

**SCOTTISH BORDERS COUNCIL**

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

**PART III REPORT (INCORPORATING REPORT OF HANDLING)**

**REF :** 20/00985/CON  
**APPLICANT :** Mr Alec Dale And Fjordhus Ltd  
**AGENT :** Ferguson Planning  
**DEVELOPMENT :** Demolition of agricultural building  
**LOCATION:** Building North And East Of Tweed Lodge  
Hoebridge East Road  
Gattonside  
Scottish Borders

**TYPE :** CON Application

**REASON FOR DELAY:**

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**DRAWING NUMBERS:**

<b>Plan Ref</b>	<b>Plan Type</b>	<b>Plan Status</b>
1035.PL1.1	Location Plan	Approved
1 - 5	Photos	Approved

**NUMBER OF REPRESENTATIONS: 0**

**SUMMARY OF REPRESENTATIONS:**

There are no representations.

**CONSULTATIONS:**

AHSS: No comments.

Community Council: No comments.

Heritage and Design Officer: No response.

Ecology Officer: As set out in my response to the earlier application (19/01753/PPP), I am satisfied with the preliminary ecological appraisal (Hoebridge Road East, Gattonside, Extended Phase 1 habitat survey, Ellendale Environmental 20th September 2019).

The site consists of an agricultural yard with associated, common perennials, tall ruderal vegetation, a species-poor hawthorn hedgerow and scrub habitat. A steel agricultural barn is within the site.

The barn is of negligible suitability for bats. No information on use of the barn by nesting birds is provided.

No evidence of protected species was found. Hedgerow, tress and scrub on the boundary may provide nesting habitat for birds. A brush pile within the site may support nesting birds, small mammals, reptiles and amphibia. The agricultural barn may provide opportunities for nesting birds.

Small scale biodiversity enhancements are proposed through provision of bat boxes and bird nesting boxes. Precautionary mitigation for breeding birds is recommended.

I am satisfied with the submitted Species Protection Plan for birds (Hoebridge East Road, Gattonside, Nesting Bird Species Protection Plan, Ellendale Environmental, 24th August 2020).

Landscape Architect: I have no issue with the demolition of this agricultural building. It should be noted however, that the northern part of the site is largely within the Gattonside Conservation area and as such affords statutory protection for any trees on this part of the site with a diameter of 75mm (or 230mm circumference at 1.5m above ground level) or more. I have not visited the site but from a desk top study and aerial imagery there appear to be some trees on the northern boundary. There do also appear to be one or two young trees immediately adjacent to the building as seen in photographs submitted. Boundary hedges and trees should be retained with exception of the young willow on the left of the foreground of the first image on-line. I recommend that the young beech (if 75mm diameter or greater) on the north east building corner should be carefully worked around and retained until full details of the final proposal are submitted for consideration. This tree which is within the Conservation Area and could make a valuable contribution to the amenity of the development in due course and assist in its integration into the wider landscape.

Roads Planning Service: I have no objections to this proposal. The appropriate approvals should be sought if the works require occupation of the public road for prolonged periods by either machinery or materials.

#### APPLICANT'S SUPPORTING INFORMATION:

- o Extended Phase 1 Habitat Survey 20th September 2019
- o Species Protection Plan for Nesting Birds 20th August 2020
- o Species Protection Plan for Reptiles 21st August 2020
- o Supporting Statement

#### PLANNING CONSIDERATIONS AND POLICIES:

Local Development Plan 2016

PMD1: Sustainability

PMD2: Quality Standards

ED10: Protection of Prime Quality Agricultural Land and Carbon Rich Soils

HD3: Protection of Residential Amenity

EP3: Local Biodiversity

EP4: National Scenic Areas

EP9: Conservation Areas

Supplementary Planning Guidance:

Householder Development (Privacy and Sunlight) 2006

**Recommendation by** - Julie Hayward (Lead Planning Officer) on 21st October 2020

Site and Proposal

The site is situated on the south-east edge of Gattonside, within the Conservation Area and National Scenic Area. There is an agricultural building on the site and the remainder is part of an agricultural field. To the north west is a dwellinghouse, Cedarwood Bank, to west is the Hoebridge Inn, to the south west is a dwellinghouse, Ashtrees, and to the south of the agricultural building is another house, Tweed Lodge. There are fields to the east.

The proposal is to demolish the agricultural building on the site.

## Planning History

19/01753/PPP: Demolition of agricultural building and erection of dwellinghouse and garage together with access and associated works. Approved 12th March 2020.

## Assessment

Planning Permission in Principle was granted for the demolition of the agricultural building and erection of a dwellinghouse on this site in 2019. This application seeks demolition of the agricultural building. The Supporting Statement advises that demolition of the barn will allow an easier and more accurate analysis of the site, including its opportunities and constraints, to inform the detailed design and proceed towards final approval and delivery of the approved dwelling.

The building has metal sheets for the walls and a corrugated metal roof and is of no historic or architectural merit and so there are no objections to its demolition. The removal of the building would enhance the character and appearance of the Conservation Area, the special qualities of the National Scenic Area and views into the village from the east.

Notwithstanding the actual demolition works, there would be no detrimental impacts on the residential amenities of neighbouring properties and would actually improve their outlook and light.

An Extended Phase 1 Habitat Survey and Species Protection Plans for reptiles and birds have been submitted. No evidence of protected species was found. The Council's Ecology Officer advises that the building is of negligible suitability for bats. The hedgerow, trees and scrub on the boundary of the site may provide nesting habitat for birds. A brush pile within the site may support nesting birds, small mammals, reptiles and amphibia. The agricultural building may provide opportunities for nesting birds. Small scale biodiversity enhancements are proposed through provision of bat boxes and bird nesting boxes. Precautionary mitigation for breeding birds is recommended. The Ecology Officer has no objections subject to a condition that ensures the Species Protection Plans are implemented as part of the demolition process.

There are two small trees adjacent to the building (a willow to the east of the building and a beech adjacent to the front/north), which are protected by the Conservation Area. The Council's Landscape Architect advises that boundary hedges and trees should be retained with exception of the young willow. The beech should be carefully worked around and retained until full details of the final proposal are submitted for consideration. This tree is within the Conservation Area and could make a valuable contribution to the amenity of the development in due course and assist in its integration into the wider landscape. This will be secured by condition.

The Roads Planning Service has no objections to the proposed demolition.

## **REASON FOR DECISION :**

Subject to compliance with the schedule of conditions, the demolition(s) will either preserve or enhance the character or appearance of the Conservation Area.

## **Recommendation:** Approved - conditions & informatives

- 1 The development hereby permitted shall be carried out within three years of the date of this consent. Reason: To comply with the provision of Section 66 of the Planning (Listed Buildings and Conservation Areas)(Scotland) Act 1997.
- 2 Prior to the commencement of demolition written confirmation shall be submitted for approval in writing by the Planning Authority that the detailed Species Protection Plan for birds, as outlined in the Hoebridge East Road, Gattonside, Nesting Bird Species Protection Plan, (Ellendale Environmental, 24th August 2020), shall be implemented in full. Thereafter, no demolition shall take place except in strict accordance with the outlined Species Protection Plan.

Reason: To protect the ecological interest in accordance with Local Development Plan policies EP1 and EP3.

- 3 The trees within the site, with the exception of the young willow to the east of the building to be demolished, are not to be felled, thinned, lopped, topped, lifted or disturbed without the prior written consent of the Planning Authority.

Reason: To enable the proper effective assimilation of any future development on the site into its wider surroundings, and to ensure that those existing trees representing an important visual feature are retained and maintained.

### Informatives

It should be noted that:

- 1 In respect of condition 3 the following British Standards should be referred to:
  - a) BS: 3998:2010 Tree work - Recommendations
  - b) BS: 5837 (2012) Trees in relation to demolition, design and construction - Recommendations
- 2 The Roads Planning Service advises that the appropriate approvals should be sought if the works require occupation of the public road for prolonged periods by either machinery or materials.

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