



### **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 BS 5837:2012 Trees in relation to design, demolition and construction – Recommendations. 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**

<b>Planning Ref</b>	15/01034/FUL
<b>Uniform Ref</b>	15/01673/PLANCO
<b>Proposal</b>	Erection of dwellinghouse
<b>Address</b>	Land West Of Craigerne Coachhouse Edderston Road Peebles Scottish Borders
<b>Date</b>	21/9/15
<b>Amenity and Pollution Officer</b>	David A. Brown
<b>Contaminated Land Officer</b>	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.
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**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](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 ☎ 01835 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

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**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 ☎ 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 Ederston Road Peebles Scottish Borders

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### **OBSERVATIONS ON BEHALF OF: Director of Education & Lifelong Learning**

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#### **CONSULTATION REPLY**

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

£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 over-capacity 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. If 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**

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**Subject: Erection of dwellinghouse**  
**Land West Of Craigerne Coachhouse, Edderston Road,**  
**Peebles**

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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**

