

SCOTTISH BORDERS COUNCIL

DEVELOPMENT AND BUILDING CONTROL COMMITTEE

APPLICATION FOR PLANNING PERMISSION – PART II REPORT

REF : 06/02027/FUL

APPLICANT : M & J Ballantyne Ltd

AGENT : Aitken Turnbull

DEVELOPMENT : Erection of 76 dwellinghouses

LOCATION : Phase 2 Land At East Broomlands
Kelso
Scottish Borders
TD5 7RH

TYPE : Full Application

Observations by Development Control Officer - Mrs Julie Hayward

The site is situated on the north eastern edge of Kelso. Hendersyde Park is to the east, there is a new residential development to the south and to the west is woodland and residential properties.

The proposal is for the erection of 76 detached dwellinghouses on the site. Nine house types are proposed either two storey, split level to take into account the sloping nature of the site or bungalows. Three, four and five bedroom houses are proposed. The houses would be constructed of blockwork with a dry dash render finish and the roofs would be slate.

The site would be accessed from the A698 via the housing development to the south. Pedestrian links are proposed from the site to the south, to the housing development to the west and to the future site to the north. All the proposed dwellinghouses would have garages and on-site parking and 26 visitor parking spaces are also proposed. The layout includes areas of open space, a play area and additional woodland planting to reinforce the existing woodlands around the site.

A Planning Statement and Transport Assessment have been submitted.

An outline planning application for residential development on this site (03/01074/OUT) is pending consideration.

The site is allocated in the Scottish Borders Finalised Local Plan for residential development. Supplementary Planning Guidance has been prepared for the site.

The Director of Technical Services advises that provided his requirements are met he has no objections in principle to the amended layout submitted.

Scottish Natural Heritage and Kelso Community Council have no objections to the proposal.

Scottish Water advises that there may be capacity issues at the waste water treatment works and water network.

Visit <http://eplanning.scotborders.gov.uk/publicaccess/> to view Planning information online

SEPA requires that the site be connected to the public sewer with surface water drainage to a SUDS scheme

Kelso Amenity Society expresses an number of concerns:

- There has been no attempt to create anything other than rows of houses of bland design that show no relationship to the land form and relate only to the road layout.
- This proposal is for a small village with a token amount of open space and no sense of community.
- Can the waste water treatment works and schools cope with this level of development?
- The access is onto a busy public road is at a point where vision is limited.

No other representations have been received.

The site has been allocated in the Scottish Borders Finalised Local Plan for residential development and so the principle of housing on this site is accepted by the Council.

The proposal has been amended and the number of houses reduced from 82 originally proposed to 76. The design and materials of the proposed houses are similar to those seen within the other phases of development at Broomlands and are considered to be acceptable. The layout takes into account the topography of the site. Additional areas of open space and woodland planting have been added to the layout. The proposal broadly accords with the Supplementary Planning Guidance for the site.

It is considered that the proposal would not be detrimental to the visual amenities of the area. The residential amenities of occupiers of existing properties would not be affected by the proposal.

The agent advises that connection to the public drainage system has been secured.

A legal agreement would secure the financial contribution towards education facilities and the Waverley Railway Project. Eleven affordable housing units would be provided by Eildon Housing Association adjacent to their existing development. The agreement would also cover the provision and long term maintenance of open spaces and landscaping.

Recommendation

It is recommended that the application be approved subject to the conclusion of a Legal Agreement and subject to the following conditions:-

1. Notwithstanding the description of the materials in the application, no development shall be commenced until precise details of the materials to be used in the construction of the external walls and roofs of the buildings have been submitted to and approved in writing by the Planning Authority, and thereafter no development shall take place except in strict accordance with those details.

Reason: The materials require further consideration to ensure a satisfactory form of development, which contributes appropriately to its setting.

2. No development shall take place except in strict accordance with a scheme of soft landscaping works for the proposed public open spaces, general amenity spaces and woodland areas, which shall first have been submitted to and approved in writing by the Planning Authority, and shall include:
 - i. indication of existing trees, shrubs and hedges to be removed, those to be retained and, in the case of damage, proposals for their restoration
 - ii. location of new trees, shrubs, hedges and grassed areas
 - iii. schedule of plants to comprise species, plant sizes and proposed numbers/density
 - iv. programme for completion and subsequent long term maintenance.

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

3. Details of all proposed means of enclosure around the site, along pedestrian links and around and between the plots shall be submitted to and approved in writing by the Planning Authority before work on the site is commenced. The development then to be implemented in accordance with the approved scheme
Reason: To enable the proper effective assimilation of the development into its wider surroundings.

4. No development shall take place until a scheme for the provision of public open space and an equipped play area has been submitted to and approved in writing by the Local Planning Authority. The scheme so submitted shall include-
 - i. type and location of play equipment, seating, fences, walls and litter bins
 - ii. surface treatment of the play area
 - iii. proposals for the implementation/phasing of play area in relation to the construction of houses on the site and its long term future maintenance.

Reason: To ensure that proper provision is made for recreational facilities within the site.

5. All works required for the provision of open space and play area shall be completed in accordance with the scheme approved in writing by the Planning Authority.

Reason: To ensure that the development is carried out as approved.

6. The access road, turning areas, visitor parking spaces, footpaths and pedestrian links shown on the approved plans to be completed to the specification of the Planning Authority in accordance with a phasing programme to be submitted to and agreed by the Planning Authority before the development commences.

Reason: To ensure that adequate access to the site for pedestrians and vehicles is provided and is at all times properly maintained.

7. Two parking spaces, excluding garages, must be provided within each plot to the specification of the Planning Authority before the dwellinghouse is occupied and retained in perpetuity.

Reason: In the interests of road safety.

8. The pedestrian link adjacent to plot 27 to the existing housing and school to the west to be provided to the specification of the Planning Authority within a timescale to be agreed with the Planning Authority before the development commences.

Reason: In the interests of pedestrian safety.

9. None of the dwellings shall be occupied until works for the disposal of sewage have been provided on the site to serve the development hereby permitted in accordance with details to be submitted to and approved in writing by the Planning Authority.

Reason: To ensure that satisfactory arrangements are made for the disposal of foul water.

10. A SUDS scheme for the site to be submitted to and approved in writing by the Planning Authority before the development commences. The approved scheme then to be implemented as part of the development.

Reason: To ensure that satisfactory arrangements are made for the disposal of surface and foul water.

Applicant Informative

In respect of condition 6, the roads and footways shall require Road Construction Consent. Driver forward visibility around bends and junction visibility splays should relate to a traffic speed of around 20 mph i.e. 33m forward visibility and 2.4m by 33m junction visibility.

In respect of condition 7, all driveways must be a minimum of 6m in length from the rear of the footway/service strip and all driveways must have a maximum gradient of 1 in 12 and be large enough to cater for two vehicles.

The consultation response from SEPA is attached for the information of the applicant.

Julie Hayward
Principal Planning Officer
Recommended on: 25th April 2008