



Mr B Fotheringham
Lead Officer Development Management & Enforcement
Environment and Infrastructure
Scottish Borders Council
Council Headquarters
Newtown St Boswells
Melrose
TD6 0SA

Dear Mr Fotheringham

At its meeting on 14 November 2022 West Linton Community Council decided to comment on the following planning applications in its area as follows:

22/01626/FUL & 22/01627/ADV West Linton Pharmacy, Main Street, West Linton – external decoration to shop & installation of new signage: These are two related applications for external alterations and signage on the pharmacy building, which lies in the centre of the village and within the conservation area.

We are aware that SBC's Heritage & Design Officer opposes the projecting sign and considers that the fascia sign and window signs should be reduced in size. However the Community Council does not regard the fascia sign as excessive, as it sits above the shop windows and well below the first floor cills, and is comparable in scale to fascias on nearby shops. The proposed illuminated sign is small and typical for a dispensing chemist, and the side window signs are modestly sized. The Community Council has no objection to these applications, providing the window signs are contained within the existing window openings (the submitted drawings indicate otherwise).

22/01613/FUL 3 Lyne View, Station Road, West Linton – extension to dwellinghouse: The Community Council has no objection to this proposed extension to a traditional semi-detached bungalow, which would be constructed with a matching hipped roof and white rendered walls.

22/01739/FUL Land west of The Old Barn, Westwater, West Linton – erection of dwellinghouse with detached garage: The Community Council noted that SBC's Review Body granted planning permission in principle in November 2021 for the erection of a dwellinghouse on this extensive site, which has mature trees on the road frontage.

The proposed zero-carbon house, though substantial, would be timber clad and set well back from the road, on the northern part of the site, and accessed by a private lane serving 4 other houses. The Community Council therefore has no objection to the application.

We would ask you to take these comments into account in deciding whether to grant planning permission for these applications.

Many thanks.

Yours faithfully

Sally Bowie
Secretary – West Linton Community Council

Friday, 11 November 2022



Local Planner
Development Management
Scottish Borders Council
Newtown St. Boswells
TD6 0SA

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Dear Customer,

West Of The Old Barn Westwater West, Bogsbank Road, West Linton, EH46 7EN

Planning Ref:

Our Ref: DSCAS-0076162-B63

Proposal: 22/01739/FUL | Erection of dwellinghouse with detached garage | Land West Of The Old Barn Westwater West Linton Scottish Borders

Please quote our reference in all future correspondence

Audit of Proposal

Scottish Water has no objection to this planning application; however, the applicant should be aware that this does not confirm that the proposed development can currently be serviced. Please read the following carefully as there may be further action required. Scottish Water would advise the following:

Water Capacity Assessment

Scottish Water has carried out a Capacity review and we can confirm the following:

- ▶ There is currently sufficient capacity in the Rosebery Water Treatment Works to service your development. However, please note that further investigations may be required to be carried out once a formal application has been submitted to us.

Waste Water Capacity Assessment

- ▶ Unfortunately, according to our records there is no public Scottish Water, Waste Water infrastructure within the vicinity of this proposed development therefore we would advise

applicant to investigate private treatment options. The nearest public foul main is over 1 kilometre to the north of the site at Meampus.

Please Note

- ▶ The applicant should be aware that we are unable to reserve capacity at our water and/or waste water treatment works for their proposed development. Once a formal connection application is submitted to Scottish Water after full planning permission has been granted, we will review the availability of capacity at that time and advise the applicant accordingly.
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Surface Water

For reasons of sustainability and to protect our customers from potential future sewer flooding, Scottish Water will not accept any surface water connections into our combined sewer system.

There may be limited exceptional circumstances where we would allow such a connection for brownfield sites only, however this will require significant justification from the customer taking account of various factors including legal, physical, and technical challenges.

In order to avoid costs and delays where a surface water discharge to our combined sewer system is anticipated, the developer should contact Scottish Water at the earliest opportunity with strong evidence to support the intended drainage plan prior to making a connection request. We will assess this evidence in a robust manner and provide a decision that reflects the best option from environmental and customer perspectives.

General notes:

- ▶ Scottish Water asset plans can be obtained from our appointed asset plan providers:
 - ▶ Site Investigation Services (UK) Ltd
 - ▶ Tel: 0333 123 1223
 - ▶ Email: sw@sisplan.co.uk
 - ▶ www.sisplan.co.uk
- ▶ Scottish Water's current minimum level of service for water pressure is 1.0 bar or 10m head at the customer's boundary internal outlet. Any property which cannot be adequately serviced from the available pressure may require private pumping arrangements to be installed, subject to compliance with Water Byelaws. If the developer wishes to enquire about Scottish Water's procedure for checking the water pressure in the area, then they should write to the Customer Connections department at the above address.
- ▶ If the connection to the public sewer and/or water main requires to be laid through land out-with public ownership, the developer must provide evidence of formal approval from the affected landowner(s) by way of a deed of servitude.

- ▶ Scottish Water may only vest new water or waste water infrastructure which is to be laid through land out with public ownership where a Deed of Servitude has been obtained in our favour by the developer.
 - ▶ The developer should also be aware that Scottish Water requires land title to the area of land where a pumping station and/or SUDS proposed to vest in Scottish Water is constructed.
 - ▶ Please find information on how to submit application to Scottish Water at [our Customer Portal](#).
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Next Steps:

▶ All Proposed Developments

All proposed developments require to submit a Pre-Development Enquiry (PDE) Form to be submitted directly to Scottish Water via [our Customer Portal](#) prior to any formal Technical Application being submitted. This will allow us to fully appraise the proposals.

Where it is confirmed through the PDE process that mitigation works are necessary to support a development, the cost of these works is to be met by the developer, which Scottish Water can contribute towards through Reasonable Cost Contribution regulations.

▶ Non Domestic/Commercial Property:

Since the introduction of the Water Services (Scotland) Act 2005 in April 2008 the water industry in Scotland has opened to market competition for non-domestic customers. All Non-domestic Household customers now require a Licensed Provider to act on their behalf for new water and waste water connections. Further details can be obtained at www.scotlandontap.gov.uk

▶ Trade Effluent Discharge from Non-Domestic Property:

Certain discharges from non-domestic premises may constitute a trade effluent in terms of the Sewerage (Scotland) Act 1968. Trade effluent arises from activities including; manufacturing, production and engineering; vehicle, plant and equipment washing, waste and leachate management. It covers both large and small premises, including activities such as car washing and laundrettes. Activities not covered include hotels, caravan sites or restaurants.

- ▶ If you are in any doubt as to whether the discharge from your premises is likely to be trade effluent, please contact us on 0800 778 0778 or email TEQ@scottishwater.co.uk using the subject "Is this Trade Effluent?". Discharges that are deemed to be trade effluent need to apply separately for permission to discharge to the sewerage system. The forms and application guidance notes can be found [here](#).
- ▶ Trade effluent must never be discharged into surface water drainage systems as these are solely for draining rainfall run off.

- ▶ For food services establishments, Scottish Water recommends a suitably sized grease trap is fitted within the food preparation areas, so the development complies with Standard 3.7 a) of the Building Standards Technical Handbook and for best management and housekeeping practices to be followed which prevent food waste, fat oil and grease from being disposed into sinks and drains.
- ▶ The Waste (Scotland) Regulations which require all non-rural food businesses, producing more than 50kg of food waste per week, to segregate that waste for separate collection. The regulations also ban the use of food waste disposal units that dispose of food waste to the public sewer. Further information can be found at www.resourceefficientscotland.com

I trust the above is acceptable however if you require any further information regarding this matter please contact me on **0800 389 0379** or via the e-mail address below or at planningconsultations@scottishwater.co.uk.

Yours sincerely,

Ruth Kerr
Development Services Analyst
PlanningConsultations@scottishwater.co.uk

Scottish Water Disclaimer:

"It is important to note that the information on any such plan provided on Scottish Water's infrastructure, is for indicative purposes only and its accuracy cannot be relied upon. When the exact location and the nature of the infrastructure on the plan is a material requirement then you should undertake an appropriate site investigation to confirm its actual position in the ground and to determine if it is suitable for its intended purpose. By using the plan you agree that Scottish Water will not be liable for any loss, damage or costs caused by relying upon it or from carrying out any such site investigation."

**CONSULTATION RESPONSE TO
PLANNING OR RELATED APPLICATION**

Comments provided by	Roads Planning Service	Contact e-mail/number:	
Officer Name and Post:	Paul Grigor Roads Planning Officer	pgrigor@scotborders.gov.uk 01835 826663	
Date of reply	10 th November 2022	Consultee reference:	
Planning Application Reference	22/01739/FUL	Case Officer: Ranald Dods	
Applicant	Mr Ian Swann		
Agent	MAKAR		
Proposed Development	Erection of dwellinghouse with detached garage		
Site Location	Land West Of The Old Barn Westwater West Linton Scottish Borders		
<i>The following observations represent the comments of the consultee on the submitted application as they relate to the area of expertise of that consultee. A decision on the application can only be made after consideration of all relevant information, consultations and material considerations.</i>			
Background and Site description	Previous application 21/00285/PPP – Refused then allowed on appeal by LRB		
Key Issues (Bullet points)	<ul style="list-style-type: none"> • Access • Parking 		
Assessment	<p>The principle of a dwelling on this plot has been established through an earlier consent.</p> <p>As with the previous application, I will not object to this application providing the conditions listed below, or similarly worded, are attached to any subsequent approval.</p>		
Recommendation	<input type="checkbox"/> Object	<input type="checkbox"/> Do not object	<input checked="" type="checkbox"/> Do not object, subject to conditions <input type="checkbox"/> Further information required
Recommended Conditions	<p>No development hereby approved shall commence until the precise means of access have been agreed in writing with the Council. Thereafter the means of access shall be fully implemented prior to occupation, unless otherwise agreed in writing.</p> <p>Reason: To ensure appropriate access to the new dwelling is provided.</p> <p>Parking and turning for a minimum of two vehicles to be provided within the curtilage of the plot, excluding garages, prior to occupation of the dwelling and retained in perpetuity thereafter unless otherwise agreed in writing with the Council.</p> <p>Reason: To ensure appropriate parking is provided for the new dwelling.</p>		
Recommended Informatives			

Signed: DJI