

John Hayward Planning & Development Standards Manager

Please ask for: (Julie Hayward 01835 825585

Our Ref: 22/00296/FUL

Your Ref: E-Mail: jhayward2@scotborders.gov.uk

Melrose Community Council Mr R Chisholm

Date: 1st March 2022

NAME OF APPLICANT: Mr Robin Purdie

NATURE OF PROPOSAL: Erection of dwellinghouse

SITE: Land North And East Of Tweed Lodge Hoebridge East Road Gattonside Scottish Borders

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997 REQUEST FOR OBSERVATIONS OF: Melrose Community Council Your observations are requested on the above noted planning application

M&DCC have no comments to add to this application

Regards

Robin Chisholm for Melrose & District Community Council

Thursday, 03 March 2022



Local Planner
Development Management
Scottish Borders Council
Newtown St. Boswells
TD6 0SA

Development Operations
The Bridge
Buchanan Gate Business Park
Cumbernauld Road
Stepps
Glasgow
G33 6FB

Development Operations
Freephone Number - 0800 3890379
E-Mail - DevelopmentOperations@scottishwater.co.uk
www.scottishwater.co.uk



Dear Customer,

Land North And East Of Tweed Lodge, Hoebridge East Road, Gattonside, TD6 9LZ
Planning Ref: 22/00296/FUL
Our Ref: DSCAS-0059634-WBB
Proposal: Erection of dwellinghouse

Please quote our reference in all future correspondence

Audit of Proposal

Scottish Water has no objection to this planning application; however, the applicant should be aware that this does not confirm that the proposed development can currently be serviced and would advise the following:

Water Capacity Assessment

Scottish Water has carried out a Capacity review and we can confirm the following:

- ▶ There is currently sufficient capacity in HOWDEN Water Treatment Works to service your development. However, please note that further investigations may be required to be carried out once a formal application has been submitted to us.

Waste Water Capacity Assessment

- ▶ This proposed development will be serviced by MELROSE Waste Water Treatment Works. Unfortunately, Scottish Water is unable to confirm capacity currently so to allow us to fully appraise the proposals we suggest that the applicant completes a Pre-Development Enquiry (PDE) Form and submits it directly to Scottish Water via [our Customer Portal](#) or contact Development Services.

Please Note

- ▶ The applicant should be aware that we are unable to reserve capacity at our water and/or waste water treatment works for their proposed development. Once a formal connection application is submitted to Scottish Water after full planning permission has been granted, we will review the availability of capacity at that time and advise the applicant accordingly.

Surface Water

For reasons of sustainability and to protect our customers from potential future sewer flooding, Scottish Water will not accept any surface water connections into our combined sewer system.

There may be limited exceptional circumstances where we would allow such a connection for brownfield sites only, however this will require significant justification from the customer taking account of various factors including legal, physical, and technical challenges.

In order to avoid costs and delays where a surface water discharge to our combined sewer system is anticipated, the developer should contact Scottish Water at the earliest opportunity with strong evidence to support the intended drainage plan prior to making a connection request. We will assess this evidence in a robust manner and provide a decision that reflects the best option from environmental and customer perspectives.

General notes:

- ▶ Scottish Water asset plans can be obtained from our appointed asset plan providers:
 - ▶ Site Investigation Services (UK) Ltd
 - ▶ Tel: 0333 123 1223
 - ▶ Email: sw@sisplan.co.uk
 - ▶ www.sisplan.co.uk
- ▶ Scottish Water's current minimum level of service for water pressure is 1.0 bar or 10m head at the customer's boundary internal outlet. Any property which cannot be adequately serviced from the available pressure may require private pumping arrangements to be installed, subject to compliance with Water Byelaws. If the developer wishes to enquire about Scottish Water's procedure for checking the water pressure in the area, then they should write to the Customer Connections department at the above address.
- ▶ If the connection to the public sewer and/or water main requires to be laid through land out-with public ownership, the developer must provide evidence of formal approval from the affected landowner(s) by way of a deed of servitude.
- ▶ Scottish Water may only vest new water or waste water infrastructure which is to be laid through land out with public ownership where a Deed of Servitude has been obtained in our favour by the developer.

- ▶ The developer should also be aware that Scottish Water requires land title to the area of land where a pumping station and/or SUDS proposed to vest in Scottish Water is constructed.
 - ▶ Please find information on how to submit application to Scottish Water at [our Customer Portal](#).
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Next Steps:

▶ All Proposed Developments

All proposed developments require to submit a Pre-Development Enquiry (PDE) Form to be submitted directly to Scottish Water via [our Customer Portal](#) prior to any formal Technical Application being submitted. This will allow us to fully appraise the proposals.

Where it is confirmed through the PDE process that mitigation works are necessary to support a development, the cost of these works is to be met by the developer, which Scottish Water can contribute towards through Reasonable Cost Contribution regulations.

▶ Non Domestic/Commercial Property:

Since the introduction of the Water Services (Scotland) Act 2005 in April 2008 the water industry in Scotland has opened to market competition for non-domestic customers. All Non-domestic Household customers now require a Licensed Provider to act on their behalf for new water and waste water connections. Further details can be obtained at www.scotlandontap.gov.uk

▶ Trade Effluent Discharge from Non Dom Property:

- ▶ Certain discharges from non-domestic premises may constitute a trade effluent in terms of the Sewerage (Scotland) Act 1968. Trade effluent arises from activities including; manufacturing, production and engineering; vehicle, plant and equipment washing, waste and leachate management. It covers both large and small premises, including activities such as car washing and launderettes. Activities not covered include hotels, caravan sites or restaurants.
- ▶ If you are in any doubt as to whether the discharge from your premises is likely to be trade effluent, please contact us on 0800 778 0778 or email TEQ@scottishwater.co.uk using the subject "Is this Trade Effluent?". Discharges that are deemed to be trade effluent need to apply separately for permission to discharge to the sewerage system. The forms and application guidance notes can be found [here](#).
- ▶ Trade effluent must never be discharged into surface water drainage systems as these are solely for draining rainfall run off.
- ▶ For food services establishments, Scottish Water recommends a suitably sized grease trap is fitted within the food preparation areas, so the development

complies with Standard 3.7 a) of the Building Standards Technical Handbook and for best management and housekeeping practices to be followed which prevent food waste, fat oil and grease from being disposed into sinks and drains.

- ▶ The Waste (Scotland) Regulations which require all non-rural food businesses, producing more than 50kg of food waste per week, to segregate that waste for separate collection. The regulations also ban the use of food waste disposal units that dispose of food waste to the public sewer. Further information can be found at www.resourceefficientscotland.com

I trust the above is acceptable however if you require any further information regarding this matter please contact me on **0800 389 0379** or via the e-mail address below or at planningconsultations@scottishwater.co.uk.

Yours sincerely,

Pamela Strachan

Development Services Analyst

Tel: 0800 389 0379

planningconsultations@scottishwater.co.uk

Scottish Water Disclaimer:

"It is important to note that the information on any such plan provided on Scottish Water's infrastructure, is for indicative purposes only and its accuracy cannot be relied upon. When the exact location and the nature of the infrastructure on the plan is a material requirement then you should undertake an appropriate site investigation to confirm its actual position in the ground and to determine if it is suitable for its intended purpose. By using the plan you agree that Scottish Water will not be liable for any loss, damage or costs caused by relying upon it or from carrying out any such site investigation."

"

PLANNING CONSULTATION

To: EVH - Contaminated Land Officer

From: Development Management

Date: 29th March 2022

Contact: Julie Hayward ☎ 01835 825585

Ref: 22/00296/FUL

PLANNING CONSULTATION

Your observations are requested on the under noted planning application. I shall be glad to have your reply not later than 19th April 2022, If further time will be required for a reply please let me know. If no extension of time is requested and no reply is received by 19th April 2022, it will be assumed that you have no observations and a decision may be taken on the application.

Please remember to e-mail the DCConsultees Mailbox when you have inserted your reply into Idox.

Name of Applicant: Mr Robin Purdie

Agent: Aitken Turnbull Architects

Nature of Proposal: Erection of dwellinghouse

Site: Land North And East Of Tweed Lodge Hoebridge East Road Gattonside
Scottish Borders

**CONSULTATION RESPONSE TO
PLANNING OR RELATED APPLICATION**

Comments provided by	Officer Name and Post:	Contact e-mail/number:		
	EVH - Contaminated Land Officer			
Date of reply	30 th March 2022	Consultee reference: 22/00770/PLANCO		
Planning Application Reference	22/00296/FUL	Case Officer: Julie Hayward		
Applicant	Mr Robin Purdie			
Agent	Aitken Turnbull Architects			
Proposed Development	Erection of dwellinghouse			
Site Location	Land North And East Of Tweed Lodge Hoebridge East Road Gattonside Scottish Borders			
<i>The following observations represent the comments of the consultee on the submitted application as they relate to the area of expertise of that consultee. A decision on the application can only be made after consideration of all relevant information, consultations and material considerations.</i>				
Background and Site description	<p>The above application appears to be proposing the redevelopment of land which previously operated as an agricultural steading with a sheepwash located within the wider steading.</p> <p>This 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.</p>			
Key Issues (Bullet points)	A preliminary risk assessment has previously been undertaken for this application site, under planning application 19/01753/PPP by a previous applicant.			
Assessment	<p>It is recommended that planning permission should be granted on condition that development is not be permitted to start until a site investigation and risk assessment has been carried out, submitted and agreed upon by the Planning Authority.</p> <p>Any requirement arising from this assessment for a remediation strategy and verification plan would become a condition of the planning consent, again to be submitted and agreed upon by the Planning Authority prior to development commencing.</p>			
Recommendation	<input type="checkbox"/> Object	<input type="checkbox"/> Do not object	<input checked="" type="checkbox"/> Do not object, subject to conditions	<input type="checkbox"/> Further information required

<p>Recommended Conditions</p>	<p>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.</p> <p>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:-</p> <ul style="list-style-type: none"> 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. <p>and thereafter</p> <ul style="list-style-type: none"> 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. <p>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.</p> <p>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.</p>
<p>Recommended Informatives</p>	

CONSULTATION RESPONSE TO PLANNING OR RELATED APPLICATION



Comments provided by	SR Heritage & Design Officer	
Date of reply	30/03/2022	
Planning Application Reference	22/00296/FUL	Case Officer: JH
Proposed Development	Erection of dwellinghouse	
Site Location	Land north and east of Tweed Lodge, Hoebridge East Road, Gattonside	
<p><i>The following observations represent the comments of the consultee on the submitted application as they relate to the area of expertise of that consultee and on the basis of the information provided. A decision on the application can only be made after consideration of all relevant information, consultations and material considerations.</i></p>		
Background and Site description	<p>The site in question is located within the Gattonside Conservation Area, designated by the Scottish Borders Council for its special character and appearance. The long history of the settlement can be seen in its Medieval-influenced plan form, with principally 18th and 19th century core and larger villas set in landscapes. The relationship between the village and its natural setting is notable , and this makes a positive contribution to the special character and appearance of the village.</p> <p>Within this context, the site in question was outside of the principal settlement until the latter part of the 19th century, when the extant historic buildings around the site on the east of Hoebridge East Road were established, and the agricultural building formerly on this development site appears to post-date the 1919 OS survey of Roxburghshire, as its design and materials suggested. The nearby Hoebridge Inn is a positive contributor to the Conservation Area and potential non-designated heritage asset.</p>	
Principal Issues (not exhaustive)	<p>The principal legislative and policy considerations from a heritage perspective in this case are;</p> <ul style="list-style-type: none"> • Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 requires that local planning authorities ensure that, “special attention shall be paid to the desirability of preserving or enhancing the character or appearance” of any buildings or other land in a conservation area in fulfilling its planning functions. • One of the key outcomes for the planning system is to help protect and enhance our natural and cultural assets, and facilitating their sustainable use (Outcome 3, SPP). • The siting and design of development should take account of all aspects of the historic environment (paragraph 140, SPP) • Proposal for development within conservation areas and proposals outwith which will impact on its appearance, character or setting, should preserve or enhance the character and appearance of the conservation area (paragraph 143, SPP) • Non-designated heritage assets are an important part of Scotland’s heritage and irreplaceable resources. These should be protected and preserved where significant as par as possible and in situ wherever feasible (paragraph 151, SPP). 	

	<ul style="list-style-type: none"> • Historic Environment Policy for Scotland sets out a series of principles and policies for the recognition, care and sustainable management of the historic environment. Relevant policies include: <ul style="list-style-type: none"> ○ HEP4: Changes to specific assets and their context should be managed in a way that protects the historic environment. Opportunities for enhancement should be identified where appropriate. If detrimental impact on the historic environment is unavoidable, it should be minimised. Steps should be taken to demonstrate that alternatives have been explored, and mitigation measures should be put in place. • The Council will support development proposals within or adjacent to a Conservation Area which are located and designed to preserve or enhance the special architectural or historic character and appearance of the Conservation Area. This should accord with the scale, proportions, alignment, density, materials, and boundary treatment of nearby buildings, open spaces, vistas, gardens and landscapes (Policy EP9). <p>Therefore, the principal consideration(s) from a heritage perspective from this case are;</p> <ul style="list-style-type: none"> • Whether the proposed works would preserve or enhance the historic character and appearance of the Conservation Area • The impact on the Hoebridge as a positive contributor to the conservation area and potential non-designated heritage asset. •
<p>Assessment</p>	<p>GENERAL</p> <ul style="list-style-type: none"> - The proposed development site is very visible from the B6360 road on the approach to the village from the east. There are also likely viewpoints from the river, albeit likely glimpsed between hedges. This, and its location within the conservation area, require a high quality design to be brought forward which responds to its specific location. The use of high quality materials and detailing will be paramount. - Whilst there are some flat-roofed late 20th century / contemporary developments in the conservation area (notably The Rig), these are generally of one storey and integrated with their landscape. They are generally less prominent than the proposed. - The information provided in this application is limited in detail. Elevations are only shown within the design document and no full proposed site plan with landscaping is provided. Sufficient information is required to demonstrate the quality of the proposal, its impact on the conservation area and its landscape setting. <p>BUILDING DESIGN</p> <ul style="list-style-type: none"> - A contemporary design is acceptable. The design is intended to recede in views due to its materials and dark colour, which is an appropriate approach. However there are concerns as to whether this would be achieved due to the below: - The proposed development occupies a much greater footprint than that typical of the conservation area and that previously consented in principle for the site, and sits hard up against the development boundary. - Although the drawings indicate the building height falls below ridge height of the neighbouring cottage, the walls rise above eaves height and the flat roofed form will result in a larger massing. It is unclear from the information provided how the building relates to the eaves and ridge height of the Hoebridge.

- The proposed footprint and massing will result in a large building which is prominent in the landscape. This is particularly apparent due to its two storey height combined with the length of the east elevation and the unrelieved parapet height.
- The scale of the building would appropriately be reduced.
- The single storey section helps break up the massing, however the perception of scale should be reduced through further breaking up the massing into smaller elements.
- Given the prominence of the site, and in order to break up the massing, it would also likely be appropriate for the form/roofscape of the building to respond to those characterising the conservation area which are predominantly pitched.
- There are some areas of unrelieved cladding. Further relief could also be provided through use of different materials which are prevalent in the conservation area such as stone.

LANDSCAPE INTEGRATION

- Limited detail and no definitive detailed landscape plan have been provided to demonstrate how the development will be integrated with the landscape. There are discrepancies between the schematic landscape diagrams provided.
- The building sits hard against the development area boundary and red line boundary of the proposal and therefore it is unclear if planting is proposed here (outside the red line?). The design, length and landscaping combined may result in a very prominent and unrelieved elevation.
- It is considered soft vegetative boundaries would be most appropriate for the site. Whilst there are tall boundary walls in the conservation area, these generally are associated with the historic roads and/or properties. This site does not have such a characteristic.



Recommendation	<input checked="" type="checkbox"/> Object	<input type="checkbox"/> Do not object	<input type="checkbox"/> Do not object, subject to conditions	<input type="checkbox"/> Further information required
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Recommended Conditions	
Recommended Informatives	

**CONSULTATION RESPONSE TO
PLANNING OR RELATED APPLICATION**

Comments provided by	Roads Planning Service		
Officer Name, Post and Contact Details	Alan Scott Senior Roads Planning Officer		ascott@scotborders.gov.uk 01835 826640
Date of reply	29 th March 2022	Consultee reference:	
Planning Application Reference	22/00296/FUL	Case Officer: Julie Hayward	
Applicant	Mr R Purdie		
Agent	Aitken Turnbull Architects		
Proposed Development	Erection of dwelling		
Site Location	Land at Tweed Lodge, Hoebridge Road East, Gattonside		
<i>The following observations represent the comments of the consultee on the submitted application as they relate to the area of expertise of that consultee. A decision on the application can only be made after consideration of all relevant information, consultations and material considerations.</i>			
Background and Site description			
Key Issues (Bullet points)			
Assessment	Whilst I have no objections to this proposal in principle, I shall require a block plan showing how the parking and turning are to be provided within the curtilage of the property. I shall also require details of the improvements to the access route which were mentioned during the PPP application process. These details can be covered by a suitable condition, however I shall require the block plan prior to offering formal support.		
Recommendation	<input type="checkbox"/> Object	<input type="checkbox"/> Do not object	<input type="checkbox"/> Do not object, subject to conditions
			<input checked="" type="checkbox"/> Further information required
Recommended Conditions			
Recommended Informatives			

Signed: DJI

**CONSULTATION RESPONSE TO
PLANNING OR RELATED APPLICATION**

Comments provided by	Roads Planning Service		
Officer Name, Post and Contact Details	Alan Scott Senior Roads Planning Officer		ascott@scotborders.gov.uk 01835 826640
Date of reply	30 th May 2022	Consultee reference:	
Planning Application Reference	22/00296/FUL	Case Officer: Julie Hayward	
Applicant	Mr R Purdie		
Agent	Aitken Turnbull Architects		
Proposed Development	Erection of dwelling		
Site Location	Land at Tweed Lodge, Hoebridge Road East, Gattonside		
<i>The following observations represent the comments of the consultee on the submitted application as they relate to the area of expertise of that consultee. A decision on the application can only be made after consideration of all relevant information, consultations and material considerations.</i>			
Background and Site description			
Key Issues (Bullet points)			
Assessment	I am satisfied that the additional information now clarifies the parking and turning aspect of the proposal. I can see no details for any improvements to the access route, however provided the conditions shown below, or similarly worded, are attached to any approval, I shall not object to the proposal.		
Recommendation	<input type="checkbox"/> Object	<input type="checkbox"/> Do not object	<input checked="" type="checkbox"/> Do not object, subject to conditions
Recommended Conditions	<p><input type="checkbox"/> Further information required</p> <p>The parking and turning indicated on drawing L(-1)102 220510 must be provided prior to occupation and thereafter retained in perpetuity. Reason: To ensure the development hereby approved is served by an adequate level of parking at all times.</p> <p>Prior to commencement of development, details showing the proposed improvements to the access track to be submitted to, and approved by, the Planning Authority. Thereafter the approved details to be implemented prior to the occupation of the dwelling. Reason: To ensure the development hereby approved is served by an appropriate standard of access.</p>		
Recommended Informatives			

Signed: DJI