CAPITALS** if completing in manuscript

Applicant(s)

Name Address Postcode Contact Telephone 1 Contact Telephone 2 Fax No E-mail*

Agent (if any)

Name Address Postcode Contact Telephone 1 Contact Telephone 2 Fax No E-mail*

Mark this box to confirm all contact should be through
this representative:

* Do you agree to correspondence regarding your review being sent by e-mail? Yes No

Planning authority Planning authority's application reference number Site address Description of proposed development Date of application Date of decision (if any)

Note. This notice must be served on the planning authority within three months of the date of the decision notice or from the date of expiry of the period allowed for determining the application.

Nature of application

- 1. Application for planning permission (including householder application)
- 2. Application for planning permission in principle
- 3. Further application (including development that has not yet commenced and where a time limit has been imposed; renewal of planning permission; and/or modification, variation or removal of a planning condition)
- 4. Application for approval of matters specified in conditions

Reasons for seeking review

- 1. Refusal of application by appointed officer
- 2. Failure by appointed officer to determine the application within the period allowed for determination of the application
- 3. Conditions imposed on consent by appointed officer

Review procedure

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Please indicate what procedure (or combination of procedures) you think is most appropriate for the handling of your review. You may tick more than one box if you wish the review to be conducted by a combination of procedures.

- 1. Further written submissions
- 2. One or more hearing sessions
- 3. Site inspection
- 4. Assessment of review documents only, with no further procedure

If you have marked box 1 or 2, please explain here which of the matters (as set out in your statement below) you believe ought to be subject of that procedure, and why you consider further submissions or a hearing are necessary:

THE APPLICANT WISHES TO HAVE THE OPPORTUNITY TO ADDRESS THE COMMITTEE TO ANSWER ANY QUESTIONS RAISED OR UNCLARIFIED STATEMENTS PROVIDED BY THE PLANNING OFFICER.
 Site inspection

In the event that the Local Review Body decides to inspect the review site, in your opinion:

- | | Yes | No |
|--|-------------------------------------|-------------------------------------|
| 1. Can the site be viewed entirely from public land? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2. Is it possible for the site to be accessed safely, and without barriers to entry? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

If there are reasons why you think the Local Review Body would be unable to undertake an unaccompanied site inspection, please explain here:

Access to carry out a close up inspection of the application site is through private land.

Statement

You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. Note: you may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

If the Local Review Body issues a notice requesting further information from any other person or body, you will have a period of 14 days in which to comment on any additional matter which has been raised by that person or body.

State here the reasons for your notice of review and all matters you wish to raise. If necessary, this can be continued or provided in full in a separate document. You may also submit additional documentation with this form.

See attached Supporting Statement.

Have you raised any matters which were not before the appointed officer at the time the determination on your application was made?

Yes

No

If yes, you should explain in the box below, why you are raising new material, why it was not raised with the appointed officer before your application was determined and why you consider it should now be considered in your review.

List of documents and evidence

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review.

Statement of Appeal enclosed including Photographs and Site Plan.

Note. The planning authority will make a copy of the notice of review, the review documents and any notice of the procedure of the review available for inspection at an office of the planning authority until such time as the review is determined. It may also be available on the planning authority website.

Checklist

Please mark the appropriate boxes to confirm you have provided all supporting documents and evidence relevant to your review:

- Full completion of all parts of this form
- Statement of your reasons for requiring a review
- All documents, materials and evidence which you intend to rely on (e.g. plans and drawings or other documents) which are now the subject of this review.

Note. Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice from that earlier consent.

Declaration

I the applicant/agent [delete as appropriate] hereby serve notice on the planning authority to review the application as set out on this form and in the supporting documents.

Signed

[Signature]
 OF RICHARD AMOS LTD.

Date

16/09/15

STATEMENT OF APPEAL



Plot A Chirnside Station, Chirnside.

Planning Reference 14/00996/PPP

September 2015

**Richard
AMOS LTI**

2 Golden Square
Duns
Berwickshire
TD11 3AW

STATEMENT OF APPEAL

Plot A Chirnside Station, Chirnside.

Planning Reference 14/00996/PPP

The reasons for refusal stated in the Schedule attached to the Planning Refusal Notice (**attached to Appendix 1**) are:

1. *The proposal is contrary to policy D2 of the Scottish Borders Consolidated Local Plan 2011 as the proposal for the dwellinghouse would exceed the maximum threshold of 8 new dwellinghouses or a 30% increase in the size of the existing building group (when assessed in conjunction with associated applications 14/00997/PPP and 14/00995/PPP) during the current Local Plan period and the need for the number of units above this threshold in this location has not been adequately substantiated. The proposal would therefore represent an unacceptable and unjustified development which would inappropriately expand the building group in to the surround countryside.*

2. *The proposal would be contrary to policy INF2 of the Scottish Borders Council Consolidated Local Plan 2011 in that the dwelling would have an adverse effect on the continued use of the access route/railway, which is promoted under Policy EP12 of the Proposed Local Development Plan 2013. Reason: to protect general rights of responsible access.*

1. Policy D2:

- a) *The proposal for the dwellinghouse would exceed the maximum threshold of 8 new dwellinghouses or a 30% increase in the size of the existing building group*

It is argued that the existing building group is large enough to accommodate the proposed dwelling on the application site. The building group consists of 30 dwellings, including one dwelling on Plot C, where construction has commenced. In addition, some of the original stone Steading buildings at Chirnside Mill and the Ahlstrom brick and slate building will be suitable for conversion to three or more dwellings.

**Planning Reference I4/00996/PPP
Plot A Chirnside Station, Chirnside.**

List of Dwellings and Addresses in the Building Group (see attached Site Plan in Appendix I):

<i>Site Plan No.</i>	<i>Houses in Building Group Chirnside Station</i>	<i>Details</i>	<i>Photograph Ref:</i>
1	Chirnside Mill Farmhouse	Band A ref 1030/26004	
2	Station House	Band C ref 1036/33415	
3	Orchard House	Band G ref 1036/33606	
4	Flat A New Station Cottages	Band A ref 1036/25001	
5	Flat B New Station Cottages	Band A ref 1036/26008	
6	Flat C New Station Cottages	Band A ref 1036/27004	
7	Flat D New Station Cottages	Band A ref 1036/28001	
8	Flat E New Station Cottages	Band A ref 1036/29007	
9	Flat F New Station Cottages	Band A ref 1036/30004	
10	Flat G New Station Cottages	Band A ref 1036/31001	
11	Flat H New Station Cottages	Band A ref 1036/32007	
12	4 Station Cottages	Band A ref 103620000	
13	5 Station Cottages	Band A ref 103621006	
14	6 Station Cottages	Band B ref 103622002	
15	7 Station Cottages	Band B ref 103623009	
16	8 Station Cottages	Band A ref 103624005	
17	9 Station Cottages	Band A ref 103624502	
18	Kerlau	Band G ref 1036/33500	
19	Maryfield	Band E ref 103634000	
20	Myrtle Villa	Band E ref 103606009	
21	1 Bakery Cottages	Band E ref 103601007	
22	2 Bakery Cottages	Band C ref 103602003	
23	3 Bakery Cottages	Band E ref 103603000	
24	4 Bakery Cottages	Band C ref 103604006	
25	5 Bakery Cottages	Band B ref 103605002	
26	Tweedsmuir	Band F ref 103600001	
27	Chestnut Lodge	Band E ref 1035/99001	
28	Rockcliffe House	Band A ref 103638013	
29	Bird House	Band A ref 1035/99025	
30	Chirnside Station Plot C	Construction commenced	
31	Conversion 1No. unit		A
32	Conversion 3No. units		B & C
33	Conversion 1No. unit		D

**Planning Reference 14/00996/PPP
Plot A Chirside Station, Chirside.**



Photograph 'A'



Photograph 'B'

Photographs of buildings suitable for re-development and conversion



Photograph 'C'



Photograph 'D'

A 30% addition to the building group is at least nine or ten houses and not eight as has been allowed.

b) *The need for the number of units above this threshold in this location has not been adequately substantiated.*

As previously stated, it is not agreed that approval of a dwelling on the application site will be above the current threshold.

An additional house above the threshold can however be easily substantiated. Chirside Station was specifically identified in the previous Local Plan, as a **preferred building group** to satisfy local housing needs. This has not changed and it is obvious that Chirside Station is desperately in need of re-development.

By re-developing the semi-derelict Station Cottage Flats (New Station Cottages) the applicant has previously provided 8No. Low Cost Housing Units for the rental market (Nos. 4 to 11 on the attached Site Plan, in Appendix I). Since completion, there have been no void rental periods and there has been no need to advertise; 'word of mouth' in the workplace has ensured continuity of Tenants.

The site is within walking distance and has a public footpath link from Station Cottages to Ahlstrom's, one of the largest employers in Berwickshire. In addition there is a shorter link to Ahlstrom's, via the 'David Hume' walk, which is obviously well used. A further 500m to the East of Ahlstrom are major employers, E S Black Ltd, Greenvale AP and McCreath, Simpson & Prentice Ltd at Craigswalls, who are all within a short bus route (1 mile) of the Chirside Station / A6105 road junction. This has kept the New Station flats fully occupied and substantiates the requirement for housing land, which is on the doorstep of many major employers. The employers from these businesses require a full range of employees from manual to professional.

Chirside Station is a mixed use area, both agricultural and forestry related employment opportunities are also available there.

There is a public footpath link from the application site to the Berwick-Upon-Tweed / Duns / Galashiels Bus route. Chirside Station is much nearer to the above employers than Chirside and Duns, as such it is a genuinely sustainable rural housing development zone, where there is no requirement for private transport to the workplace.

The lack of recent development in this building group is typical of the rural Borders and reflects the downturn in the housing market over the last 6 or more years. Demand for housing in the general Borders area is now recovering and with increasing in-migration and the new Border Railway link to Edinburgh, every opportunity should be made available to provide housing in areas such as this, which are crying out for re-generation.

c). *The proposal would therefore represent an unacceptable and unjustified development which would inappropriately expand the building group in to the surround countryside.*

The previously approved application for this and other sites on and around the former railway line, confirms that the Planning Authority have over the years considered the site suitable for development and that the site is appropriately located in relation to the building group.

The previous approvals at Chirside Station, refurbishment of 8No. dwellings (re-development complete) and 19No. new housing units (3No. of which have been built and 1No. construction commenced) and (application 09/01388/PPP for up to 12No. houses, recommended for approval in March 2010, see copy approval letter in Appendix I), provide sufficient evidence to show that the Planning Authority have already agreed that up to 31No. houses would not inappropriately expand the building group into the surrounding countryside.

**Planning Reference 14/00996/PPP
Plot A Chirnside Station, Chirnside.**

Whilst it is understood that there is a need to control the unnecessary sprawl of the smaller isolated building groups in the open countryside, this building group could comfortably absorb more than the new limit of 30% and would greatly enhance and re-generate the Chirnside Station 'Hamlet'. It is very short sighted to restrict the re-development of this building group and refuse previously approved application sites, which remain undeveloped for obvious economic reasons.

Criteria for siting of housing in relation to existing building groups have not altered and as such there is no justification in the refusal based on the inappropriate expansion of the building group. The Western boundary of the former railway line has always formed a distinct edge to the Station Cottages building group.

2. Policy Inf2 & EP12:

a) The proposal would be contrary to policy INF2 of the Scottish Borders Council Consolidated Local Plan 2011 in that the dwelling would have an adverse effect on the continued use of the access route/railway, which is promoted under Policy EP12 of the Proposed Local Development Plan 2013. Reason: to protect general rights of responsible access.

The proposal already satisfies Inf2, in that the existing approved development (Plot C) infringes on the existing railway line route. The presence of this site has already justified a modification in the existing access provisions along the disused railway line. The 'David Hume' walk recognises this and diverts around the development zone and around the land belonging to Ahlstrom. The subject land/ site is no longer used in any way for public access.



Photograph 'E'



Photograph 'F'

Photographs showing the route of the 'David Hume' walk through Chirnside Station, also indicated on the Site Plan in Appendix I

**Planning Reference 14/00996/PPP
Plot A Chirside Station, Chirside.**



Photograph 'G'



Photograph 'H'

**Photographs showing the route of the 'David Hume'
walk through Chirside Station, also indicated on the
Site Plan in Appendix I**

**Planning Reference 14/00996/PPP
Plot A Chirside Station, Chirside.**



Photograph 'J'



Photograph 'K'

**Photographs showing the route of the 'David Hume'
walk through Chirside Station, also indicated on the
Site Plan in Appendix I**



Photograph 'L'

**Planning Reference 14/00996/PPP
Plot A Chirnside Station, Chirnside.**

There would be no perceived benefit to the public in opening up this short length of former railway line, as, beyond the subject site the former railway line terminates within land belonging Ahlstrom. This is a secure industrial zone, which is not safe for public access.



Photograph 'M'



Photograph 'N'

Photographs showing Ahlstrom's secure fencing and gates on route of old railway line, protecting land beyond the application site.



Photograph 'O'

Although an appropriate access route could be accommodated and managed, it would not be responsible to provide access for the public through the subject site. The other public access routes in and around this area are well established and provide a safe means of passage for pedestrians, cyclists and the like.

**Planning Reference 14/00996/PPP
Plot A Chirnside Station, Chirnside.**

Use of the former railway line, as part of the strategic green network, obviously terminates at the old level crossing adjacent to the Eastern boundary of Plot C, where the full width of the railway line is taken up by a housing site. The 'David Hume' walk follows this route acknowledging that the use of the former railway line is no longer viable beyond this point.

3. General

This application was submitted and registered (8th September 2014) prior to the expiry (21st October 2014) of an existing Outline Planning Approval for the site (07/00577/OUT).

If a detailed Planning Application for an appropriately designed dwelling had been submitted the application would have been approved. Under the circumstances, there is no justification in refusing a Planning application to extend an Outline Approval, where a detailed application would have succeeded.

In effect the value of the land, currently a 'Brownfield' site of no other reasonably beneficial use, has been reduced to £zero.

**Planning Reference 14/00996/PPP
Plot A Chirside Station, Chirside.**

APPENDIX I

Detailed Site Plan of Chirside Station 'Building Group'

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Photograph of Site and Existing Access (309A & 305)

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Planning Application to Scottish Borders Council including Site Plan

•

Scottish Borders Council Decision Notice (Refusal)

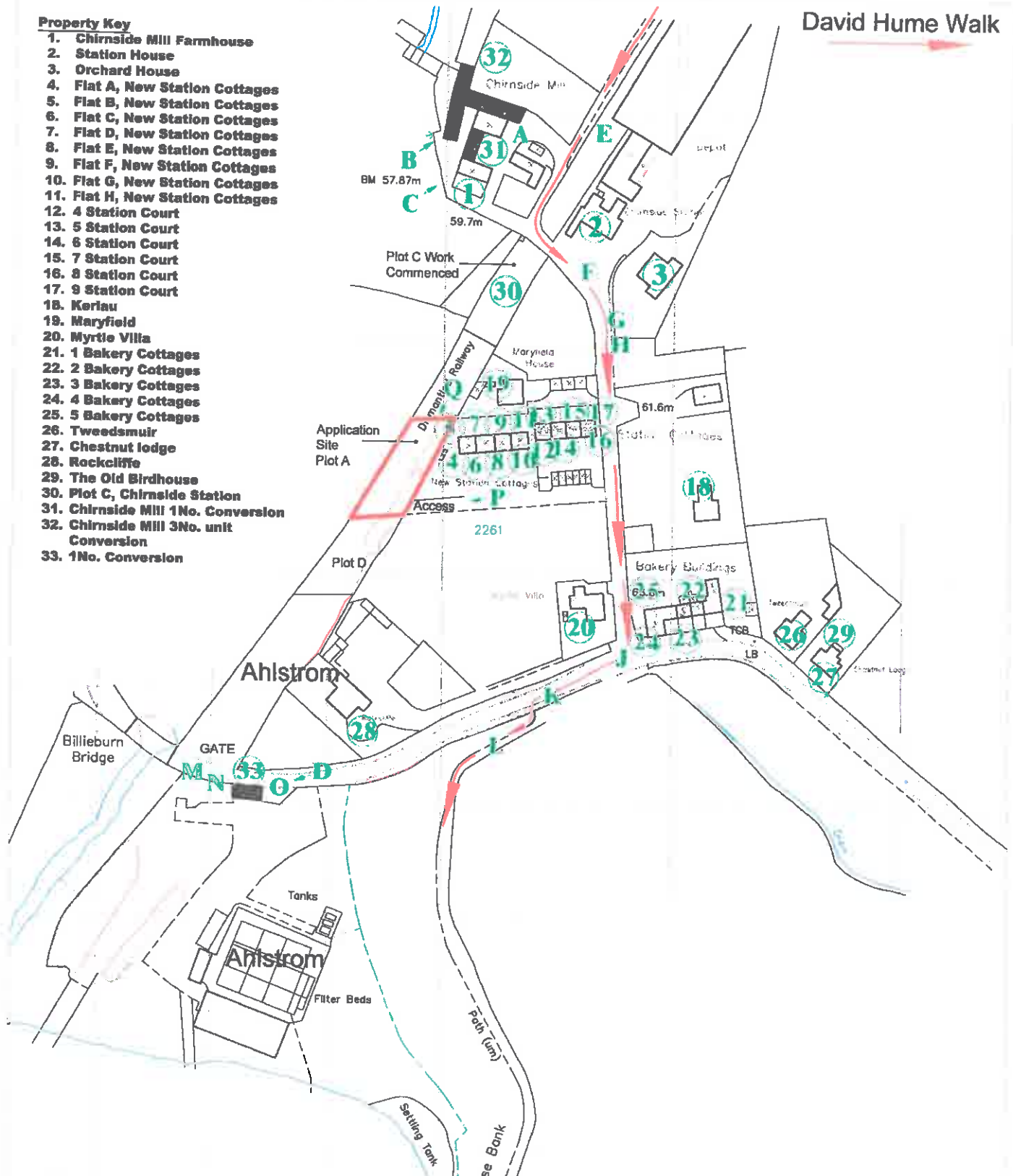
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Site with SBC recommendation for approval of up to 12No. Houses (withdrawn 2013)

Property Key

1. Chirnside Mill Farmhouse
2. Station House
3. Orchard House
4. Flat A, New Station Cottages
5. Flat B, New Station Cottages
6. Flat C, New Station Cottages
7. Flat D, New Station Cottages
8. Flat E, New Station Cottages
9. Flat F, New Station Cottages
10. Flat G, New Station Cottages
11. Flat H, New Station Cottages
12. 4 Station Court
13. 5 Station Court
14. 6 Station Court
15. 7 Station Court
16. 8 Station Court
17. 9 Station Court
18. Kerlau
19. Maryfield
20. Myrtle Villa
21. 1 Bakery Cottages
22. 2 Bakery Cottages
23. 3 Bakery Cottages
24. 4 Bakery Cottages
25. 5 Bakery Cottages
26. Tweedsmuir
27. Chestnut lodge
28. Rockcliffe
29. The Old Birdhouse
30. Plot C, Chirnside Station
31. Chirnside Mill 1No. Conversion
32. Chirnside Mill 3No. unit Conversion
33. 1No. Conversion

David Hume Walk



Ordnance Survey License No. - 100047400

Do not scale off this drawing. All dimensions must be checked on site prior to ordering materials and construction.

CLIENT: G Drummond, Broomhouse, Duns		Richard Amos Ltd. Chartered Architectural and Building Surveying Services 2 Golden Square, Duns, Berwickshire, TD11 3AW, Tel: (01361) 882599, Fax: (01361) 882577, E-Mail: ra@richardamosltd.co.uk	
PROJECT: Chirnside Station, Chirnside Duns			
TITLE: Site Plan	DRG. NO. 15/B395/SP01	Registered Office 2 Golden Square, Duns, Berwickshire, TD11 3AW. Registered in Scotland, Company No. 240332 V.A.T. Reg. No. 502 4656 71	
DRAWN: J. Renton	SCALE: 1:NTS		

**Planning Reference 14/00996/PPP
Plot A Chirnside Station, Chirnside.**



Photograph 'P'

Access to application site and available parking.



Photograph 'Q'

The Application site

LHO



TOWN AND COUNTRY
PLANNING (SCOTLAND) ACT
1997 (AS AMENDED)

For Office Use Only:

Application Number: 14/00996/PPP

Date Registered: 8.9.14

PLANNING APPLICATION

1. Name and Address of applicant	Name and Address of Agent
G. DRUMMOND	
Broom House, Duns	
Post Code: TD11 3PP	
Tel. No. [REDACTED]	Tel. No.
E-mail [REDACTED]	E-mail address.....

2. Full Postal Address of Application Site (indicated in red on the site plan)

Plot A FORMER RAILWAY LINE, CHIRNSIDE STATION

Is this address a flat?
Yes No

3. Brief Description of Proposed Development

4. Type of Application (tick one box only)

- (a) Full application for new building works and/or a change of use and/or engineering works
- (b) Full application for a change of use not involving any building works
- (c) Planning permission in Principle
- (d) Approval of matters specified in conditions (pursuant to a Planning Permission in Principle)
- (e) Application for removal or variation of a condition on a planning permission previously granted (Please indicate reference number of previous application)
- (f) Application for renewal of a limited period permission (Please indicate reference number of previous application) 07/00577 OUT
- (g) Application for renewal of an unimplemented permission (You need only answer Questions 17 and 18) (Please indicate reference number of previous application)

5. Applications for Matters Specified in Conditions (if you ticked (d) in Q.4, please complete)

- (a) State the reference number and date of the planning permission in principle
- (b) State which of the conditions are submitted for approval as part of this application:
All Conditions (please tick) or Condition Numbers

**Planning Reference 14/00996/PPP
Plot A Chirnside Station, Chirnside.**

17 Declaration

I hereby apply for planning permission and declare that, to the best of my knowledge, the information contained in this application and on the submitted plans is correct.

I attach FOUR copies of the application forms and enclose the application fee of £...~~380~~...³⁸⁰... together with:

- Four sets of the necessary plans and drawings
- In the case of MAJOR developments, a Pre-Application Consultation Report
- A Design and Access Statement or Design Statement, where the application site is situated within a conservation area, historic garden or designed landscape, a National Scenic Area, the site of a scheduled monument or the curtilage of an A Listed Building (see Notes for Guidance for further information)

Signed..... on behalf of..... Date... 1 Sep 2014

18 Please complete Certificate A and Certificate B (please tick ONE box in each)

CERTIFICATE A under Section 35 of the Town and Country Planning (Scotland) Act 1997, as amended

I certify that:

At the beginning of a period of 21 days ending with the date of this application, nobody other than the applicant was the owner¹ of all of the land to which the application relates

OR

The applicant has given the required notice to everyone who, at the beginning of the period of 21 days ending with the date of the accompanying application, was the owner¹ of any part of the land to which the application relates, as listed below:

Owner's Name	Address at which notice was served	Date on which notice was served
[Redacted]		

Signed..... of..... Date.....

CERTIFICATE B under Section 35 of the Town and Country Planning (Scotland) Act 1997, as amended

I certify that:

At the beginning of a period of 21 days ending with the date of this planning application, none of the land to which the application relates is, or is part of, an agricultural holding;

OR

The applicant has given the required notice to every person other than the applicant who, at the beginning of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:

Tenant's Name	Address at which notice was served	Date on which notice was served
[Redacted]		

Signed..... of..... Date... 1 Sep 2014

least seven years left to run

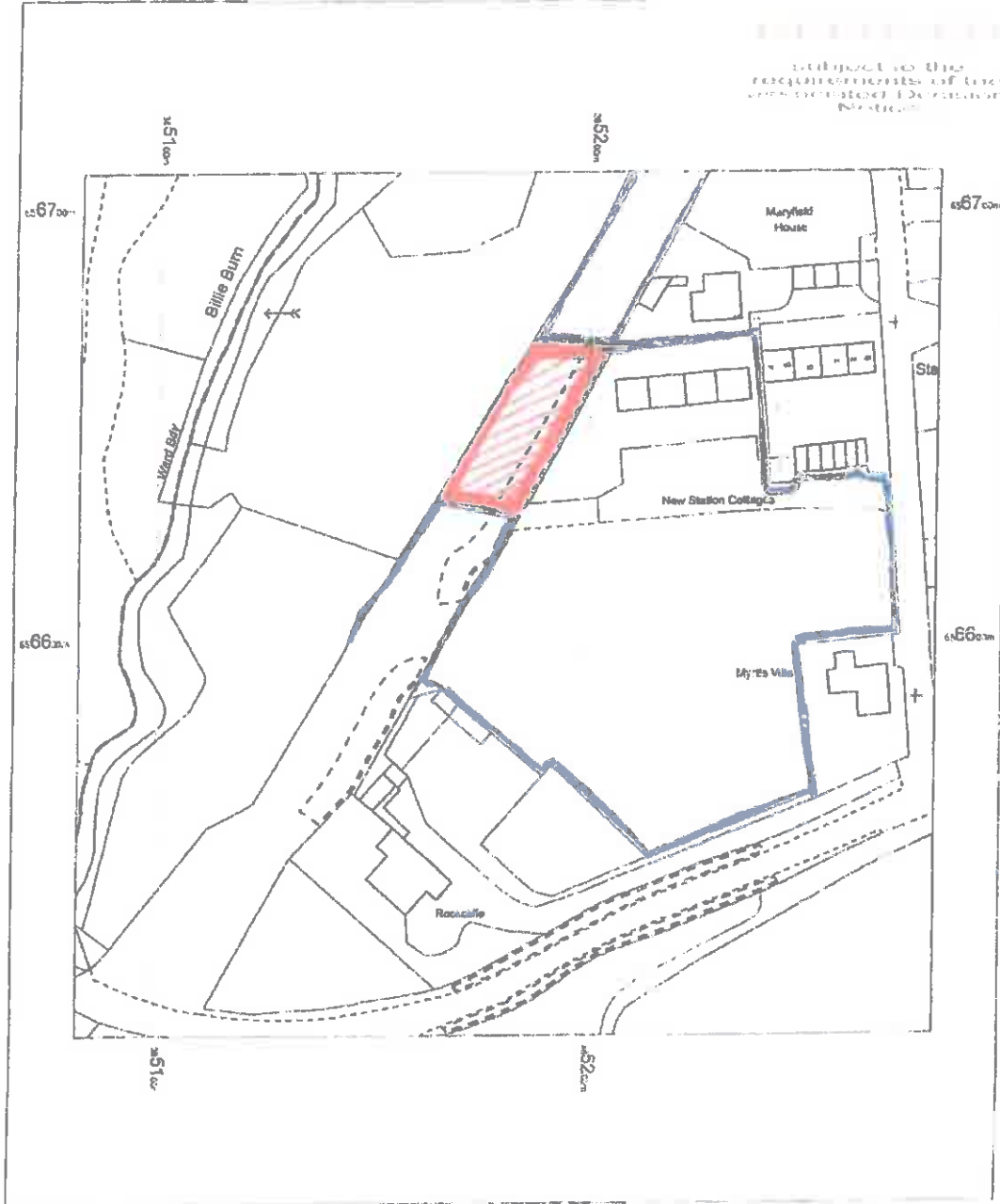
Planning Reference 14/00996/PPP
Plot A Chirnside Station, Chirnside.

14/00996/PPP

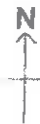
Location Plan

Subject to the requirements of the Environmental Protection Act 1990

subject to the requirements of the Environmental Protection Act 1990



OS MasterMap 1250/2500/10000 scale
05 September 2014 ID: MNOW 00359041
mapnow.co.uk
1:1250 scale print at A4 Centre 38°51'02" E 65°5'09" N
© Crown Copyright Ordnance Survey Licence no 100017780



TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997

Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Application for Planning Permission

Reference: 14/00996/PPP

To: G Drummond Broom House Duns Scottish Borders TD11 3PP

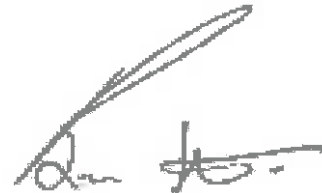
With reference to your application validated on **8th September 2014** for planning permission under the Town and Country Planning (Scotland) Act 1997 for the following development :-

Proposal: Erection of dwellinghouse

At: Plot A Chirside Station Chirside Scottish Borders

The Scottish Borders Council hereby **refuses** planning permission for the **reason(s)** stated on the attached schedule.

**Dated 20th April 2015
Regulatory Services
Council Headquarters
Newtown St Boswells
MELROSE
TD6 0SA**



Signed
Service Director Regulatory Services

APPLICATION REFERENCE: 14/00996/PPP

Schedule of Plans and Drawings Refused:

Plan Ref	Plan Type	Plan Status
	Location Plan	Refused

REASON FOR REFUSAL

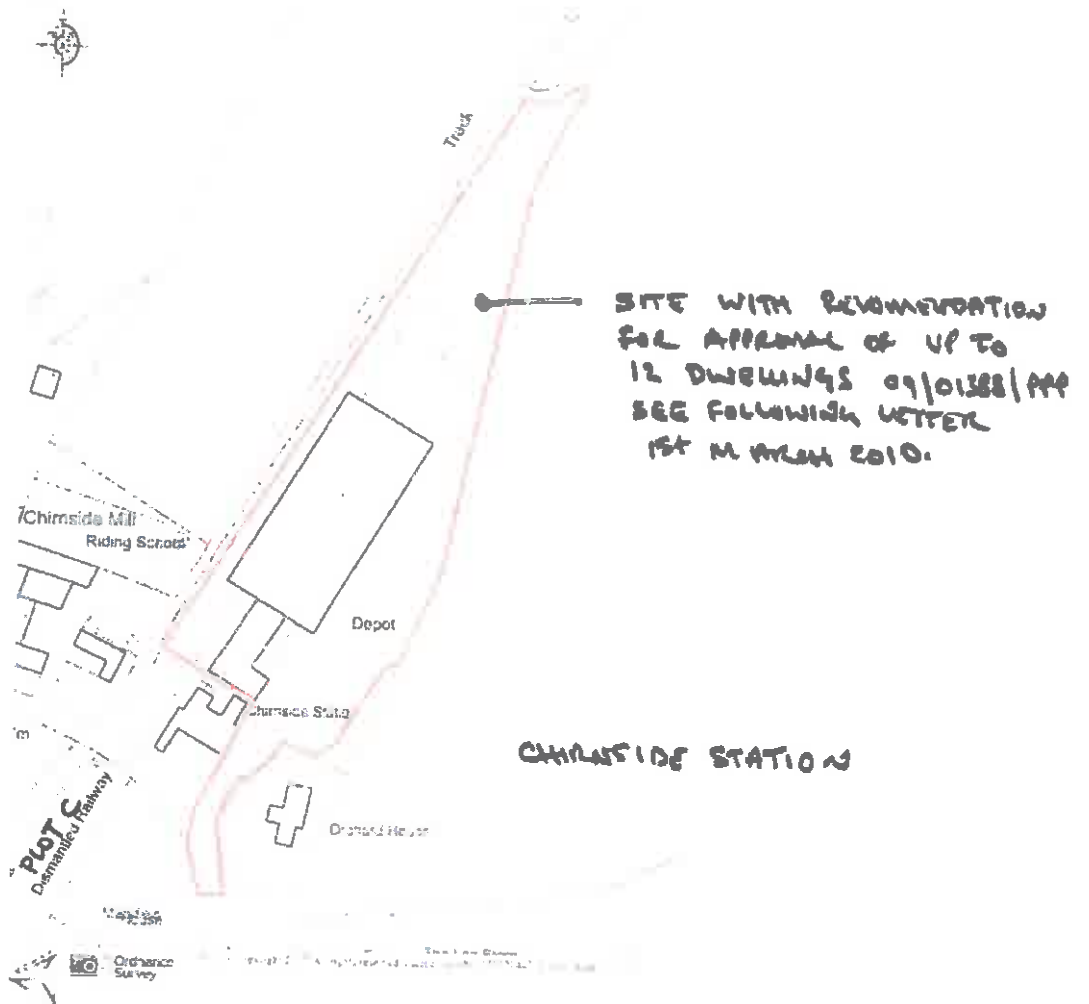
- 1 The proposal is contrary to policy D2 of the Scottish Borders Consolidated Local Plan 2011 as the proposal for the dwellinghouse would exceed the maximum threshold of 8 new dwellinghouses or a 30% increase in the size of the existing building group (when assessed in conjunction with associated applications 14/00997/PPP and 14/00995/PPP) during the current Local Plan period and the need for the number of units above this threshold in this location has not been adequately substantiated. The proposal would therefore represent an unacceptable and unjustified development which would inappropriately expand the building group into the surrounding countryside.
- 2 The proposal would be contrary to policy INF2 of the Scottish Borders Council Consolidated Local Plan 2011 in that the dwelling would have an adverse effect on the continued use of the access route/railway, which is promoted under Policy EP12 of the Proposed Local Development Plan 2013. Reason: To protect general rights of responsible access.

FOR THE INFORMATION OF THE APPLICANT

If the applicant is aggrieved by the decision of the Planning Authority to refuse planning permission for or approval required by a condition in respect of the proposed development, or to grant permission or approval subject to conditions, the applicant may require the planning authority to review the case under Section 43A of the Town and Country Planning (Scotland) Act 1997 within three months from the date of this notice. The notice of review should be addressed to Corporate Administration, Council Headquarters, Newtown St Boswells, Melrose TD6 OSA.

If permission to develop land is refused or granted subject to conditions, whether by the Planning Authority or by the Scottish Ministers, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, the owner may serve on the Planning Authority a purchase notice requiring the purchase of his interest in the land in accordance with the provisions of Part 5 of the Town and Country Planning (Scotland) Act 1997.

Site Location Plan - Farmway Store, Chirnside



Brian Frater
Head of Planning and Building Standards

John Richardson
per Sean Hedley
Sanderson Weatherall
22-24 Grey Street
Newcastle upon Tyne
NE1 6AD

Please ask for: John Hiscox
Our Ref: 09/01388/PPP
E-Mail: JHiscox@scotborders.gov.uk
Your Ref:
Date: 1st March 2010

Dear Sir

RESIDENTIAL DEVELOPMENT OF UP TO 12 HOUSES, LAND NORTH OF CHIRNSIDE STATION, CHIRNSIDE, BERWICKSHIRE

I refer to the above planning application, and write to advise that the recommendation to approve said application subject to conditions (x10), informative notes (x3) and a legal agreement (Section 75) relating to development contributions and road/access improvements has been agreed under delegated powers. Contributions relating to this development would be required in relation to local schooling, affordable housing and potentially in relation to the management of Core Path 88, a public path route which forms part of the site.

I attach a copy of the agreed planning report, with conditions and informative notes included. I do not have the heads of terms for the legal agreement as yet. Said agreement would be dealt with by my colleague being the Negotiations Officer, whose consultation response is visible on Public Access (SBC website) and by our legal team in Corporate Resources.

I now need you to provide details of any legal representative you intend to engage, to deal with the required legal agreement. On receipt of this information I will refer the case to the Negotiations Officer and the legal part at this end of the planning process can begin.

I look forward to hearing from you shortly in this regard.

Yours faithfully

John Hiscox
Planning Officer