

SCOTTISH BORDERS COUNCIL

DEVELOPMENT AND BUILDING CONTROL COMMITTEE

APPLICATION FOR PLANNING PERMISSION – PART II REPORT

REF : 07/00074/OUT

APPLICANT : Mr And Mrs Glendinning (Senior)

AGENT : Buccleuch John Sale (Galashiels)

DEVELOPMENT : Erection of dwellinghouse

LOCATION : Land North West Of West Cote Farmhouse
Hawick
Scottish Borders

TYPE : Outline Application

Observations by Development Control Officer - Mr Craig Miller

The current occupants of Westcote Farmhouse wish to retire and hand over the house and farm to one of their sons to continue the farming of the unit. This matter has been accepted as the farmers have occupied Westcote for most of their working lives and is, thus, a genuine case. They have also now accepted a control through S75 Agreement to ensure that the vacated farmhouse will be tied to the existing land, avoiding any hiving off and potential repeated applications. The S75 Agreement has now been concluded and the consent can be issued. An agricultural occupancy condition should also be attached to control occupation of the new house.

In terms of site location, it consists of the corner of a field to the rear of the wooded Linden Park building group. Had the application not been a justified exemption from the Housing in the Countryside Policies, then it would have been considered to have been outwith the visual limits of the building group. However, that containment also provides good screening to the site from public view, glimpses only being possible from the east to westbound traffic. I am content that a house in this position would not be detrimental to rural amenity or the landscape.

There is further development proposed utilising the same track, up at the Westcote stading. All this development (two further conversions and a new-build) cannot occur until the roadway and junction are upgraded to the specification of Technical Services. Significant work has already been undertaken on this but it will be necessary to impose the same condition as imposed on the other outline approval.

No contribution for education has been sought – the site is presumably in the catchment of Trinity PS. Even so, it is unlikely that a contribution could have been asked for given the justified nature of the case – a retirement farmhouse.

Recommendation

It is recommended that the application be approved subject to the following condition(s) :-

- 1 Occupation of the proposed dwellinghouse to be limited to a person employed or last employed in agriculture as defined in Section 277 of the Town and Country Planning (Scotland) Act, 1997 or any dependent of such a person residing with him or her but including a widow or widower of such a person.
Reason: The erection of a dwellinghouse for normal residential occupation would be contrary to the Council's policy on housing in the countryside.

- 2 The subsequent approval by the Planning Authority of the means of access, the layout of the site, the design and siting of any buildings and the landscape treatment of the site.
Reason: Approval is in outline only.
- 3 The means of water supply and of foul and surface water drainage, including SUDS measures, to be submitted for the approval of the Planning Authority.
Reason: To ensure that the site is satisfactorily serviced.
- 4 The dwellinghouse not to be occupied until the access has been improved to the specification of the Planning Authority as shown on the approved plan, including visibility improvements at the public road junction, improvements to the running surface and passing places.
Reason: In the interests of road safety.
- 5 Two parking spaces, excluding any garage, and a vehicle turning area to be provided within the site, with further provision for visitor parking and turning for service vehicles being agreed with the Planning Authority before the development is commenced.
Reason: In the interests of road safety.
- 6 The dwellinghouse roof to be natural slate.
Reason: To safeguard the visual amenity of the area.
- 7 The proposed development shall incorporate measures to maximise the efficient use of energy and resources, and the incorporation of sustainable building techniques and renewable energy technologies, in accordance with the scheme of details that shall first have been submitted to and approved in writing by the planning authority.
Reason: To ensure the development minimises any environmental impact