ECONOMIC DEVELOPMENT AND ENVIRONMENT

To: Planning and Building Standards

Attention: Craig Miller

From:

LANDSCAPE SECTION

ate: 3rd November 2015

Contact:

S McDermott

Ext: 5425

Ref: 15/01034/FUL

Subject: Erection of dwellinghouse, land west of Craigerne Coachhouse, Edderston Road Peebles

It is recognised that a formal recommendation can only be made after consideration of all relevant information and material considerations. This consultation advice is provided to the Development Control service in respect of landscape related issues.

Description of the Site

The site is currently garden ground of the coach house development which includes conversion and extensions to the existing coach house to form 6no units. Currently the garden ground creates a setting for the development and the original drystone dyke and beech hedge contribute to the local aesthetics. The site is covered by the Craigerne and Tantah Tree Preservation Order (SBC TPO No 31). The Tweed Valley Special landscape Area extends as far as the west side of Edderston Road, but does not include the site.

The site, which until fairly recently was ground sloping down from the coach house to the western boundary, has been levelled off by dropping the excavating the ground and building a block work retaining wall, 2m inside the eastern boundary and extending north-south for approximately 21m before turning westward for 7m.

Nature of the Proposal

The proposal is for a 1½ storey house to the west of the approved coach house conversion.

Implications of the Proposal for the Landscape including any Mitigation

The coach house has been extended and converted to form 6no units and benefits from being set within mature woodland developed and extended in the late 19th century when Craigerne House was built.

While the parkland associated with the approaches to Craigerne House has been developed, a good deal of effort was made, in agreeing a layout for the houses to the north and east of this site, to retain as many trees as possible and to retain features of the late 19th century estate such as the imposing tree lined avenue that was the main driveway to Craigerne House.

I am of the opinion that the addition of another sizeable house on this small site immediately to the west of the original coachhouse, diminishes the aesthetic and setting of the 6 unit development. It does not offer any meaningful garden ground to the proposed house and I suggest will put the remaining TPO trees under pressure of removal due to future overshadowing.

Nor does the proposed scheme allow adequate space for replacement tree planting required as a result of the previous felling of a number of mature trees covered by the above mentioned TPO, and the replacement planting of which, was agreed with SBC Tree Officer.

Conclusion

I think this proposal will have a negative impact on the setting and amenity of the approved development and will undermine the Tree Preservation Order by putting undue pressure on the remaining trees in the immediate area as well as impacting on the agreed replanting of previously felled TPO trees along the north boundary, which require adequate space to develop satisfactorily and in accordance with <u>BS 5837:2012 Trees in relation to design, demolition and construction – Recommendations</u>. I suggest that the proposal amounts to overdevelopment of the site and therefore, on landscape and visual grounds, I cannot support this application.

Siobhan McDermott LANDSCAPE ARCHITECT



Scottish Borders Council

Regulatory Services - Consultation reply

Planning Ref	15/01034/FUL
Uniform Ref	15/01673/PLANCO
Proposal	Erection of dwellinghouse
Address	Land West Of Craigerne Coachhouse Edderston Road Peebles Scottish Borders
Date	21/9/15
Amenity and Pollution Officer	David A. Brown
Contaminated Land Officer	Reviewed – no comments.

Amenity and Pollution

Assessment of Application

Nuisance

This is an application for planning permission in principle for a new house.

It is proposed to utilise a solid fuel stove within the premises.

These can cause smoke and odour problems if not properly installed and maintained.

Recommendation

Delete as appropriate – Agree with application in principle, subject to Informative.

Informative

Solid Fuel Stove

These 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

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.

PLANNING CONSULTATION

To: Archaeology Officer

From: Development Management Date: 3rd September 2015

Contact: Craig Miller 201835 825029 Ref: 15/01034/FUL

PLANNING CONSULTATION

Your observations are requested on the under noted planning application. I shall be glad to have your reply not later than 24th September 2015, 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 24th September 2015, 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: Mrs Patricia Crippin

Agent: Ericht Planning & Property Consultants

Nature of Proposal: Erection of dwellinghouse

Site: Land West Of Craigerne Coachhouse Edderston Road Peebles Scottish

Borders

OBSERVATIONS OF: Archaeology Officer

CONSULTATION REPLY

There are no known archaeological implications.

PLANNING CONSULTATION

On behalf of: Director of Education & Lifelong Learning

From:

Head of Property & Facilities Management

Contact:

Marc Bedwell, ext 5242

To:

Head of Planning & Building Standards

Contact:

Craig Miller 2 01835 825029

Date: 13 January 2016 Ref: 15/01034/FUL

PLANNING CONSULTATION

Name of Applicant: Mrs Patricia Crippin

Agent: Ericht Planning & Property Consultants

Nature of Proposal Erection of dwellinghouse

Site: Land West Of Craigerne Coachhouse Edderston Road Peebles Scottish Borders

OBSERVATIONS ON BEHALF OF: Director of Education & Lifelong Learning

I refer to your request for Education's view on the impact of this proposed development, which is located within the catchment area for Kingsland Primary School and Peebles High School.

Primary School Contributions

CONSULTATION REPLY

£9823

High School Contributions

£1383

Total = £11206

Rolls over 90% place strain on the school's teaching provision, infrastructure and facilities and reduce flexibility in timetabling, potentially negatively effecting quality standards within the school environment. Contributions are sought to raise capital to extend or improve schools, or where deemed necessary to provide new schools, in order to ensure that overcapacity issues are managed and no reduction in standards is attributed to this within the Borders Area.

This contribution should be paid upon receipt of detailed planning consent but may be phased subject to an agreed schedule.

Please note that the level of contributions for all developments will be reviewed at the end of March each year and may be changed to reflect changes in the BCIS index - therefore we reserve the right to vary the level of the contribution if the contribution detailed above is not paid before 1 April 2016.

If you require any further information, please do not hesitate to contact me.lf you require any further information, please do not hesitate to contact me.

REGULATORY SERVICES



To: Development Management Service

FAO Craig Miller

Date: 16/09/15

From: Roads Planning Service

Contact: Dalton Redpath Ext: 5517 Ref: 15/01034/FUL

Subject: Erection of dwellinghouse

Land West Of Craigerne Coachhouse, Edderston Road,

Peebles

There is satisfactory space for the parking of 2 vehicles and turning within the curtilage of the site. The site is served by a single track road however there are several passing opportunities. Overall I have no objections to the above proposal provided the following conditions are adhered to:-

- 1. Parking for a minimum of two vehicles, excluding any garages, must be provided within the curtilage of the property prior to occupation and be retained thereafter in perpetuity.
- 2. A contribution of £1000 will be required for the development as per the Scottish Borders Local Plan revised Development contributions 2011.
- 3. No access, either pedestrian or vehicular, is to be taken directly off Edderston Road.

AJS

