

SCOTTISH BORDERS COUNCIL

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

PART III REPORT (INCORPORATING REPORT OF HANDLING)

REF : 16/00842/FUL
APPLICANT : Mrs Sukie Barber
AGENT : Caledonia Log Homes Ltd
DEVELOPMENT : Erection of log cabin for holiday let
LOCATION: Land South East Of Priestrig Croft
Hawick
Scottish Borders

TYPE : FUL Application

REASON FOR DELAY:

DRAWING NUMBERS:

Plan Ref	Plan Type	Plan Status
1	Location Plan	Approved
2	Site Plan	Approved
3	Floor Plans	Approved
4	Floor Plans	Approved
5	Elevations	Approved

NUMBER OF REPRESENTATIONS: 0

SUMMARY OF REPRESENTATIONS:

There are no representations.

CONSULTATIONS:

Roads Planning Service: I have no objections to this proposal. There is ample land available to provide adequate parking for the cabin.

Flood Protection Officer: The Indicative River, Surface Water & Coastal Hazard Map (Scotland) known as the "third generation flood mapping" prepared by SEPA indicates that the site is at risk from a flood event with a return period of 1 in 200 years. That is the 0.5% annual risk of a flood occurring in any one year.

Review of SEPA's flood map shows that the proposed site is at risk from surface water flooding. However this is a small scale development that is unlikely to have a significant effect on flood risk or affect local flooding problems and therefore I would not oppose the development on flood risk grounds.

I would recommend that the applicant adopts water resilient materials and construction methods as appropriate in the development as advised in PAN 69.

Access Officer: No response.

Archaeology Officer: There are no known archaeological implications for this proposal.

Economic Development: The provision of new holiday accommodation fits with the Scottish Borders Tourism Strategy 2013-2020 strategic target by:

- o Increasing volume of overnight visitors.
- o Increasing overnight visitor spend.
- o Ensure the Region's accommodation offerings meet consumer demands and where opportunities are available can act as an attractor of demand in themselves.
- o Ensure a relevant range of types of accommodation is available across the Region to meet evolving market demand and expectations. Identify opportunities where better quality and new products can 'lead' and generate new demand and continue to raise average quality quotient across all forms of accommodation.

Economic Development will support the application; however, we'd suggest that a full business plan is submitted with a note of any employment targets associated with the development and a full marketing plan to identify key customers and target markets for the new development in the locality with an emphasis on increasing visitors all year round out-with the summer months. Economic Development would recommend that the applicant works with Business Gateway to develop the business plan.

Environmental Health:

Air Quality/Nuisance

It was noted on the application that a log stove is to be installed within the cabin. If the appliance is less than 45kW the applicant does not need to provide an assessment. If however it is greater than 45kW then the applicant needs to declare this and provide additional information so that a screening assessment can be carried out.

Nuisance

It was noted on the application the cabin would be serviced by private drainage. A condition is recommended.

Private Water Supply

It was noted on the application the cabin will be served by a private water supply. A condition is recommended.

APPLICANT'S SUPPORTING INFORMATION:

- o Design Statement

PLANNING CONSIDERATIONS AND POLICIES:

Local Development Plan 2016

PMD2: Quality Standards

ED7: Business, Tourism and Leisure Development in the Countryside

HD3: Protection of Residential Amenity

IS7: Parking Provisions and Standards

IS8: Flooding

IS9: Waste Water Treatment Standards and Sustainable Urban Drainage

Supplementary Planning Guidance:

Placemaking and Design January 2010

Guidance on Householder Development July 2006

Recommendation by - Julie Hayward (Lead Planning Officer) on 7th September 2016

Site and Proposal

The property is a modern bungalow situated to the north west of Hawick. The property has rendered and stone walls, concrete tiles and solar panels on the roof and a dark brown UPVC framed conservatory on the front elevation. The property is set in extensive grounds accessed from the minor public road via a long access track. There are a number of outbuildings adjacent to the bungalow and ponds in the paddock to the south east and in the woodland to the south.

The proposal is to erect a one-and-a-half storey log cabin for holiday use in the paddock to the south east of the house, adjacent to the ponds. The cabin would have vertical larch cladding on the walls and a natural slate roof. The southern gable would be glazed. The cabin would provide a kitchen/living area, bathroom and one bedroom at ground floor level and a mezzanine level would provide a bedroom overlooking the living room.

The log cabin would utilise the existing driveway from the public road and an access would be formed to serve a parking and turning area within the site. Surface water would drain into the existing ponds. Foul drainage would be via a septic tank to a soakaway and then to the ponds.

Planning Policy

Policy ED7 of the Local Development Plan 2016 states that proposals for tourism development in the countryside will be approved provided that the development is to be used directly for tourism appropriate to a countryside location and is in accordance with the Scottish Borders Tourism Strategy and Action Plan.

The Design Statement identifies a lack of high quality, small self-catering accommodation and the proposal would benefit Hawick's economy by encouraging new customers to the area.

The Council encourages a variety of holiday accommodation and this development would contribute to that aim. The site is well related to the existing services and facilities in Hawick and it is considered that the proposal is acceptable for this rural location.

The provision of new holiday accommodation fits with the Scottish Borders Tourism Strategy 2013 - 2020 strategic target by ensuring the region's accommodation offerings meet consumer demands and where opportunities are available, can act as an attractor of demand themselves. It would ensure a relevant range of types of accommodation is available across the Region to meet evolving market demand and expectations and identify opportunities where better quality and new products can 'lead' and generate new demand and continue to raise average quality quotient across all forms of accommodation. It would also increase the volume of overnight visitors and visitor spend, which contributes to the local economy.

Planning permission would be subject to a condition that the accommodation can only be for holiday accommodation and not for permanent residential accommodation.

Siting and Design

Policy ED7 requires that the development meets the siting and design criteria of policy PMD2; this policy requires all development to be of high quality in accordance with sustainability principles, designed to fit in with Borders townscapes and to integrate with its landscape surroundings. The policy contains a number of standards that would apply to all development.

This would be a small scale development. The cabin would have timber clad walls and a slate roof, which are appropriate for this rural area. A condition would require samples of the materials to be agreed.

The cabin would have a modern design. The only concern in terms of design is the bulk of the roof and the extent of the overhang. This is not a traditional design feature for buildings in the Borders. However, the building would be parallel to the access road facing south east and set back some distance from the public road and so views of it would only be glimpsed and predominantly of the glazed frontage, reducing the visual impact of the building. On balance, the design is considered to be acceptable.

Impact on Visual Amenities

Policy ED7 requires that the development respects the amenity and character of the surrounding area. The site is in an isolated position and is well contained by the surrounding topography and mature woodlands. The proposed cabin would not be prominent when viewed from the public road.

Due to its materials and scale it is considered that the proposal would not be unduly prominent in the landscape and would not harm the visual amenities of the area.

Impact on Residential Amenities

Policy ED7 requires that the development has no significant adverse impact on nearby uses, particularly housing. Policy HD3 states that development that is judged to have an adverse impact on the amenity of residential areas will not be permitted.

There are no other dwellinghouses in the surrounding area that would be affected by the development.

Road Safety, Access and Parking

Policy ED7 states that the development must take into account accessibility considerations. Policy IS7 requires that car parking should be provided in accordance with the Council's adopted standards.

The cabin would utilise the existing access from the public road and parking and turning would be provided within the site.

The Roads Planning Service has no objections to the proposal and a condition would ensure that the access, parking and turning are provided before the unit is occupied.

Water and Drainage

Policy IS9 states that the preferred method of dealing with waste water associated with new developments would be the direct connection to the public sewerage system and for development in the countryside the use of private sewerage may be acceptable provided that it can be provided without negative impacts to public health, the environment, watercourses or ground water. SUDS is required for surface water drainage.

The log cabin would be served by a private water supply but no details have been provided; this would be controlled by condition. Surface water would drain into the existing ponds. Foul drainage would be via a septic tank to a soakaway and then to the ponds. Exact details have not been provided but would be dealt with via the Building Warrant application.

Flooding

Policy IS8 directs development to areas free from significant flood risk. Development would not be permitted if it would be at significant risk of flooding or would increase the risk of flooding elsewhere.

The site is at risk from a flood event with a return period of 1 in 200 years. That is the 0.5% annual risk of a flood occurring in any one year. The site is at risk from surface water flooding. The Council's Flood Protection Officer advises that this is a small scale development that is unlikely to have a significant effect on flood risk or affect local flooding problems and does not oppose the development on flood risk grounds.

REASON FOR DECISION :

It is considered that, subject to conditions, the proposed holiday cabin complies with policies PMD2, EP7, HD3, IS7, IS8 and IS9 of the Scottish Borders Local Development Plan 2016 as this small scale development would provide holiday accommodation in this rural area for visitors to the Scottish Borders. The siting, scale, design and materials of the proposed cabin are considered to be appropriate to the rural character of the area and the proposal would not harm the visual amenities of the area or residential amenities. The site is accessible and adequate on-site car parking can be provided.

Recommendation: Approved - conditions & informatives

- 1 The development hereby permitted shall not be carried out otherwise than in complete accordance with the plans and specifications approved by the Planning Authority.
Reason: To ensure that the development is carried out in accordance with the approved details.
- 2 The holiday cabin shall be occupied for holiday use only and shall not be used as a person's sole or main residence or as temporary or permanent residential accommodation. The applicant shall maintain an up-to-date register of the names of all holiday makers staying in the cabin and their main home addresses, and shall make this information available for inspection by an authorised officer of the Planning Authority at all reasonable times. The cabin shall be used in connection with Priestrig Croft and kept within the same ownership as that dwellinghouse and not to be sold from that dwellinghouse.
Reason: The accommodation on the site is not designed for permanent occupation and permanent residential use would be contrary to the Council's housing in the countryside policies.
- 3 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 the development is commenced. The development then to be completed in accordance with the approved samples.
Reason: The materials to be used require further consideration to ensure a satisfactory form of development, which contributes appropriately to its setting.
- 4 Details of all proposed means of enclosure around the site shall be submitted to and approved in writing by the Planning Authority before work on the site is commenced. The development then to be completed in accordance with the approved scheme.
Reason: To enable the proper effective assimilation of the development into its wider surroundings.
- 5 The vehicular access and parking and turning for a minimum of one vehicle to be provided within the site before the proposed use becomes operational and retained in perpetuity.
Reason: To ensure adequate on-site parking is provided, in the interests of road safety.
- 6 Details of the position, size, colour, materials and method of illumination of any signage to be displayed on the building, within the site, on the site boundaries or on the boundaries of the property Priestrig Croft to be submitted to and approved in writing by the Planning Authority prior to any signage being displayed. Thereafter the works are to be carried out strictly in accordance with the approved details.
Reason: In accordance with the provisions of the Town and Country Planning (Control of Advertisements) (Scotland) Regulations 1994.
- 7 No development should commence until the applicant has provided evidence that the site will be serviced by a wholesome supply of drinking water of adequate volume. The supply should not have a detrimental effect on other private water supplies in the area.
Reason: To ensure that the site is adequately serviced without a detrimental effect on the water supplies of surrounding properties.
- 8 No development should commence until the applicant has provided evidence that arrangements are in place to ensure that the private drainage system will be maintained in a serviceable condition.
Reason: To ensure that the development does not have a detrimental effect on public health.

Informatives

It should be noted that:

1 Wood Burning Stove

Wood burning stove installations can cause smoke and odour complaints and any Building and Planning Consents for the installation do not indemnify the applicant in respect of Nuisance action. In the event of nuisance action being taken there is no guarantee that remedial work will be granted building/planning permission.

Accordingly this advice can assist you to avoid future problems:

The location of the flue should take into account other properties that may be downwind.

The discharge point for the flue should be located as high as possible to allow for maximum dispersion of the flue gasses.

The flue should be terminated with a cap that encourages a high gas efflux velocity.

The flue and appliance should be checked and serviced at regular intervals to ensure that they continue to operate efficiently and cleanly.

The appliance should only burn fuel of a type and grade that is recommended by the manufacturer.

If you live in a Smoke Control Area you must only use an Exempt Appliance <http://smokecontrol.defra.gov.uk/appliances.php?country=s> and the fuel that is Approved for use in it <http://smokecontrol.defra.gov.uk/fuels.php?country=s>.

In wood burning stoves you should only burn dry, seasoned timber. Guidance is available on - [http://www.forestry.gov.uk/pdf/eng-woodfuel-woodasfuelguide.pdf/\\$FILE/eng-woodfuel-woodasfuelguide.pdf](http://www.forestry.gov.uk/pdf/eng-woodfuel-woodasfuelguide.pdf/$FILE/eng-woodfuel-woodasfuelguide.pdf)

Treated timber, waste wood, manufactured timber and laminates etc. should not be used as fuel.

Paper and kindling can be used for lighting, but purpose made firelighters can cause fewer odour problems.

2 Water Supply:

To discharge condition 7, the applicant will need to provide details to demonstrate that the supply will be adequate for the size of the unit and not affect supplies in the vicinity. In order to do this the application should provide the following information:

1. The type of supply i.e. borehole, spring, well etc.
2. The location of the source by way of an 8 digit reference number
3. Details of other properties on the supply (if the supply is an existing one)
4. Estimated volume of water that the supply will provide (details of flow test)
5. Evidence that this supply will not have a detrimental effect on supplies in the area
6. Details of any emergency tanks
7. Details of treatment to be installed on the system
8. Details of any laboratory tests carried out to ensure the water is wholesome

The minimum daily volume of water that requires to be supplied by a private water supply must be equivalent to one cubic metre (or 1000 litres) of water per day for every five persons who will be using the supply. It is the provision of this quantity that must be ensured and, as such, water storage facilities may be necessary for this purpose. In addition, when designing storage facilities, the minimum recommended capacity is three days' worth of supply, in order to allow for supply interruption/failure.

As the proposal may result in the general public consuming the water from the private water supply, the supply will be classed as a Type A. This will mean that the supply will be subjected to annual water testing and a risk assessment of the supply. The applicant should contact an Environmental Health Officer before becoming operational to discuss testing of the water.

3 Private Drainage:

Private drainage systems often cause public health problems when no clear responsibility or access rights exist for maintaining the system in a working condition.

Problems can also arise when new properties connect into an existing system and the rights and duties have not been set down in law.

To discharge Condition 8 relating to the private drainage arrangements, the applicant should produce documentary evidence that the maintenance duties on each dwelling/unit served by the system have been clearly established by way of a binding legal agreement. Access rights should also be specified.

4 Flooding:

The Council's Flood Protection Officer recommends that the applicant adopts water resilient materials and construction methods as appropriate in the development as advised in PAN 69.

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