

SCOTTISH BORDERS COUNCIL

PLANNING AND BUILDING STANDARDS COMMITTEE

03 OCTOBER 2022

APPLICATION FOR PLANNING PERMISSION

ITEM: **REFERENCE NUMBER:** 22/00323/FUL

OFFICER: Euan Calvert
WARD: Kelso and District
PROPOSAL: Erection of two dwellinghouses with associated access
SITE: Land West And North Of Village Hall, Smailholm
APPLICANT: Lord Haddington's Testamentary Trust
AGENT: Galbraith

SITE DESCRIPTION

The site is at the north end of the village. Smailholm Knowe is a prominent site of the village owing to the elevated nature of the site. It is a triangular shaped area of ground fronting the roadside. This is an undeveloped and unenclosed site, which appears unused for agriculture and has been colonised by grass and trees. Anecdotally, the site has historically served as the local waste dump. There is a mown footpath through the site connecting the village hall with the B6397, Earlston - Kelso road. The drystone dyke of the Village Hall forms the west boundary of the site. There are remains of a small building adjacent to this boundary. Beyond the south east boundary are the rear gardens of Smailholm Cottages and Smailholm Farmhouse.

The site is within the village's Conservation Area and within the development boundary.

PROPOSED DEVELOPMENT

Full Planning Permission is sought for two detached houses, with a communal vehicular access from the public road.

The proposals build on discussions with the Planning Authority in 2021 whereby two similar (handed in design) dwellinghouses were proposed. The proposals are now for two different house types (Plot A, 1 3/ 4 storey and Plot B, 1 storey in height). The single storey (cottage styled) dwelling would occupy Plot B at the entrance/ extent of the village. The designs remain contemporary and simply detailed. Co-joined garages will be set back from the building line and under pitched roofs.

Throughout the course of this application there have been changes to elevations and gable widths. Roof pitches have been steepened and wall to window ratios adjusted. The roof would be naturally slated, with the walls finished in smooth silicone render. There have been changes to the site layout. A significant change to the proposed plan since 2021 has been the inclusion of a roadside pavement and formalising the footpath connection to the Village Hall. The layout of this site has very much been dictated by the demands of road safety and standards. One access at the brow of the hill is necessitated to serve both plots thereby avoiding road safety concerns with the adjacent blind corner. There have been adjustments to the dimensions of the shared

access in response to Roads Officer concerns. Parking and turning areas would be forward of the proposed garage building.

PLANNING HISTORY

Of relevance to this application and the matters raised in representations:

- 20/00021/PREAPP subject to an appropriate design and layout the general principle of developing two dwellinghouses could be supported on the site.
- 21/00316/FUL Erection of two dwellinghouses with associated access – Withdrawn December 2021

REPRESENTATION SUMMARY

There were twelve representations received, ten of which were objections to the application. All are available to view in full on *Public Access*. A summary of the key issues raised is:

- One neighbour observes that they should have been notified as part of the process.
- Not in-keeping or in harmony with the conservation village.
- Height and bulk of the proposals overly prominent.
- The address of the application site is wrong.
- Design Statement is insufficient in analysis of local architecture.
- Proposed building form is banal.
- Heights are inappropriate.
- Fake chimneys are a planning whimsy.
- Overtly square floorplates contrasts to vernacular.
- Supporting Planning statement is a vacuous generalisation.
- Designs do nothing to complement conservation area.
- No design rigour. No more respects the Smailhom conservation area, than a Disneyland fairy castle evidences respect to the rich tradition of Central European medieval fortification.
- Detrimental to this charming and historic settlement which will dilute the entrance to a fine borders village.
- Scale and height, design and a suburban character of development that would be inappropriate as a 'gateway' to the village and to the character and appearance of the Conservation Area, being architecturally incompatible and not following the building line.
- Makes a mockery of the accolade 'conservation village'
- Site will be highly visible, looming above the Hall on entrance to the village.
- Path through the site is a public right of way. The proposed road crossing to the core path on the opposite side of the road will be dangerous.
- Site has been a dump for domestic and farm waste.
- Potential conflict with uses at Hall – Noise late in the evening, such as weddings, ceilidhs, parties or performances/concerts.
- "Sustainable House" Is it Carbon neutral?
- Development will change the setting of the village.
- Development will appear in skyline when approach from Leaderfoot.
- Fenestration is weird and first floor rooflights will be above eyeline and redolent of prison cells.
- Bland, thoughtless and constitute the worst of contemporary architecture.
- The design is neither modern, nor respects the visual setting of the village.

- Proposals should be single storey to avoid being unduly prominent.
- Proposed route of footpath is unstable/ dangerous.
- Loss of mature trees.

APPLICANT'S SUPPORTING INFORMATION

The application has been supported by a Design Statement which was amended and resubmitted to include further 3D visuals. A Tree Survey, Ecological Appraisal and planning statement have also been submitted.

DEVELOPMENT PLAN POLICIES:

Scottish Borders Council Local Development Plan 2016

Local Development Plan 2016

PMD1: Sustainability

PMD2: Quality Standards

PMD5: Infill Development

HD3: Protection of Residential Amenity

EP1: International nature conservation sites and protected species

EP2: National nature conservation sites and protected species

EP3: Local biodiversity

EP9: Conservation Areas

EP13: Trees, Woodlands and Hedgerows

IS2: Developer Contributions

IS7: Parking Provision and Standards

IS9: Waste water Treatment Standards and Sustainable Urban Drainage

OTHER PLANNING CONSIDERATIONS:

Supplementary Planning Guidance

Developer Contributions, updated 2022

Guidance on Householder Developments (2006)

Placemaking and Design (2010)

Landscape and Development, (2008)

Sustainable Urban Drainage Systems (2020)

Trees and Development (2020)

Waste Management (2015)

CONSULTATION RESPONSES:

Scottish Borders Council Consultees

Roads Planning Service: First response; No objections subject to condition. Further information required. Second response: Amended plans address concerns about parking/ turning. Bellmouth changes or swept path analysis to be submitted.

Final response: Widening of the access road to 4100mm does allow for two cars to pass. It would be useful however to have the roadside hedge set slightly back to allow for a small grinding margin on the access road.

Landscape Architect: No response.

Ecology Officer: No response.

Outdoor Access Officer: Comments arising from 21/00316/FUL: With consideration of the Roads Planning Officer's comments it is recommended that the route of the path should be re-plotted within the plan to facilitate a safer road crossing to meet core path 37.

Contaminated Land Officer: Land use is potentially contaminative and it is the responsibility of the developer to demonstrate that the land is suitable for the use they propose. Condition required.

Education and Lifelong Learning Service: No reply

Heritage and Design Officer: First response: No objection. Further information required. The design has been significantly simplified. Whilst a simple form and design is generally characteristic of the conservation area and an appropriate approach, the detail and materials used will be critical to the success of the proposal. On this basis:

- Plot A includes some contemporary interest through the inclusion of a recessed corner door. Plot B would benefit from some modest contemporary design relief, if possible.
- Rendered elements should be a traditional wet dash.
- Roof should be traditional Scottish style slate
- As per the design reference given, windows should be located immediately below eaves level, certainly to Plot B. Other ways to avoid the blank area at eaves level may be required for Plot A.
- Rooflights to Plot A should be located to the rear where possible, or incorporated as windows within the gables, to avoid rooflights to the front elevation, if possible.
- Window and door openings should be significantly recessed into the wall (deep reveals). The plans should be amended to indicate this.
- Large scale details should be provided of key junctions, including the doors (including reveals and threshold), windows (including reveals and cills), eaves, skews, ridge and chimneys.
- Landscape: Boundary treatments and landscaping will be a critical element of the proposal. Hedging and natural topography is appropriate.

Second response: The submitted amendments largely address the detailed design comments, subject to conditions.

The amendments have reduced the depth and height of the units slightly (and Plot A is set at a slightly lower ground level also) but still do not fully reflect the scale and form of traditional buildings in the village, which is particularly evident in the proposed flat-roofed section.

The position of the solar panels is likely to draw undue attention to the flat-roofed section, particularly as it is likely they would not be installed flat and will be more visible than the elevations suggest. A condition should be added for full details and location of solar panels to be agreed (notwithstanding location shown). The following conditions should also be applied:

- Material samples
- Solar Panels as above
- Large scale details of key junctions, including doors (including reveals and threshold), windows (including reveals and cills), eaves, skews, ridge and chimenys. (Reveals should be deep)
- Detailed landscape plan including boundary treatments and hard landscaping materials.

Statutory Consultees

Floors, Makerstoun, Nenthorn and Smailholm Community Council: Objection. Former dump is highly visible, exposed and designs do not meet the standards of the conservation village. Should be single storey in height. Other sites in Smailholm more suited to development than this one.

Scottish Water: No objection. There is sufficient capacity at Robertson Water Treatment Works. Smailholm SEP Waste Water Treatment Works - unable to confirm capacity.

Archaeology: No archaeological conditions.

KEY PLANNING ISSUES:

The key planning issues are whether the proposed development constitutes appropriate infill development in accordance with the Local Development Plan 2016, particularly as regards the siting, design, scale and character of the proposed development; potential impact on the village's Conservation Area; road safety; tree impacts; and whether it can be adequately serviced.

ASSESSMENT OF APPLICATION:

Principle

The application site is located within the settlement boundary as identified in the Local Development Plan 2016 (LDP). The principle of development on this site is supported by Policy PMD5 of the LDP and it is not considered that the site needs to be safeguarded in principle. The Conservation Area envelopes this triangular shaped area and includes the adjacent Hall and land. It is considered that this two house proposal is an acceptable small-scale infill development which can be accommodated without recourse to the special architectural or historic character and appearance of the Conservation Area.

The proposed residential development would not conflict with the established land use of the area and would not detract from the character or amenity of the surrounding area. The proposed houses can be accommodated on the site without resulting in over development or town or village cramming and the design (which will be discussed in more detail later in the report) of the houses is considered appropriate for this location. The principle of residential development on this site is therefore considered acceptable and in accordance with Policy PMD5.

Policy EP9 – Conservation Areas, requires development to accord with scale, proportions, alignment, density materials, boundary treatments, open spaces, vista gardens and landscapes. Many of the objections have highlighted concerns for prominence of any development of this Knowe. It is conceded that Plot A will be a

prominent addition to the skyline but that the architecture (and the roof scape in particular) are not incompatible with the site or local vernacular. It is acknowledged that the platformed roof pitches and mock chimney breasts are both deliberate attempts to hide the depth of plan proposed. The pitches have however been steepened to 42° throughout the course of this application and would be clad in slate. A variation in design between plots has been achieved throughout the course of the applications and now it is considered that the form of development will make an acceptable contribution to the entrance to the village when approached from the north. The finished floor level of the house proposed on Plot A has been reduced from 174.30m AOD and both floor levels are now proposed to be 173.85 m AOD.

Other matters relevant to PMD5, and other relevant policies of the LDP and advice within Supplementary Planning Guidance, are accounted for further in this assessment.

Services

Scottish Water has confirmed there is capacity for a mains water supply. A condition should require written confirmation from Scottish Water that a connection to the public mains has been approved.

The application indicates a connection to the existing public drainage network. This is the default position in sewered catchment areas, however, a matter for Building Standards as to the technical suitability of the proposal. A condition can secure further details before development commences, ensuring the proposed house can be adequately serviced.

Provided surface water is managed within the site and any run-off rates are maintained at pre-development levels, there are no concerns in this regard.

Ecology

There are no local or national designations at risk. The Ecological Appraisal submitted in support of the application does not identify issues in relation to protected species but there is a potential that common bird species may nest in the trees on the site. If felling is to take place in the breeding season, the trees should be checked by a suitably qualified person prior to works to ensure no birds have nested. Should birds be found, works cannot commence until the nest is no longer active. This can be covered by a suitably worded condition.

Trees, landscaping and boundaries

The Tree Survey confirms presence of 7 no trees in the site. 5 no trees are shown on the site plan to be removed to accommodate the access drive and the house on Plot A. Whilst the loss of trees is regrettable, the large specimen tree to the north west corner will be retained and the wider landscape setting in the village will not be affected. Additional trees are being proposed and the site layout will allow for a new roadside hedge to be planted along the north boundary of the site. This will help create an attractive entrance to the village on approach from the north.

It is appropriate to ensure protection of the trees identified for retention and this can be covered by an appropriately worded condition. A detailed landscape plan will be required to ensure additional tree and hedge planting and this will also be covered by condition. Compensation for tree loss will be sought at a ratio of 2:1 and the losses can be accepted in this instance.

As regards site boundaries, the site plan includes reference to proposed hedge lines both on the roadside (to delineate the private garden from pavement) and to enclose Plot A from the public path. A condition will be used to ensure details of any proposed fencing is given further consideration to avoid a suburban form of development and ensure the boundaries are treated as sympathetically as possible.

Placemaking and design, Materials.

The Conservation Area includes this Knowe therefore the contribution it makes to the character and appearance of the Conservation Area is, from the outset, acknowledged.

It is contested that this amended scheme will have a neutral impact to the conservation area as opposed to the adverse effects identified in the public consultation exercise. It is accepted that the development's scale, form and height could be reduced, specifically on Plot A, however it is concluded that the demand for such design changes should not be determinant in this application. The proposed buildings are not unduly large for the proposed plots and it is considered that the scale of development can be accommodated without harming the integrity of the conservation area.

On approaching the village from the north the proposed composition of rooflines and proposed variation in building designs (changes achieved throughout the determination of both planning applications) will be a defining feature of this site and it is now considered that this scheme will be an acceptable addition.

Developing on the edge of any village will almost inevitably change the sense of place of that part of the settlement, however, the issue is whether the resulting change will have adverse consequences. In this case, (accounting for the existing pattern of house plot sizes, house footprints, orientations and building lines within the village), it is not considered that this proposal would stray from the existing townscape or spatial pattern in such a manner that it would have adverse consequences for the character and sense of place of the village.

The proposal would be set behind new landscaping, back from the public road which is a layout repeated throughout the village.

The design approach is fundamentally contemporary. Several of the objectors appear to have a good understanding of architecture and have articulated their concerns over the proposals. However it is considered that, on balance, there has been significant improvements to this scheme and the proposals now achieve an acceptable balance between being sympathetic to, without being reflective of, the existing buildings. The platform roof is an innovative solution to concealing the mass of the wide plan and it should not appear an incongruous feature to the village. Platform roofs are not incompatible features of conservation areas. In this instance, it obviates an unduly tall roof height on this prominent site.

The Heritage and Design Officer is cautionary about the principles specifically regarding the scale, form and relationship to traditional buildings in surroundings but does not object to the revised designs. Conditions covering precise details such as the appearance of the solar panels, external materials, doors, windows and landscaping are however, recommended to ensure an appropriate contribution to the character and appearance of the Conservation Area.

Furthermore, and with time, and with complementary landscaping/boundary treatments will allow this development to settle into the village's established townscape without any unacceptable adverse consequences.

Neighbouring amenity

The proposed development will relate comfortably to the houses in the surroundings with regards privacy, daylight, sunlight and outlook. Also, it is not considered the proposal would have adverse effects in any of the above regards on any other neighbouring property, that would be in any way unreasonable for this context.

Residential development on this site is not considered to conflict with the adjacent Hall use. Potential residential amenity issues have been highlighted in objections to the application but it is not considered that these uses are incompatible in the layout and offsets proposed. The proposed development will comply with Policy HD3 covering the protection of residential amenity

Contaminated Land

The site proposes the redevelopment of land that may have been used as a 'midden'. Potential site contamination has been identified through the consultation process and the Council's Contaminated Land Officer has requested a condition be added to any consent that may be granted to ensure this is investigated and remediated if necessary. A condition is proposed to cover this matter and to ensure the site is safe for the intended residential use. This will ensure compliance with Policy IS13.

Road safety, parking and access

The proposed parking spaces, turning, and dimensions of the proposed bellmouth are all now accepted by the Roads Planning Officer. A condition will be applied to ensure the entrance bellmouth and parking is formed before occupation of either plot.

Several objections have highlighted the significance of the informal pedestrian link from the public road to the Village Hall. This is not a recognised path but does provide a very useful link to the Core Path (on the opposite side of the public road). The proposal will re-route this informal path round the south east boundary of Plot A from the village hall to the public road to the north. A new roadside footpath would be formed along the front of the site to provide a link to the Core Path. Both the Roads Planning Officer and the Outdoor Access Officer are satisfied that this is an acceptable, and more formal solution to the current situation, and offer no objections. A condition is required to ensure further design details are submitted of the proposed pavement and pedestrian link to the Hall. This condition will also ensure the implementation of works before the proposed houses are occupied, ensuring continued access.

Waste storage

There is adequate space within plots for dedicated bin storage at the proposed houses. The storage of bins is unlikely to affect the visual appearance of the street. Further details are however required and can be covered by condition.

Energy efficiency

The Design Statement places significant emphasis on low carbon and energy efficient design of these buildings but, energy efficiency credentials are regulated under the Building Standards at the Building Warrant stage. Any visually sympathetic proposal that allows those standards to be exceeded is welcome. This proposal raises no concerns in this regard, subject to the PV panels being dark framed and laid flat on the platformed roof. PV Panels are typically elevated to address the direction of the sun

therefore a condition is recommended to allow for an alternative arrangement on the south west facing roof slopes of the houses and/or garages be agreed, if necessary.

Development Contributions

A legal agreement will be necessary to secure a financial contribution towards Kelso High School and Affordable Housing in order to comply with Policy IS2.

The legal agreement will also secure servitude public access to, and along the proposed footpath, (between the Hall and the B6357 Public Road) shown on the approved site plan in perpetuity and ensure that the path and adjacent land does not become curtilage of either building plots shown on the approved drawings.

CONCLUSION

Subject to a legal agreement and compliance with the schedule of conditions, the development will accord with the relevant provisions of the Local Development Plan 2016 and there are no material considerations that would justify a departure from these provisions.

RECOMMENDATION BY CHIEF PLANNING AND HOUSING OFFICER:

I recommend the application is approved subject to a legal agreement and the following conditions and informatives:

1. The development shall be implemented in accordance with the plans and drawings approved under this consent, unless otherwise agreed in writing with the Planning Authority
Reason: To ensure that the development is carried out in accordance with the approved details.
2. 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.
3. No development shall commence until precise details of:
 1. the PV Solar panels and the fixing/ mounting details to the roofs (Panels to be mounted flat to the surface of the platform unless otherwise agreed.)
 - ii. Large scale details (drawings) of key junctions of the houses hereby approved, including doors (including reveals and threshold), windows (including reveals and cills), eaves, skews, ridge and chimneys. (Window and door reveals should be deep)have first been submitted to and approved in writing by the Planning Authority, and thereafter no development shall take place except in strict accordance with those details.
Reason: The materials require further consideration to ensure a satisfactory form of development, which contributes appropriately to the conservation area.
4. No development shall commence until written confirmation from Scottish Water confirming that public mains water and public foul drainage connections are available to serve this site, has first been submitted to and approved in writing by the Planning Authority. The development shall be serviced only using the approved public mains water and foul drainage arrangements, unless otherwise

agreed in writing with the Planning Authority. All surface water drainage shall be managed in accordance with SUDS principles and in a manner that maintains surface water run-off from the site at pre-development levels.

Reason: To ensure the development is adequately serviced and manages surface water drainage

5. Parking and turning for four vehicles (two spaces per dwelling) shall be provided within the curtilage of the site prior to occupation of the first dwelling hereby approved and retained thereafter in perpetuity.

Reason: To ensure the dwelling is served by adequate parking provision and turning at all times.

6. No development shall commence until engineering details, including construction details and a long section drawing, for the roadside footway and the pedestrian link between the site and the village hall have first been submitted to and agreed in writing by the Council. Thereafter the roadside footway and the pedestrian link to be constructed in accordance with the approved details prior to occupation of the first dwelling.

Reason: To ensure safe pedestrian access.

7. The vehicular access to the site as shown on site plan L(-1) 101 C hereby approved to be formed to Council standard specification DC-6 prior to occupation of the first dwelling.

Reason: In the interests of road safety and to allow for safe servicing of the properties hereby approved.

8. No development shall take place except in strict accordance with a scheme of soft landscaping works, which shall first have been submitted to and approved in writing by the Local Planning Authority, and shall include (as appropriate):

- i. indication of existing trees, shrubs and hedges to be removed, those to be retained and, in the case of damage, proposals for their restoration
- ii. location of new trees, shrubs, hedges and grassed areas (new trees to be planted at a ratio of 2:1 replacement.)
- iii. schedule of plants to comprise species, plant sizes and proposed numbers/density
- iv. programme for completion and subsequent maintenance.

Reason: To enable the proper form and layout of the development and the effective assimilation of the development into its wider surroundings.

9. No development shall commence until precise details of all boundary treatments, which shall include a scheme of hedging forward of any privacy fencing as well as the height and design of fences, has first been submitted to and approved in writing by the Planning Authority. The boundary treatments shall be implemented only in accordance with the approved details, and planting shall be implemented during the first planting season following completion of the development.

Reason: To ensure the development has a sympathetic visual impact for the conservation area.

10. Before any part of the development hereby approved is commenced, the trees identified for retention on drawing number L(-1) 101 C shall be protected by a barrier in accordance with BS5837:2012 Trees in Relation to Design, Demolition and Construction and the barriers shall be removed only when the development has been completed.

Reason: To enable the proper effective assimilation of the development into its wider surroundings, and to ensure that those existing tree(s) representing an important visual feature are protected and retained.

11. Unless otherwise agreed in writing and in advance by the Planning Authority, prior to any development commencing on site, a scheme will be submitted by the Developer (at their expense) to identify and assess potential contamination on site. No construction work shall commence until the scheme has been submitted to, and approved, by the Council, and is thereafter implemented in accordance with the scheme so approved.

The scheme shall be undertaken by a competent person or persons in accordance with the advice of relevant authoritative guidance including PAN 33 (2000) and BS10175:2011 or, in the event of these being superseded or supplemented, the most up-to-date version(s) of any subsequent revision(s) of, and/or supplement(s) to, these documents. This scheme should contain details of proposals to investigate and remediate potential contamination and must include:-

- a) A desk study and development of a conceptual site model including (where necessary) a detailed site investigation strategy. The desk study and the scope and method of recommended further investigations shall be agreed with the Council **prior to** addressing parts b, c, d, and, e of this condition.

and thereafter

- b) Where required by the desk study, undertaking a detailed investigation of the nature and extent of contamination on site, and assessment of risk such contamination presents.
- c) Remedial Strategy (if required) to treat/remove contamination to ensure that the site is fit for its proposed use (this shall include a method statement, programme of works, and proposed validation plan).
- d) Submission of a Validation Report (should remedial action be required) by the developer which will validate and verify the completion of works to a satisfaction of the Council.
- e) Submission, if necessary, of monitoring statements at periods to be agreed with the Council for such time period as is considered appropriate by the Council.

Written confirmation from the Council, that the scheme has been implemented completed and (if appropriate), monitoring measures are satisfactorily in place, shall be required by the Developer before any development hereby approved commences. Where remedial measures are required as part of the development construction detail, commencement must be agreed in writing with the Council.

Reason: To ensure that the potential risks to human health, the water environment, property, and, ecological systems arising from any identified land contamination have been adequately addressed.

12. Prior to the felling of those trees identified for removal on approved drawing L(-1) 101 C a breeding bird checking survey shall be carried out by a suitably qualified person and the results of the survey submitted to the planning authority for written approval. Where nesting birds have been identified, no development shall take place during the breeding bird season (March – September) unless otherwise agreed in writing by the planning authority.

Reason: In the interests of biodiversity and in order to protect breeding birds

13. Prior to the occupation of the houses hereby approved, refuse and recycling bin stances for both plots shall be provided in accordance with details, which shall first be submitted to and approved in writing by the planning authority.

Reason: To ensure adequate provision is made for the storage of bins.

Informatives

1. The Roads Planning Service advises that the proposed roadside hedge is set back from the private drive to allow for a small grinding margin for vehicles. Only contractors first approved by the Council may work within the public road boundary.

DRAWING NUMBERS

L(-1)001	Location Plan
L(-1) 101 C	Site Plan
L(-1)102 REV A	Site Sections as Proposed
L(-2)101 REV A	Ground Floor Plan Plot A
L(-2)102 REV A	First Floor Plan Plot A
L(-2)103 REV A	Ground Floor Plan Plot B
L(-2)104	Roof Plan Plot B
L(-3)101 REV A	Sections Plot A
L(-3)102 REV A	Sections Plot B
L(-4)101 REV A	Elevations Plot A
L(-4)102 REV A	Elevations Plot A
L(-4)103 REV A	Elevations Plot B
L(-4)104 REV A	Elevations Plot B
Amended Design Statement	

Approved by

Name	Designation	Signature
Ian Aikman	Chief Planning and Housing Officer	

The original version of this report has been signed by the Chief Planning and Housing Officer and the signed copy has been retained by the Council.

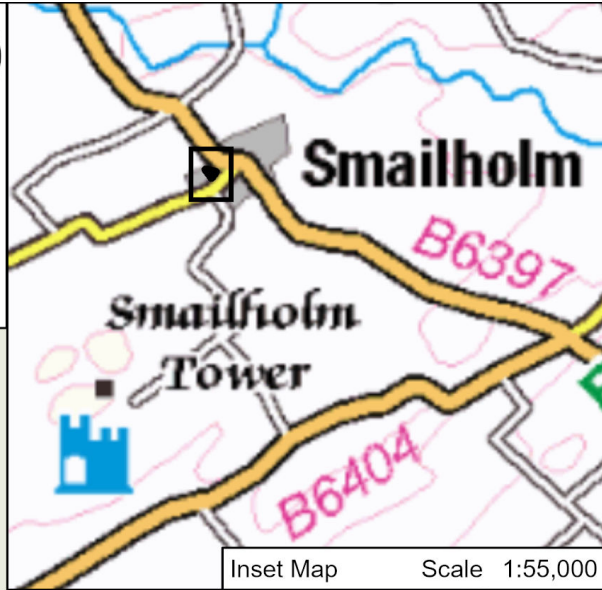
Author(s)

Name	Designation
Euan Calvert	Planning Officer



22/00323/FUL

Land West And
North Of Village Hall
Smailholm



Inset Map Scale 1:55,000



Scale 1:2,000