

Georgia Burborough

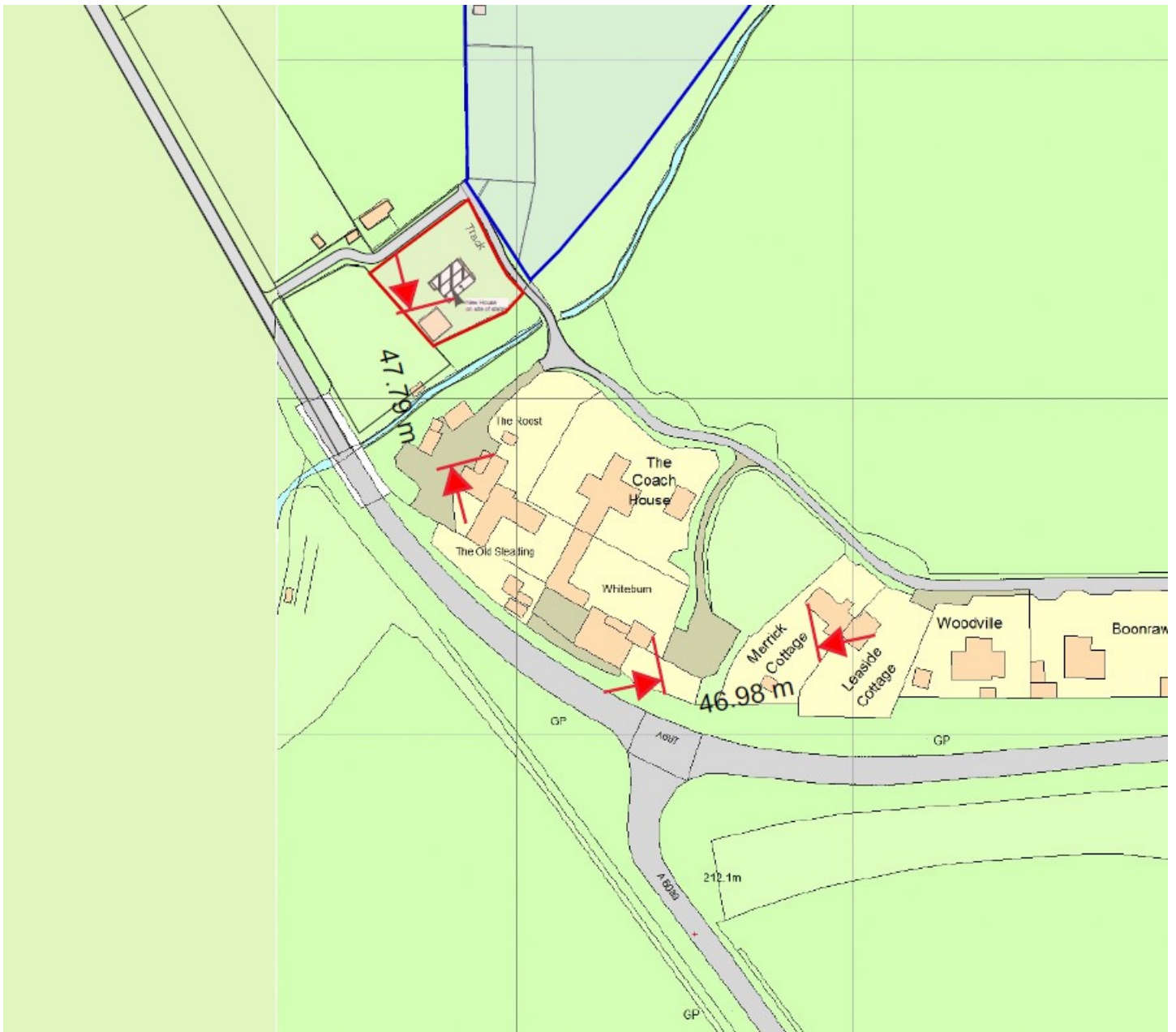
From: Georgia Burborough
Sent: 24 February 2023 15:15
To: Hayward, Julie
Subject: RE: [OFFICIAL] 22/01905/FUL: Site Adjacent The Steading Whiteburn Farm Lauder
Attachments: image001.jpg; image002.jpg; image003.jpg; image004.jpg; image005.jpg; image006.jpg; 2126-L05B(Plan).pdf; 2126-L09C(Plan).pdf

Dear Julie,

Thank you for suspending the issuing of the decision on this application to allow for the further information and amended plans to be provided.

To address the points raised, please see the below:

1. Building Group Boundaries:
 - a. We still consider that as previous applications for development immediately to the north of Whiteburn set the northern extent as the access track then it follows that as this track crosses the burn, the boundary of the building group follows it too. So explicitly we see the track as defining the extent of the building group.
 - b. As evidenced by the significant planting the applicant has voluntarily undertaken on her properties, we would be open to discussing further landscape containment to the north-western site boundary if this would aid in demonstrating the extent of the building group. There are already trees planted to the north of the land parcel - sample on photos provided.
 - c. As shown in the marked up location plan below, the spacing between the proposed dwelling and the nearest existing dwelling is similar to the spacing between 'Merrick Cottage' and its neighbour to the west. It is also clear there is no characteristic spacing of the group against which the proposed building site would appear 'divorced'.
2. Access and Traffic:
 - a. Please find attached amended site layout plan with the western access omitted. You will also see in the 'notes' that the bridge is to be restricted for only light good vehicles (ie. Under 3.5 tonnes) to cross.
 - b. The applicant's deed to the site confirms the applicant has legal access via this track. A copy of the deed can be provided under confidential cover if requested.
 - c. The strength/stability of the bridge is considered a building warrant matter and is up to the owner of the bridge to maintain it to the standard specified in the deed (e.g. able to withstand up to 3.5 tonnes).
3. Trees:
 - a. The site plan attached also shows the location of existing important trees (i.e. those with a stem diameter greater than 75mm at 1.5m above ground level) on or adjacent to the site. The area proposed to be developed for the house, access, parking and servicing are not in proximity to any such trees. The only other trees on site are those that the applicant planted recently. Any materials, vehicles or machinery required for construction will also be kept far from the important trees.
 - b. If it would provide comfort, a condition of consent requiring a Tree Constraints Plan to be submitted confirming the above prior to development (including demolition) could be imposed.
4. Solar Panels
 - a. Please find attached amended elevation drawings showing solar PV panels on the roof of the dwelling.
 - b. If required, a condition could be imposed stating that manufacturers specification be submitted prior to construction for approval by Council.



I look forward to hearing your thoughts on the above.

Warm regards
Georgia

From: Hayward, Julie <JHayward2@scotborders.gov.uk>
Sent: Thursday, February 16, 2023 10:30 AM
To: Georgia Burborough <Georgia@fergusonplanning.co.uk>
Subject: RE: [OFFICIAL] 22/01905/FUL: Site Adjacent The Steading Whiteburn Farm Lauder

Good morning

Thank you for your e-mail. I will keep the application on hold until this further information/revised drawings have been submitted.

Julie

Julie Hayward
Team Leader
Development Management
Planning, Housing and Related Services
Corporate Improvement and Economy
Scottish Borders Council

Tel: 01835 825585

E-mail: jhayward2@scotborders.gov.uk

Please do not print this e-mail unless absolutely necessary - SAVE PAPER

Find out more about Scottish Borders Council: [Web](#) | [Twitter](#) | [Facebook](#) | [Flickr](#) | [YouTube](#)

From: Georgia Burborough <Georgia@fergusonplanning.co.uk>

Sent: 15 February 2023 15:02

To: Hayward, Julie <JHayward2@scotborders.gov.uk>

Subject: RE: [OFFICIAL] 22/01905/FUL: Site Adjacent The Steading Whiteburn Farm Lauder

CAUTION: External Email

Hi Julie,

Thank you for waiting for our response.

Although disappointed with your view on the extent of the building group, it is accepted and assume that it is unlikely to be overcome by any further information or mitigation we offer at this point and, as such, the decision will be for a refusal. Can you please confirm.

If this is the case, we would like to address the other points below (access, trees and solar panels) so that the objection from the Roads Planning Officer can be removed and the only remaining reason for refusal to be inconsistency with Policy HD2.

There are no trees within or overhanging the area where building or servicing is proposed as you would have seen on your site visit and we will update the site plan to explicitly state this.

We will also update the site plan to remove the western access route. The applicant has a deed of right for access across the bridge up to 3.5 tonne. We will provide a copy of the deed showing this and confirmation from contractors that they can complete the project without any need for materials or machinery to exceed that limit.

Solar panels will be shown on a revised elevation drawing.

I will endeavour to provide the above by the end of this week so as to not hold up the issuing of the decision.

Warm regards
Georgia

From: Georgia Burborough
Sent: Monday, February 13, 2023 12:05 PM
To: Hayward, Julie <JHayward2@scotborders.gov.uk>
Subject: RE: [OFFICIAL] 22/01905/FUL: Site Adjacent The Steading Whiteburn Farm Lauder

Dear Julie,

Thank you very much for your email.

All clear and understood, we are going to have a chat with the applicant on the points raised below and revert back to you with our response.

Warm regards
Georgia

From: Hayward, Julie <JHayward2@scotborders.gov.uk>
Sent: 10 February 2023 18:18
To: Georgia Burborough <Georgia@fergusonplanning.co.uk>
Subject: [OFFICIAL] 22/01905/FUL: Site Adjacent The Steading Whiteburn Farm Lauder

Good afternoon

I refer to the above planning application submitted on behalf of Ms Elaine McKinney and I apologise for the delay on coming back to you.

The consultation responses and representations received can be viewed on public access.

Having considered the proposal, I have the following comments to make:

It is accepted that a building group exists at Whiteburn, as there are 8 existing houses, however, it is considered that the site is outwith the natural and man-made boundaries of the building group. To the west, it is clear that the burn, trees/woodland and hedge form the boundary of the building group. The building group is characterised the farmhouse, converted farm steading buildings and new dwellings contained within a strip of land between the A697 to the south and the private access road to the north and east. The site is considered to be outwith this sense of place. In addition, the spacing does not respect the compact nature of the building group and a house on the application site would appear divorced from the existing houses, to the detriment of the character of the building group.

For these reason, the proposal is considered to be contrary to policy HD2 of the Local Development Plan 2016 and the application cannot be supported.

The Roads Planning Service objects to the proposed use of the westerly access for the reasons set out in their consultation response. This must be removed from the site plan in order for the Roads Planning Service to remove their objection. A number of representations have expressed concern that the bridge over the burn is not capable of serving additional traffic, especially construction traffic. As the Roads Planning Service would not approve this proposal if it utilises the western access, I would advise that the stability and suitability of the bridge is investigated.

There are trees within and overhanging the application site. No tree survey or Arboricultural Assessment has been submitted in respect of the new house, access, driveway, parking, turning or services.

The Planning Statement refers to solar panels but none are shown on the building or site plan.

Developer contributions would be required towards education (Earlston High School: £4,088 and Lauder Primary School: £8,898). These would be secured by a legal agreement, should the application be approved.

I will wait to hear from you before determining the application.

Thanks

Julie

Julie Hayward
Team Leader
Development Management
Planning, Housing and Related Services
Corporate Improvement and Economy
Scottish Borders Council

Tel: 01835 825585

E-mail: jhayward2@scotborders.gov.uk

Please do not print this e-mail unless absolutely necessary - SAVE PAPER

Find out more about Scottish Borders Council: [Web](#) | [Twitter](#) | [Facebook](#) | [Flickr](#) | [YouTube](#)

***** This email and any files transmitted with it are privileged, confidential and subject to copyright. Any unauthorised use or disclosure of any part of this email is prohibited. If you are not the intended recipient please inform the sender immediately; you should then delete the email and remove any copies from your system. The views or opinions expressed in this communication may not necessarily be those of Scottish Borders Council. Please be advised that Scottish Borders Council's incoming and outgoing email is subject to regular monitoring and any email may require to be disclosed by the Council under the provisions of the Freedom of Information (Scotland) Act 2002 .

***** This email and any files transmitted with it are privileged, confidential and subject to copyright. Any unauthorised use or disclosure of any part of this email is prohibited. If you are not the intended recipient please inform the sender immediately; you should then delete the email and remove any copies from your system. The views or opinions expressed in this communication may not necessarily be those of Scottish Borders Council. Please be advised that Scottish Borders Council's incoming and outgoing email is subject to regular monitoring and any email may require to be disclosed by the Council under the provisions of the Freedom of Information (Scotland) Act 2002 .
