
PLANNING APPEALS & REVIEWS

Briefing Note by Chief Planning Officer

PLANNING AND BUILDING STANDARDS COMMITTEE

1st February 2016

1 PURPOSE

- 1.1 The purpose of this briefing note is to give details of **Appeals** and **Local Reviews** which have been received and determined during the last month.

2 APPEALS RECEIVED

2.1 Planning Applications

- 2.1.1 Reference: 15/00818/FUL
Proposal: Erection of windfarm comprising 7 No wind turbines up to 115m high to tip, access tracks, sub-station and ancillary works
Site: Land North of Upper Stewarton, (Kilrubie Wind Farm Development), Eddleston, Peebles
Appellant: Kilrubie Windfarm Ltd

Reasons for Refusal: Appeal against non-determination of application.

Grounds of Appeal: In addition to the non-determination, the Appellant feels that the scheme will not give rise to any unacceptable Landscape & Visual matters or result in any unacceptable impacts upon scheduled monuments. The scheme accords with the relevant requirements of the development plan and the Scottish Planning Policy. The Appellant has found that the scheme would result in unacceptable cumulative impacts with Cloich but not with Hag Law. The Appellant therefore concludes that the appeal proposals are suitable for the granting of planning permission.

Method of Appeal: Written Representations

2.2 Enforcements

Nil

3 APPEAL DECISIONS RECEIVED

Nil

3.2 Enforcements

Nil

4 APPEALS OUTSTANDING

4.1 There remained 2 appeals previously reported on which decisions were still awaited when this report was prepared on 22nd January 2016. This relates to sites at:

<ul style="list-style-type: none">Land South East of Halmyre Mains Farmhouse (Hag Law), Romanno Bridge	<ul style="list-style-type: none">Land North East and North West of Farmhouse Braidlie (Windy Edge), Hawick
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5 REVIEW REQUESTS RECEIVED

5.1 Reference: 15/01034/FUL
Proposal: Erection of dwellinghouse
Site: Land West of Craigerne Coachhouse, Ederston Road, Peebles
Appellant: Mrs Patricia Crippin

Reason for Refusal: The application is contrary to Policies G1, G7 and NE4 of the Scottish Borders Consolidated Local Plan 2011 in that the proposed development would represent a cramped form of development, out of character with this part of Ederston Road. The proposed house would result in an overdevelopment and significant reduction, of an area of ground which is required for landscaped and wooded setting for the approved Craigerne Coach House development, resulting in an inappropriate congested appearance between the development and Ederston Road, providing insufficient space for new and replacement planting, undermining the retention of preserved trees and being out of character with the design of the Coach House development and the traditional houses in the area.

6 REVIEWS DETERMINED

Nil

7 REVIEWS OUTSTANDING

7.1 There remained no reviews previously reported on which decisions were still awaited when this report was prepared on 22nd January 2016.

Approved by

Ian Aikman
Chief Planning Officer

Signature

Author(s)

Name	Designation and Contact Number
Laura Wemyss	Administrative Assistant 01835 824000 Ext 5409

Background Papers: None.

Previous Minute Reference: None.

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