

**SCOTTISH BORDERS COUNCIL**

**PLANNING AND BUILDING STANDARDS COMMITTEE**

**31 MARCH 2011**

**APPLICATION FOR PLANNING PERMISSION**

<b>ITEM:</b>	<b>REFERENCE NUMBER:</b> 13/00526/FUL
<b>OFFICER:</b>	Mr Scott Shearer
<b>WARD:</b>	East Berwickshire
<b>PROPOSAL:</b>	Erection of dwellinghouse
<b>SITE:</b>	Garden Ground of The Mount Coldingham
<b>APPLICANT:</b>	Cold Sans Ltd
<b>AGENT:</b>	Erection of dwellinghouse

**SITE DESCRIPTION**

The application site is located to the east of the village of Coldingham at a location known as Coldingham Sands. The site occupies part of the garden ground of a large single pitched roof building with extensions known as the Mount. The thin 'L' shaped site wraps around the north eastern and south eastern sides the existing building and its garden area. The northern side of the site occupies a plateau at the top of an embankment which descends down towards the beach and offers views across Coldingham Bay. The southern area of the site slopes towards Milldown Burn and is well vegetated with planting. Access is afforded by a track which leads to the Milldown Farm area and adjoins the public road at a junction opposite St Vedas Hotel.

**PROPOSED DEVELOPMENT**

Full planning permission is sought to construct a single storey dwellinghouse under a flat planted roof on the north eastern end of the site. The dwelling will be cut into the plateau at the top of the embankment. The frontage will be recessed under its roof with large aluminium framed glazed areas and Natural Welsh Pillared Slate clad walls.

A new private access road will wrap around the existing building which will also require to be cut into its existing slope. Two parking spaces are provided next to the front of the building. The development will be supported by retaining walls which will be clad with a timber crib to take planting and a slated wall at the corner of the site.

**PLANNING HISTORY**

10/00788/FUL - Change of use from youth hostel and alterations to form two dwellinghouses and two flats and erection of two detached garages. Approved 9<sup>th</sup> February 2011.

11/01522/FUL - Change of house design for dwelling known as 'H2' previously approved on 10/00788/FUL. Approved 20<sup>th</sup> December 2011.

## **REPRESENTATION SUMMARY**

Twelve third party objection letters have been received from different addresses. The objection comments are available in full on *Public Access* and can be summarised as follows;

- Contrary to Local Plan
- Density of Site
- Detrimental to environment
- Detrimental to residential amenity
- Inadequate access
- Private access road can not accommodate more traffic
- Inadequate drainage
- Inadequate water supply
- Increased traffic
- Over provision of facility in area, properties at the Mount are still to sell
- Road safety
- Smell
- Trees/landscape affected
- Adversely detract from tourist attraction of Coldingham Bay
- Detract from ability of Coldingham Bay to act as a education resource
- Poor Design does not respect architectural character of the surrounding area
- Designated conservation area
- Inadequate screening
- Land affected
- Subsidence of coastal slope
- Impact on stability of existing building of The Mount
- Adverse and irreversible impact on Berwickshire Coast Special Landscape Area
- Proposal will be directly visible and will detract from the visual amenity of the area
- Loss of open space which is a backdrop for Coldingham Sands
- Inadequate boundary/fencing
- Impinge on fragile eco-system
- Adversely affect wildlife habitats
- Continues adverse precedent set by Pavilion development
- Fire safety
- Results in the development of a greenfield site
- Density of site

## **APPLICANTS' SUPPORTING INFORMATION**

The applicant has provided a Design Statement (entitled Design Commentary) which also includes an appendix from Structural Engineers on ground stability and intended construction method. An Arboricultural Report, composed by Robert Grey identifying trees which are to be removed has been submitted. These documents are available for Members to view in full on *Public Access*.

## **DEVELOPMENT PLAN POLICIES:**

### **Consolidated Scottish Borders Local Plan 2011**

Policy G1      Quality Standards for New Development

Policy G5	Developer Contributions
Policy NE3	Local Biodiversity
Policy EP2	Areas of Great Landscape Value
Policy EP4	Coastline
Policy H2	Protection of Residential Amenity
Policy Inf2	Protection of Access Routes
Policy Inf4	Parking Provisions and Standards
Policy Inf5	Waste Water Treatment Standards
Policy Inf6	Sustainable Urban Drainage
Policy D2	Housing in the Countryside

## **OTHER PLANNING CONSIDERATIONS:**

Scottish Planning Policy 2010  
 Draft Scottish Planning Policy 2013  
 PAN 72 Housing in the Countryside

Supplementary Planning Guidance:

- Biodiversity 2005
- Privacy and Sunlight Guide 2006
- New Housing in the Borders Countryside 2008
- Placemaking and Design 2010
- Development Contributions 2011
- Local Landscape Designations 201

## **CONSULTATION RESPONSES:**

### **Scottish Borders Council Consultees**

**Ecology Officer:** Following the undertaking of a site visit, it is recommended that the development is unlikely to have a significant impact on ecological interests, rendering that a pre-development ecological appraisal is no longer required. The development will however remain to have consequences for breeding birds, therefore any site clearance, including tree felling should be carried out with the breeding bird season (March to August). If works are to commence during the breeding bird season, supplementary surveys and appropriate mitigation will be required to be agreed with the Planning Authority before any works start on the site.

**Director of Education and Lifelong Learning:** The proposed development is located within the catchment area for Coldingham Primary School and Eyemouth High School. A financial contribution of £3956 towards the new Eyemouth High School which replaces a previous building that was under severe capacity pressure and with facilities unsuitable for further expansion is being sought. Payment of the contribution should be received on receipt of consent or at an agreed phased schedule. No contributions are being sought towards the primary school.

**Heritage and Design Officer:** The development of properties at Coldingham Bay is a relatively recent development. On the OS map of 1899 only Seaneuk and an early part of St Vedas were evident. By 1908 a number of bigger developments had occurred, in particular St Abbs Heaven and Dunlaverock. Some earlier properties exhibit arts and crafts influences, otherwise there is no single architectural style of properties at Coldingham Bay. The recent development of the Pavilion is a contemporary addition. The beach also supports a range of varied beach huts.

No conservation area covers Coldingham Bay and none of the buildings within the locality are listed.

The Mount is the building which dominates this side of the Bay. The proposal is set down into the slope and is judged to be well designed to present a simple façade towards the bay under a planted roof. The Mount will remain the dominant building on the skyline with the proposal being very much a subsidiary element. It is recommended that the new building, in architectural design terms, is an acceptable scheme and reflects the continuing evolution of development at Coldingham Bay.

**Landscape Architect:** Express satisfaction with the recommendations of the Arboricultural Report and do not object to any proposed tree removal and associated works. Otherwise recommend that;

- If new planting is to be covered by a condition, a planting plan and schedule in accordance with out Landscape and Development SPG will be required. It is noted that coastal conditions at Coldingham are demanding and any plant specification should be suitable for coastal exposure.
- Details of planting and vegetation management on land outwith the ownership boundary (e.g. to the east of the site) should be sought. These undertakings should also be covered in a planting plan, covered by condition.
- Details of new fences, walls and boundary treatments should be included in landscape plans
- Precise details of the proposed turf/sedum roof should be sought.

**Roads Planning Officer:** The road serving the proposed site is single track with limited sub standard passing places. The proposed development would result in the need to upgrade the access road to an adoptable standard.

Express satisfaction with the road upgrades, illustrated on Drawing No 5180/P06. These works will improve the private road to a suitable adoptable standard. Details of the construction specification of each surface treatment and the timescale for implementing the works should be agreed prior to construction.

The realigned section of private road illustrated on Drawing No 5180/P08 appears satisfactory in principle, subject to the construction detail for the road and the embankment along with any edge protection i.e. fencing/barriers to prevent vehicles slipping down the embankment. The access may pose implications for Building Control in respect of access for the Fire Brigade so it would be worthwhile to liaise with Building Standards and Fire Scotland.

### **Statutory Consultees**

**Community Council:** Commend design, however express concern upon the lasting effect which the proposed development will have upon Coldingham Bay. The following concerns were reflected in response;

- The development would damage and potentially result in the loss of a fragile environment of wildlife habitat and eroding dunes which is promoted by SBC for its Biodiversity.
- Construction works would be detrimental to visitors pursuit of promoted walking and wildlife interests in area.
- Development will fail to comply with policy N11 by detracting from the Special Landscape Area, being visible from beach, coastal paths and proposed planting unlikely to sufficiently screen views.

- Access roads do not have capacity to cater form additional traffic, especially construction traffic.

Note that a public representation at the meeting was vocal against the proposal.

### **KEY PLANNING ISSUES:**

The main determining planning issues relevant to the consideration of this application are;

- Whether the development represents a suitable a addition to a building group against development plan policy specifically relating to new Housing in the Borders Countryside
- Whether the design of the proposal respects the character and appearance of the surrounding area including the Berwickshire Coast Special Landscape Area (SLA);
- Whether adequate access and parking can be achieved.

### **ASSESSMENT OF APPLICATION:**

#### **Policy Principle**

The application site is not located within any recognised settlement within the Local Plan. For the purposes of planning policy, therefore, this location is rural and as the proposal relates to housing, it therefore falls that this proposed development must be primarily considered against Local Plan Policy D2 which specifically relates to the development of housing in the countryside.

Section (A) Building Groups of Policy D2 advises that additional dwelling units should only be permitted where the site relates well to an existing building group of at least three houses and will only result in the addition of two dwellings or a 30% increase to the group, whichever is greater, during the period to the Local Plan. The existence of a building group will be identifiable by a sense of place which will be contributed to by natural and man made boundaries.

There are potentially two ways of defining the extent of a building group at this site; firstly, that the conversion of the Mount has created a standalone building “group” of four dwellings or second, that The Mount forms part of a wider group including the existing houses to the south-west.

Under either definition, there is scope for further development but, for completeness, both situations are explained as follows:

As its name suggests, the Mount is a building which sits prominently at the top of the coastal slope. The northern boundary of the site is the edge of the plateau on which the Mount sits before the landform descends dramatically towards the Bay. This edge is also the point at where vegetation at the top of the coastal slope ends. It is the significant change in landform combined with planting which act as the identifiable boundaries of the building group – and thus, the sense of place – at the Mount.

As noted, the Mount does however have a relationship to a group of buildings to the south-west, which comprises four dwellings in an obvious group with another property known as ‘Milldown Cottages’ a little distance beyond. In addition, a site to the south of Milldown Farmhouse (noted on the submitted drawings as a ‘Building Plot’) has historically benefited from planning permission and a recommendation to

renew planning permission for a dwellinghouse on this land is awaiting the conclusion of a Legal Agreement, (Planning ref; 13/00167/FUL). An argument could be made that The Mount forms part of this wider group.

There is only limited intervisibility between the Mount building and the dwellings at Milldown. However, these neighbouring properties are visible from the access into the Mount. Their relationship is strengthened by their shared containment provided by the mature planting belt on the northern side of Milldown Burn.

Furthermore, the break in development to the north of The Mount (separating it from the larger Coldingham Sands group) and to the south of Milldown adds to the argument that they combine to form a single group. From the top of Homeli Knoll, a headland on the Coastal Path to the east of the application site, the relationship of the Mount to other properties at Milldown becomes clear.

If it is accepted that The Mount and properties at Milldown form a combined group, this would result in a total of nine existing dwellings. This figure does not include the imminent renewal of permission at Milldown Farm. Policy permits a growth in capacity of a building group by two dwellings or not more than 30% whichever is the greater. Against either calculation, this would allow two further units at the group overall. However, when the existing recommendation to renew consent for a house at Milldown is taken into account, this would mean that the wider nine unit building group only has the capacity to accept one more dwelling unit during this Local Plan period.

However, if The Mount is taken as a “building group” in its own right, policy would still permit a total of two new houses, which is unaffected by any other nearby development.

Paradoxically, then, the smaller the boundary of the group is drawn in this case, the greater the scope there is for housing development.

Nevertheless, however the extent of the group is defined, there is sufficient scope in policy terms to permit the addition of one house.

It is therefore considered that the principle of a new house at this site accords with the requirements of Local Plan Policy D2 and relates sufficiently well to the sense of place of an identifiable building group, whether or not that includes the houses at Milldown.

The site falls within the designated Coastline area, which is covered by Policy EP4. whose principal aim is to protect the coast from inappropriate development. This policy does however allow for development where an application site relates to a building group. It has already been established that this site relates to a building group and, as such, there is no conflict with Policy EP4.

The site is located within the Berwickshire Coast Special Landscape Area (SLA), which is protected by Policy EP2 which again seeks to resist inappropriate development, but allows development that is consistent with other policies in the Plan. Again, there is no conflict, in principle, with this policy.

Local Plan Policy G1 seeks to ensure that new development is of a high quality and respects the environment in which it is contained. The visual impact of the proposal will be viewed against the dominant presence of The Mount itself, however it is the

impact, particularly on the character and appearance of the SLA which is pivotal to the assessment of this application.

## **Design**

The narrow nature of the site and its sloping topography on its south eastern side presents a potentially awkward site to develop. The proposed design solution is a simple contemporary styled building set into the slope. Its slender and linear form directly relates to the proportions of its site and the length of the Mount behind it. The development requires an element of cutting into the existing ground levels. Along the front of the site, where the house itself will sit, the proposal will be approximately set 3.1m into the ground. This level of excavation retains a short lip along the front of the site. The flat turfed roof effectively produces a continuation of the level of the existing garden ground at The Mount, giving the house a discreet natural appearance, with the overhang of the roof and the lip across the front of the site recessing the façade of the building. While significant excavation might sometimes negatively alter the landscape, the result of this intervention is a low profiled development which is unobtrusively tucked underneath the garden of the Mount.

The proposed material finishes of natural slate walling integrates with the existing material finish on the roof of the Mount. The darker tone of this material will result in a more subtle intervention into the landform than a lighter coloured render as exhibited on the walls of the Mount. The large glazed openings create a structure which has a light weight appearance which recedes into the slope. The blue-grey aluminium frame colouring does not cause concern and is likely to assist in this regard. The use of a sedum roof and planted retaining walls provide suitable natural finishes which assist in assimilating the building well into the embankment. The dwarf walling to the front of the site would not appear prominent above the planting to the front of the building. Its scale does not undermine the appearance of the building and its material finish can be sought by condition. The specified material finishes do appear to be high quality surfaces which are compatible with the architectural design of this building and its positioning in the landscape in accordance with provisions of Policy G1. It is however recommended that owing to the sensitive location of the development that if Members are minded to approve the proposal that samples of all materials used should be agreed before construction commences.

## **Visual and Landscape Impact**

Visually, the proposal has been designed to have minimal visual impact. The excavation of the development into its site is seen to enable the development to integrate into the existing landform in a sensitive manner with limited wider implications for the coastal slope and the distinctive character of the SLA.

The design of the proposal would relate well to the sense of place at Mount and its wider building group. On the southern side of the Coldingham Bay, the Mount is the principal building in the landscape. The modest physical intervention of this proposal with its low lying form being set into the slope ensures that the Mount building retains its place as the dominant building in the skyline with this development would appear as a subsidiary element. If it is visible in longer range views at all, it will be very much read as part of The Mount. This architectural approach which has been endorsed by the Heritage and Design Officer will also give the acceptable impression that this addition appears as a basement level to the Mount. In terms of its containment within the wider setting, the development is restricted to the top of the coastal slope. As it would not project seaward beyond the plateau and existing coastal vegetation down

the embankment of the Bay, there would be no inappropriate encroachment into the wider coastal environment.

The supporting information includes sightlines from public view points around Coldingham Bay. These confirm that it is only from distant viewpoints from the Beach, at higher ground on Homeli Knoll and the coastal path on the north side of Coldingham Bay that the development will be more visible. Owing to the low profile nature of the building and its siting in the landform, only limited views from these points will be possible. From these viewpoints the existing crescent of planting in front of the development provides screening to obscure the proposal. From all viewpoints, the close relationship of the proposal with the Mount is significant, and as already noted, the new house would remain a subordinate element of that setting.

Through the course of the application, it has been confirmed that the applicant has obtained control to prune existing vegetation immediately in front of the application site. As noted in the design statement, this landscape framework clearly plays an important role for this proposal. It is therefore recommended that the management of this planting should be incorporated into a condition, in order that the important role that this vegetation plays in the wider setting and, to some extent, the assimilation of the new building into it setting, is acknowledged.

The visual impact of the works to accommodate the access to the building will be screened for users of the nearby footpath which sits below the level of the works with trees and shrubs in between. Some care in particular will have to be taken around the area where provision for parking is provided to ensure that vehicles are not too visible, which would have the unfortunate effect of drawing attention to a development whose design is intended to minimise impact. This may necessitate some additional screen planting across this short section which can be sought by a condition.

The development will necessitate the removal of trees and Sea Buckthorn within the site to facilitate the access, with one Sycamore along its frontage being removed. These works have been informed by an arboricultural report. During the redevelopment of The Mount, trees have already been removed from this area. The additional works have been assessed and, importantly, this further removal will not adversely expose the site. Generally, it is the vegetation outwith the site (which is unaffected by these works) which is more important to this development given its landscape value and importance in assimilating built development in the wider setting. Sufficient numbers of trees will be retained within the grounds of the Mount so that its setting is not eroded and these works have been accepted by the Council's Landscape Architect. To control the appropriate development of the site, it is recommended that a condition is used to require that only the removal of the trees identified within the arboricultural submission, and reflected in the additional site plan, can be undertaken.

Overall, the effect of proposal in the landscape is not is considered to have an adverse impact upon the quality of the SLA, with adequate control existing through the control of landscaping conditions to ensure that the development successfully assimilates into its surroundings.

### **Structural Impact**

The proposal has been supported by a statement and drawings from structural engineers which is added as an Appendix of Design Statement and Drawing



Numbers 12/382/100, 12/382/SK1 and 12/382/SK2. These works were informed by a site investigation.

The structural engineers do not oppose the development of this site. The main engineering issue with the site is ensuring that the stability of the existing slope is not compromised, during and after construction. To achieve this, temporary sheet piles should be proposed to be used until the retaining walls are in place to support the existing gardens at the Mount. This proposed undertaking along with the recommended construction sequence (as set out in the Appendix of Design Statement) appears logical. The independent engineers suggest that provided the development follows the recommended sequence, it would be expected that the development works do not give rise to any structural concerns, including in relation to the stability of the slope. The physical stability of this development will eventually be informed by the Building Warrant process. From a planning perspective, there is nothing to suggest that the development cannot be achieved in the manner described by the structural engineers. Nevertheless, given the sensitivities surrounding this location, it is recommended that the development of this site strictly follows the recommendations of the structural engineers and any changes to this process should be first agreed with the Council in order to limit environmental and visual impact. This can be secured by condition.

### **Access and Parking**

The present single track access road to the site which adjoins the Coldingham village to Coldingham Beach road is acknowledged as being in a substandard state of repair. This development would be the fifth new build to be accessed by this route. Against Local Plan Policy Inf4, the result of this development means that this access road needs to be upgraded to an adoptable standard.

An 'Access Road Modifications' drawing has been submitted following a site meeting with the Roads Planning Officer. The plan illustrates; road widening, formation of two new passing places, new drainage at its foot and a turning area for refuse vehicles at the junction into the Mount. The Roads Planning Officer is satisfied that the indicated improvements will upgrade this access to an appropriate adoptable standard which removes their original objection and ensures that the development can be safely accessed in accordance with requirements of Policy Inf4. Further details in the form of construction specification for each surface and intended timescales to complete the improvements will however be required. These matters can be agreed via an appropriately worded condition.

From an important visual perspective, the upgrades to the access road do not diminish the rural character of the area or result in introducing a suburban level of infrastructure. Chiefly, this has been achieved by avoiding the use of street lighting and by delivering the road widening and passing places within the existing boundaries of the carriageway without the need for extension either side or retaining walls. These upgrades are therefore not found to have any adverse impact upon the character of the SLA.

The new private access to the site within the grounds of the Mount is not objected to by the Roads Planning Officer. Further information is requested regarding the construction works for this road and the embankment along with edge protection means to prevent vehicles slipping down the embankment. These works can be sought through a condition for further agreement with the Roads Planning Officer. In addition to this requirement it has been noted that this access should meet the requirements of Building Standards and the Fire Service. These requirements fall

beyond the scope of planning involvement, but this point is recommended to be relayed to the applicant by way of an informative so that any considerations of these other specialists taken into account in the development of the scheme.

### **Services**

The application form suggests that water supply will be taken from the public mains. Objection comments have raised concerns about means of water supply although there is nothing to suggest that the public provision can not adequately provide for another property without causing any detrimental impacts to neighbouring properties.

The handling of foul drainage via a septic tank and soakaway does not appear to cause any concerns on planning grounds. This process will ultimately be regulated through the Building Warrant process.

The disposal of surface water to new and existing soakaways appears appropriate.

### **Protection of Residential Amenity**

Policy H2 supplemented by the Council's SPG on Privacy and Daylight seeks to ensure that development does not have an adverse impact on the amenity of existing dwellinghouses.

The only residences which could be materially affected by a house being built on the application site would be the properties at The Mount. The proposed design solution is not considered to have any adverse impacts to the amenities of these neighbours, given its position below the existing ground level. The visual changes for neighbours will be restricted to a small section of retaining wall just above the height of their existing boundary fence and to part of a sedum roof which appear a natural extension of their grassed garden. Neither of these changes will cause any neighbouring amenity issues. Although not a planning matter, the proposed development does not cause the loss of any of outward views to the sea for occupiers of The Mount. Nor does the proposal give rise to any loss to their garden ground.

During the construction phase, it is possible that the development may cause some disturbance to the occupiers of The Mount in particular. This however is not a material planning consideration and will therefore be a matter for agreement between the parties concerned.

As already noted, the application has been accompanied by a structural appraisal which confirms that the site can be constructed safely without compromising the slope or the existing building.

### **Ecology**

The site has no natural heritage designations. Third party concerns, especially from the Community Council have questioned the implications that this development will have upon habitats at the Milldown Burn which is close to this application site. Acknowledging the proximity of these habitats, the Council's Ecologist did initially suggest that there was a need for a preliminary survey. However, after undertaking a site visit, this recommendation has been withdrawn. Having viewed the development area in question, the recommendation is now that provided site clearance works, including tree felling and removal of vegetation is not carried out during the breeding bird season, the development will not adversely affect any habitat. Should any

clearance works be required during the breeding bird season there is a need for supplementary surveys to first be carried out. If Members are minded to approve this development, this requirement can be controlled by an appropriately worded condition to ensure that adequate protection is being afforded to local biodiversity in accordance with Local Plan Policy NE3.

### **Development Contributions**

The proposed development will be required to comply with Local Plan Policy G5 on developer contributions and with the relevant SPG. The Director of Education is seeking financial contribution towards the new Eyemouth High School.

If Members are minded to approve this proposal, these financial contributions will need to be secured through Legal Agreement.

### **CONCLUSION**

Subject to the conclusion of a legal agreement, and subject to compliance with the schedule of conditions, it is considered that the proposed development represents a suitable addition which is well related to the sense of place of an identified building group which has the numeric capacity to accept an additional dwelling. The modern design of the proposed development represents a sensitive addition to the character of its building group which is anchored by the Mount and does not cause significant demonstrable harm to the character and appearance of the setting of Coldingham Bay and the surrounding area. The proposal is considered consistent with the Consolidated Local Plan 2011 and Supplementary Planning Guidance having accounted for other material considerations.

### **RECOMMENDATION BY HEAD OF PLANNING AND REGULATORY SERVICES::**

I recommend the application be approved subject to a legal agreement addressing local schools and subject to the following conditions and informative:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.  
Reason: To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by the Planning etc. (Scotland) Act 2006.
2. The development hereby permitted shall not be carried out otherwise than in complete accordance with the plans and specifications approved by the Local Planning Authority.  
Reason: To ensure that the development is carried out in accordance with the approved details.
3. No development shall commence until 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.  
Reason: The materials to be used require further consideration to ensure a satisfactory form of development, which contributes appropriately to its setting.
4. No development shall commence until a sample of the external finish of the dwarf wall and precise details of the surface paving and gravel surface

finishes have been submitted to and agreed in writing by the Planning Authority.

Reason: To ensure a satisfactory form of development, which contributes appropriately to its setting.

5. No development shall commence until a scheme of landscaping works, which shall first be submitted to and approved in writing by the Planning Authority, and shall include;
  - i. location of new trees, shrubs, hedges within the site, in particular this should include provision of planting to the north eastern corner of the site to screen the parking area
  - ii. schedule of plants to comprise species, plant sizes and proposed numbers/density
  - iii. programme for completion and subsequent maintenance for the new planted areas and also future management of the existing screen planting along the north eastern boundary of the site
  - iv. location and design, including materials of any other walls, fences and gates

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

6. Only the trees identified for removal on Drawing No P08 shall be removed from the site and all other trees shall be retained unless the written agreement is received from the Planning Authority for any further removal.

Reason: The existing trees represent an important visual feature which the Planning Authority considers should be substantially maintained.
7. The development shall be undertaken in accordance with the Construction Sequence specified within Chapter 4.00 Appendix of the Design Commentary and Drawing Numbers 12/382/100, 12/382/SK1 and 12/382/SK2. Any variation to this construction method informed by McKay and Partners Structural Engineers shall first be agreed in writing with the Planning Authority and thereafter implemented in accordance with the approved details.

Reason: The site is in a sensitive location and it is essential that construction methods are known and approved, to ensure minimal environmental impact occurs.
8. No development shall commence until a schedule of implementing the upgrades to the sites access road illustrated on Drawing No P06 and precise details of the proposed surface treatments have been submitted to and agreed in writing with the Planning Authority. Thereafter the works shall be implemented in accordance with the approved details unless any variation thereto is agreed in with the Planning Authority.

Reason: To ensure that the access to the site is upgraded to the required adoptable standard in order to achieve safe access.
9. No development shall commence until the construction specification of the site's new private access road, including gradients and details of the edge protection, have been submitted to and agreed in writing by the Planning Authority. Thereafter the works shall be implemented in accordance with the approved details unless any variation thereto is agreed in with the Planning Authority.

Reason: To ensure that safe access to the site is achieved.

10. The parking area shall be properly consolidated within the site before the occupation of the dwellinghouse and retained in perpetuity.  
Reason: To provide adequate parking.
11. No site clearance works, which includes tree felling and scrub clearance, shall be carried out during the breeding bird season (March-September) without the express written permission of the Planning Authority. Supplementary surveys will be required to be submitted for agreement with the Planning Authority with possible appropriate mitigation measures if site clearance works are to commence during the breeding bird season.  
Reason: To safeguard the ecological interests of the site.

### Informatives

With reference to Condition 9, the applicant may wish to liaise with the Council's Building Standards Team and the Fire Service to ensure that the sites private access road meets the design requirements of these other specialists.

### DRAWING NUMBERS

P01	Site Plan and Location Plan	18.02.2014
P02	Elevations and Floor Plan	30.04.2013
P03	Elevations and Cross Section	30.04.2013
P04	Elevations and Cross Section	30.04.2013
P05	Cross Section	30.04.2013
P06	Access Modifications	18.02.2014
P08	Site Layout and Section	18.02.2014
12/0382/100	Site Plan and Section	09.10.2013
12/382/SK1	Site Investigation	09.10.2013
12/382/SK2	Sheet Pile Location	09.10.2013

### **Approved by**

Name	Designation	Signature
Brian Frater	Head of Planning and Regulatory Services	

The original version of this report has been signed by the Head of Planning and Regulatory Services and the signed copy has been retained by the Council.

### **Author(s)**

Name	Designation
Scott Shearer	Assistant Planning Officer

13/00526/FUL

**Garden Ground Of The Mount**  
**Coldingham**  
**Scottish Borders**

