

SCOTTISH BORDERS COUNCIL

**APPLICATION FOR PLANNING PERMISSION TO BE DETERMINED UNDER POWERS DELEGATED
TO THE HEAD OF PLANNING AND BUILDING STANDARDS**

PART III REPORT

REF : 07/00578/REM

APPLICANT : Mr And Mrs D Jack

AGENT : John R Harris & Partners

DEVELOPMENT : Erection of dwellinghouse and detached garage

LOCATION: Stables At Old Belses
Jedburgh
Scottish Borders
TD6 8UR

TYPE : REM Application

Observations by Development Control Officer - Miss Karen Hope

This application seeks the approval of reserved matters for the erection of a dwellinghouse on land at Old Belses near Jedburgh.

Outline planning consent was granted on 6 February 2006 for the erection of a dwellinghouse on this site, subject to conditions.

Various amendments have been made to the design of the proposed dwellinghouse including a revision to the proposed bathroom extension and an amendment to the roof pitch. The design of the proposed dwellinghouse is now considered to be acceptable. The outline consent for the site required that natural stone is used in the basecourses and features/surrounds. Natural stone is proposed to the vestibule but the drawings indicate the use of 'Anstone' in the basecourse. For the avoidance of doubt, a suitably worded condition should be attached to this consent again requiring that the basecourse is natural stone.

A further condition was attached requiring that a landscape scheme is submitted, including tree, hedge and shrub treatment along the Jordan Burn boundary. This has been indicated on the site plan although further information is required in respect of the proposed species. It is also considered that the planting belt should continue along the north western boundary of the site. Regrettably an existing beech hedge along the southern boundary of the site requires to be removed in order that an acceptable access can be achieved. A condition should be attached to this consent requiring that the hedging is replaced.

The Director of Technical Services (Roads) has raised various issues. These can be dealt with by attaching suitably worded conditions to any consent granted. No neighbour objections have been received and Ancrum Community Council has raised no objections.

The Scottish Environment Protection Agency and the Council's Flood Protection Officer advised that the site is within a 1 in 200 year flood risk area. The submission of a flood risk assessment was therefore required. Unfortunately this issue did not come to light during the process of the outline planning application. The flood risk assessment was subsequently submitted and the proposals are now considered to be acceptable from a flood risk point of view.

Overall, it is now considered that the proposals are acceptable.

Recommendation:

It is recommended that the application is approved subject to the following conditions:

1. No landraising should occur on site below the 99.39m AOD contour.
Reason: In the interests of flood risk.
2. The precise location of the access to be agreed by the Local Planning Authority before any development is commenced on site.
Reason: In the interests of road safety.
3. The existing vehicular access opposite Old Belses Cottage must be closed off before any works commence on site.
Reason: In the interests of road safety.
4. Any gates erected at the access must open into the site and must be set back a minimum of 6 metres from the edge of the public road.
Reason: In the interests of road safety.
5. The basecourse to be natural stone.
Reason: To safeguard the character and amenity of the area.
6. The colour(s) of the external timbers and walls shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced.
Reason: To safeguard the character of the area.
7. No development shall take place except in strict accordance with a scheme of landscaping works, which has first been submitted to and approved in writing by the Local Planning Authority. Details of the scheme shall include details of the species within the 5 metre wide strip of planting along the side of Jordan Burn as indicated on drawing no. 07007 – PL/001. This planting strip must extend along the entire length of the Jordan Burn boundary. A planting strip must also be implemented along the north western boundary of the site and the existing hedge along the B6400 boundary must be replaced.
Reason: To ensure the satisfactory form, layout and assimilation of the development.
8. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner, and shall be maintained thereafter and replaced as may be necessary for a period of two years from the date of completion of the planting, seeding or turfing.
Reason: To ensure that the proposed landscaping is carried out as approved.

Informative: Please find attached consultation responses received from the Scottish Environment Protection Agency (SEPA) for your information.

It should be noted that all work within the existing public road and verge must be carried out by an approved contractor on Scottish Borders Council's approved list who must complete and return the relevant application form for permission to work in the public road prior to work commencing on site.

Steps must be taken to prevent surface water flowing from the site to the adjacent public road.

Miss Karen Hope
Senior Planning Officer (East)

Recommended On: 9 May 2008