

SCOTTISH BORDERS COUNCIL

**APPLICATION TO BE DETERMINED UNDER POWERS DELEGATED TO THE HEAD OF PLANNING
AND REGULATORY SERVICES**

PART III REPORT (INCORPORATING REPORT OF HANDLING)

REF : 10/00988/PPP
APPLICANT : Mr Drew Glendinning
AGENT : Aitken Turnbull (Gala)
DEVELOPMENT : Erection of dwellinghouse (renewal of previous consent 07/00072/OUT)
LOCATION: Plot 1 Land North West Of West Cote Farmhouse
Hawick
Scottish Borders

TYPE : PPP Application

REASON FOR DELAY:

DRAWING NUMBERS:

Plan Ref	Plan Type	Plan Status
AT1647-01	Location Plan	Approved

NUMBER OF REPRESENTATIONS: 0
SUMMARY OF REPRESENTATIONS:

None

CONSULTATIONS:

Director of Technical Services: My comments still stand from previous application 07/00072/OUT:

Although I have no objections in principle to this proposal, the following conditions must be adhered to:

1. Parking and turning, for a minimum of two vehicles and excluding any garage, must be provided within the curtilage of the property.
2. When taken in consideration with applications 07/00073/FUL and 07/00074/OUT, three visitor parking spaces must be provided.
3. Provision must be made for service vehicles.
4. A passing place must be provided on the access road serving the site between the site and the A698.
5. Visibility improvements must be carried out at the junction between the access road and the A698.
6. The access road serving the site must be surfaced using a bituminous material, capable of taking the weight of a service/emergency vehicle.

The submitted drawings, G2748/02 and G2748/05, for the previous application address these matters and I would not object if these are to be the final plans.

Environmental Health: With reference to my Planning Response dated 19 July 2010, the Applicant has now returned the Agricultural Buildings Questionnaire. Having regard to the information supplied by

the Applicant there is no indication of any land contamination issues on this site. Accordingly I have no objections or further comments to make on this application.

Director of Education and Lifelong Learning: The proposed development is located within the catchment area for Denholm Primary School and Jedburgh High School. The High School has capacity to accept additional pupils and therefore no contribution is sought but in line with Council Policy, a contribution of £2,743 will be sought for the Primary School.

PLANNING CONSIDERATIONS AND POLICIES:

Scottish Borders Local Plan: Adopted 2008

Policy G5: Developer Contributions

Policy H2: Protection of Residential Amenity

Policy D2: Housing in the Countryside

Recommendation by - Julie Hayward (Principal Planning Officer) on 23rd November 2010

Westcote Farm is situated to the north east of Hawick accessed from the A698 by a farm track. It comprises of a two storey farmhouse and steading buildings, one has been converted into a dwellinghouse and is occupied and the other is currently being converted into a dwellinghouse.

Outline planning permission (07/00072/OUT) was granted for the erection of a dwellinghouse on this site in July 2007 and this has now lapsed. This current application seeks to renew this consent.

Planning permission has been approved to extend and renovate the farmhouse and a planning application has been submitted to convert the bothy attached to the farmhouse into a dwellinghouse (reference: 10/00938/FUL).

Policy D2 of the Scottish Borders Local Plan Adopted 2008 allows appropriate development within or adjacent to a building group. The conversion of the steading buildings to two dwellinghouses is substantially complete and together with the farmhouse a building group now exists at Westcote. The proposal for one new dwellinghouse would comply with the 100% rule as there is one existing house other than the conversions.

The proposed site is well related to the houses within the building group and is on brownfield land previously occupied by farm buildings and so within the area contained by the sense of place. Concern was expressed when the original outline application was determined regarding the lack of physical and visual linkage between the plot and the conversions. However, a combination of planting, garden boundaries and parking for the conversions would link the developments better.

The plot is on a hill and is visible from the Bonchester Bridge road and so a condition was attached to the previous outline planning permission that the proposed house should be kept to a single storey design. This can be attached to this renewal application. The visual impact would be no greater than the previous buildings on the site and the conversions and farmhouse to the south east.

The Director of Technical Services has no objections provided that his requirements are met and these can be controlled by planning conditions.

The plot is sufficient distance from the conversions and so no overlooking or loss of privacy would occur to occupants of these properties.

A developer contribution is required towards Denholm Primary School and would be secured through a legal agreement. No affordable housing contribution is required in connection with the bothy conversion as the site is within the former South Roxburgh Housing Market area.

REASON FOR DECISION :

The plot had outline planning permission for the erection of a dwellinghouse and circumstances and policies have not changed to warrant a different recommendation. The proposal complies with policies D2 and H2 of the Scottish Borders Local Plan Adopted 2008 in that the site is well related to the building group at Westcote Farm and subject to appropriate design and siting, the proposal would not harm residential or visual amenities.

Recommendation: Approved - conditions & Legal Agreement

- 1 No development shall commence until the details of the layout, siting, design and external appearance of the building(s), the means of access thereto and the landscaping of the site have been submitted to and approved in writing by the Planning Authority.
Reason: To achieve a satisfactory form of development, and to comply with the requirements of Section 59 of the Town and Country Planning (Scotland) Act 1997, as amended by the Planning etc. (Scotland) Act 2006.
- 2 Application for approval of matters specified in the conditions set out in this decision shall be made to the Planning Authority before whichever is the latest of the following:
(a) the expiration of three years from the date of this permission, or
(b) the expiration of six months from the date on which an earlier application for approval of matters specified in the conditions set out in this decision notice was refused or dismissed following an appeal.
Only one application may be submitted under paragraph (b) of this condition, where such an application is made later than three years after the date of this consent.
Reason: To achieve a satisfactory form of development, and to comply with the requirements of Section 59 of the Town and Country Planning (Scotland) Act 1997, as amended by the Planning etc. (Scotland) Act 2006.
- 3 No development shall commence until all matters specified in conditions have, where required, been submitted to and approved in writing by the Planning Authority. Thereafter the development shall only take place except in strict accordance with the details so approved.
Reason: To achieve a satisfactory form of development, and to comply with the requirements of Section 59 of the Town and Country Planning (Scotland) Act 1997, as amended by the Planning etc. (Scotland) Act 2006.
- 4 The dwellinghouse to be of single storey design with natural slate roof.
Reason: To safeguard the visual amenity of the area.
- 5 The means of water supply and of both surface water and foul drainage to be submitted to and approved by the Planning Authority before the development is commenced. The development then to be implemented in accordance with the approved details.
Reason: To ensure that the site is adequately serviced.
- 6 No development to be commenced until a landscaping scheme is submitted to, and approved by, the Planning Authority, including planting around the resident parking and visitor parking areas, planting within the site along the north-western boundary and outwith the site along the south-western boundary. The scheme to include a programme for completion and subsequent maintenance. Once approved, the scheme to be implemented concurrently with the development or during the next planting season thereto, and maintained thereafter.
Reason: To safeguard the visual amenity of the area.
- 7 Two parking spaces, excluding any garage, and a vehicle turning area to be provided within the site, with three visitor parking spaces and turning for service vehicles being provided to the east of the plot as shown on the approved plan (Drawing Number AT1647-01) before the house is occupied and retained in perpetuity.

Reason: In the interests of road safety.

- 8 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 (Drawing Number AT1647-01), including visibility improvements at the junction between the access road and the A698, improvements to the running surface and a passing place provided on the access road serving the site between the site and the A698. The access road serving the site must be surfaced using a bituminous material, capable of taking the weight of a service/emergency vehicle.

Reason: In the interests of road safety.

- 9 The development hereby permitted shall be begun before the expiration of two years from the date of approval of the last of the matters specified in the conditions set out in this decision.

Reason: To achieve a satisfactory form of development, and to comply with the requirements of Section 59 of the Town and Country Planning (Scotland) Act 1997, as amended by the Planning etc. (Scotland) Act 2006.

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