

Application Comments for 15/00745/PPP

Application Summary

Application Number: 15/00745/PPP

Address: Land East Of Park Lane Croft Park Croft Road Kelso Scottish Borders

Proposal: Erection of dwellinghouse

Case Officer: Barry Fotheringham

Customer Details

Name: Mrs Shirley Redgrave

Address: Pinnaclehill Lodge Sprouston Road, Kelso, Kelso, Scottish Borders TD5 8ES

Comment Details

Commenter Type: Community Council

Stance: Customer made comments neither objecting to or supporting the Planning Application

Comment Reasons:

Comment: The Kelso Community Council had no objection to this application.

REGULATORY SERVICES



To: **Development Management Service**
FAO Barry Fotheringham

Date: **30 Sept 2015**

From: **Roads Planning Service**
Contact: **Keith Patterson**

Ext: **6637**

Ref: **15/00745/PPP**

Subject: Erection of Dwellinghouse, Land East of Park Lane, Croft Park, Kelso.

I had concerns about development on this site at the time of previous submissions, mainly due to the Council's policy on the number of dwellings served by a private road. This policy has now changed increasing from 2 new dwellings to 4 new dwellings. This policy change has removed the concerns I had with this site previously and I am now able to support the proposal subject to the following conditions:

- Two parking spaces and turning to be provided within the curtilage of the plot and retained in perpetuity.
- The hedge that separates the private access from the public footway to be reduced in height to no greater than 1000mm over the first 2000mm.

JAF

PLANNING CONSULTATION

To: Landscape Architect

From: Development Management

Date: 2nd July 2015

Contact: Barry Fotheringham ☎ 01835 826745

Ref: 15/00745/PPP

PLANNING CONSULTATION

Your observations are requested on the under noted planning application. I shall be glad to have your reply not later than 23rd July 2015, 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 23rd July 2015, it will be assumed that you have no observations and a decision may be taken on the application.

Name of Applicant: Mr James Hewit

Agent: Ferguson Planning

Nature of Proposal: Erection of dwellinghouse

Site: Land East Of Park Lane Croft Park Croft Road Kelso Scottish Borders

OBSERVATIONS OF: Landscape Architect, J. Knight following site visit on 24.07.15

CONSULTATION REPLY dated 27 July 2015

It is recognised that a formal recommendation can only be made after consideration of all relevant information and material considerations. This consultation advice is provided to the Development Control service in respect of landscape related issues.

Description of the Site

The site is a roughly triangular shaped area of sloping, south west facing ground to the east of Park Lane and directly south of the house at 11 Kingscroft. The 1st edition OS map indicates that the whole of the sloping bank of which this site is a part was once part of the 'West Broomlands Plantation' which ran along the slopes that separate 'The Croft' area from the 'High Croft' area south of Angraflat Road. Effectively it is part of a river terrace. To the east, most of this sloping ground area is covered by policy GSKELSO007 and GSKELSO008 in the 2013 Development Plan which defines them as key greenspaces. The site itself however, is not included.

A public footpath rises up the slope just outside the southern and eastern boundaries behind a screen hedge of cypress around 2m high which appears to be maintained by the applicant. The whole site and adjoining sloping ground above Park Lane has recently been cleared of all woody vegetation and there are numerous tree and shrub stumps and wood chippings visible on site. There is also evidence of soil movement on some of the steeper areas e.g. behind the existing stable building. There is a manhole on the slope which the owner says relates to a surface water drain running underneath.

Nature of the Proposal

The applicant's site plan (0013 SK02 dated 10.06.15) indicates, in outline, a single house partly on the site of the existing stable building but also extending to the east into what is currently steeply sloping ground which is also close to the manhole mentioned above. (The plan also shows existing trees which have been removed.) A floor level of 101.4 is indicated but levels for the adjoining ground to the east are not provided.

Implications of the Proposal for the Landscape including any mitigation

This is quite a difficult assessment. The site is visible over the wider area but the proposed development is on the lowest and least visible part which also benefits from screening by trees on the Council owned land to the south. As explained in the description, it appears to be part of a wider slope which, elsewhere, is protected green space. In addition, I am rather concerned by the recent vegetation removal both for the loss of vegetation structure and because de-vegetated slopes are more vulnerable to erosion which is already apparent.

In addition, the applicant has only provided basic detail necessary for an outline application but this does not show how a difficult sloping site can be practically developed. A house built exactly as shown would probably require construction of expensive retaining structures and may even affect the drain mentioned above which the owner states is SBC responsibility and is in need of maintenance. Some of these issues could probably be alleviated by moving the house to the west so that it effectively stands in the footprint of the existing stable building with the parking / tuning head relocated accordingly.

A further issue is what is to happen to the rest of the ground which has recently been cleared? It would be re-assuring to know that this was going to be re-vegetated and that some trees and shrubs would be included.

In order to achieve an acceptable application, the applicant should provide more fully worked layout plan with existing ground levels to how the site can be developed and what size of retaining structures would be required and to confirm if any existing services may be affected. An acceptable application should also include a landscape planting plan that addresses slope stability and amenity issues.

Recommendation

The applicant should provide further information, as outlined above, to demonstrate that this site can be acceptably developed.

Consultation Summary

This is a difficult site and further information is required to demonstrate the practicality of an new development.