

SCOTTISH BORDERS COUNCIL

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

PART III REPORT (INCORPORATING REPORT OF HANDLING)

REF : 15/01380/FUL

APPLICANT : Mr Drew Glendinning

AGENT : Aitken Turnbull Architects Ltd

DEVELOPMENT : Erection of dwellinghouse

LOCATION: Plot 2
Land North East Of Westcote Farmhouse
Hawick
Scottish Borders

TYPE : FUL Application

REASON FOR DELAY: Late Consultation Reply

DRAWING NUMBERS:

Plan Ref	Plan Type	Plan Status
LOC-01	Location Plan	Approved
PP-01 PROPOSED SITE PLAN	Site Plan	Approved
PP-02 PLANS & ELEVATIONS AS PR	Elevations	Approved

NUMBER OF REPRESENTATIONS: 0
SUMMARY OF REPRESENTATIONS:

ROADS PLANNING SERVICE: I shall have no objections to this proposal provided the following conditions are adhered to:

1. Parking and turning for a minimum of two vehicles, excluding any garages, must be provided within the curtilage of the plot prior to occupation. These must thereafter be retained in perpetuity.
2. The access drive and three parking spaces must be provided to the satisfaction of the Council prior to the occupation of the dwelling.

COMMUNITY COUNCIL: No response.

ACCESS OFFICER: No response.

HEALTH & SAFETY EXECUTIVE: Do not advise against.

EDUCATION & LIFELONG LEARNING (MARK BEDWELL): Confirms that the site is located within the catchment area for Denholm Primary School and Jedburgh Grammar School. A contribution of £2990 per unit will be sought for the Primary School. As a result of fire, Denholm Primary School was rebuilt with additional classroom space to accommodate future developments in the area therefore a contribution is sought towards the costs of providing this extension to the school and to recoup the capital investment made by the council. This contribution should be paid upon receipt of detailed planning consent but may be phased subject to an agreed schedule.

PUBLICITY AND REPRESENTATIONS

This application was publicised by means of adverts in the Southern Reporter and on the national planning notification website. Further publicity was carried out through the direct postal notification of 5 neighbouring premises. No objections or representations were received as a result.

PLANNING CONSIDERATIONS AND POLICIES:

Consolidated Scottish Borders Local Plan (2011)
G1, G5, H2, NE4, BE2, D2, Inf2, Inf4

Local Development Plan
PMD2, IS2, HD3, EP13, EP8, HD2,

Other
SPGs

- New Housing in the Borders Countryside
- Placemaking and Design
- Trees and Development
- Landscape and Development
- Householder Development
- Development Contributions
- Biodiversity
- Contaminated Land Inspection Strategy

Recommendation by - Andrew Evans (Planning Officer) on 10th February 2016

SITE

The site is on the edge of an existing building group at Westcote Farm, between Hawick and Cavers. The site is flat, and elevated relative to the access road to the North East. Immediately adjacent to the west of this site is the new build dwelling erected on plot one.

PLANNING HISTORY

Under application 12/00628/PPP, planning permission in principle was granted for the erection of a dwelling on this site.

PROPOSED DEVELOPMENT

Full planning permission is now sought for the erection of a single detached dwelling.

POLICY CONTEXT

The application requires to be assessed principally in terms of adopted policies on new housing. Policy D2 of the Consolidated Scottish Borders Local Plan (and Policy HD2 of the LDP) set out the Council policy position in terms of proposals for residential development in the countryside. This is supplemented by the adopted SPG on New Housing in the Borders Countryside. A building group is present at Westcote, and it has numerical capacity to accommodate this development.

In terms of the suitability of this site with respect to being an appropriate addition to the group, I am satisfied this particular site is acceptable. I have also considered the relationship of this site to the group. Consent was approved previously under same policy guidance so there is no justification in coming to a different view.

PLACEMAKING AND DESIGN

The Council has adopted planning policies and supplementary planning guidance which seek to raise design standards, and promote thorough consideration of context. The proposals require to be assessed in terms of the adopted Supplementary Planning Guidance and the adopted planning policy relating to Placemaking

and Design. In this case the proposed dwelling would reflect the form, scale and mass of the dwelling on plot one.

The bulk of the proposed dwelling has been broken down in to separate elements, and the building would have a traditional form and detailing. The proposed materials are acceptable, though a condition would be appropriate to ensure the aims and requirements of policies G1 and D2 of the CSBLP are met.

The site sits in an elevated location relative to the access track to the farm. The site is also visible from the higher minor road from Hawick to Cavers to the south of the site. It would be appropriate to attach a landscaping condition, to help ensure that the land surrounding the house properly settles into the landscape in time.

AMENITY

Policy H2 of the CSBLP and policy HD3 of the emerging LDP seek to ensure that development does not adversely affect neighbouring residential amenity. The Council has also adopted supplementary planning guidance on Householder Development, which sets out the Council policy position in terms of amenity and privacy. The nearest dwellings are sufficiently distant from the site that I am satisfied the proposal would not affect the residential amenities of occupants of these properties. The master bedroom and bedrooms 2 and 3 of the proposed dwelling would have windows facing the house on plot 1. However, these windows look on to the gable end of the neighbour, which contains no windows, and houses a car port canopy. The windows flanking the entrance door on the neighbour serve a hallway and corridor, and are at a distance of 18m window to window, and on the same level. The relationship with plot one is such, that I am satisfied the development is of acceptable impacts on neighbouring amenity and privacy. There are no other properties in the surrounding area that would be affected by the proposal.

The adopted SPG on Householder Development also sets out minimum standards for garden space in planning applications for new housing. In the case of this proposed house, sufficient garden ground is proposed, and the application would comply with the SPG requirements.

HEALTH AND SAFETY EXECUTIVE

Consultation was carried out with the HSE due to the proximity of the Wilton-Grangemouth Ethylene pipeline, however the HSE confirms that the site identified does not currently lie within the consultation distance (CD) of a major hazard site or major accident hazard pipeline; therefore at present HSE does not need to be consulted on any developments on this site.

ROAD SAFETY

Road safety is a material planning consideration. Policies inf4 of the CSBLP and IS7 of the LDP set out the relevant infrastructure standards for parking to serve development. The Roads Planning Service was consulted on the application. The site is served by the existing private track to Westcote from the A698 road between Hawick and Denholm. The Roads Planning Service was consulted on the application. The RPS engineer confirms no road safety objection to the proposed dwelling. The proposals are considered acceptable in road safety terms. A planning condition will ensure provision of the required parking within the curtilage. Subject to such a condition, I am satisfied that the proposed development is acceptable in terms of road safety impacts. The proposed development would comply with the relevant policies on road safety and parking.

ACCESS AND RIGHTS OF WAY

In the case of this application, the Council access officer has not provided a response. The application is agreeable in as much as it is apparent that the site is not located on or immediately adjacent to any right of way. The site appears capable of being developed without any adverse impacts on rights of way arising.

WATER SUPPLY AND DRAINAGE

The details of the proposed drainage arrangements will require being subject to a Building Warrant. Policies G1 and Inf6 of the CSBLP, and policies PMD2 and IS9 of the LDP seek to ensure that developments are adequately serviced. A standard planning condition requiring confirmation on water and drainage

arrangements in due course would be appropriate. This will ensure compliance with the relevant requirements of policies G1, Inf5/6 of the CSBLP in terms of services.

The site is in rural countryside, and would be served by a private water supply. The information submitted with the application sets out that the proposed drainage arrangements would be for a private system, with connection to a new or existing septic tank, which would discharge to land via soakaway, A planning condition to cover the proposed water and drainage arrangements would be appropriate. Subject to such condition, the proposals would comply with policies G1 and Inf6 of the CSBLP in relation to services connections.

DEVELOPMENT CONTRIBUTIONS

Policy G5 of the CSBLP and policy IS2 of the LDP seek to ensure that development contributions are identified and collected in line with prevailing policy. The SPG on Development contributions sets out the prevailing contribution levels. In terms of this application site, contributions were initially identified in terms of Education and Lifelong Learning. The Development Negotiator wrote to the agent outlining the contribution requirements applicable to this application. It has since been established however that the relevant education contribution has in fact already been settled, during the processing of the previous application on this site. The Development Negotiator has confirmed to me now that no contributions are applicable here, that matter having already been settled in full.

REASON FOR DECISION :

Subject to the undernoted schedule of conditions, the proposed development of a single dwelling on this site is considered an acceptable form of new housing in the Countryside. The proposals are considered to be capable of compliance with policies G1, G2, G5, G6, BE2, H2, D2, Inf4, Inf5 and Inf6 of the Consolidated Scottish Borders Local Plan (2011), and with adopted Supplementary Planning Guidance on Placemaking and Design, Trees and Development, Householder Development, Development Contributions, and Waste.

Recommendation: Approved - conditions & informatives

- 1 A sample of all materials to be used on all exterior surfaces of the development hereby permitted shall be submitted to and approved in writing by the Planning Authority before development.
Reason: The materials to be used require further consideration to ensure a satisfactory form of development, which contributes appropriately to its setting.
- 2 Prior to the occupation of the dwelling hereby approved, parking and turning for two vehicles is to be formed within the site. Thereafter the approved parking and turning is to be retained in perpetuity, unless otherwise agreed in writing by the Planning Authority.
Reason: In the interests of road safety on the adjoining minor road.
- 3 Prior to the commencement of development, full details of the means of water supply and of both foul and surface water drainage are to be submitted to and approved in writing by the planning authority. Thereafter the development is to be completed in accordance with the approved details unless otherwise agreed in writing by the planning authority.
Reason: To ensure that the development is adequately serviced.
- 4 Further details of the soft landscaping and boundary treatments shall be submitted to and approved in writing by the Planning Authority. Details of the scheme shall include:
 - i. A plan showing the location and specification of all fences, walls and gates.
 - ii. A schedule for planting including species, density and location.
 - iii. A programme for completion and subsequent maintenance.Reason: To ensure the satisfactory form, layout and assimilation of the development.

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