
PLANNING APPEALS & REVIEWS

Briefing Note by Chief Planning Officer

PLANNING AND BUILDING STANDARDS COMMITTEE

29th February 2016

1 PURPOSE

- 1.1 The purpose of this briefing note is to give details of **Appeals** and **Local Reviews** which have been received and determined during the last month.

2 APPEALS RECEIVED

- 2.1 Planning Applications

Nil

- 2.2 Enforcements

Nil

3 APPEAL DECISIONS RECEIVED

Nil

- 3.2 Enforcements

Nil

4 APPEALS OUTSTANDING

- 4.1 There remained 3 appeals previously reported on which decisions were still awaited when this report was prepared on 18th February 2016. This relates to sites at:

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|---|---|
| <ul style="list-style-type: none"> Land South East of Halmyre Mains Farmhouse (Hag Law), Romanno Bridge | <ul style="list-style-type: none"> Land North East and North West of Farmhouse Braidlie (Windy Edge), Hawick |
| <ul style="list-style-type: none"> Land North of Upper Stewarton, (Kilrubie Wind Farm Development), Eddleston, Peebles | <ul style="list-style-type: none"> |

4.2 Section 36 Appeals Outstanding:

| | |
|---|---|
| <ul style="list-style-type: none">Land North of Nether Monynut Cottage (Aikengall IIa), Cockburnspath | <ul style="list-style-type: none">Cloch Forest Wind Farm, Land West of Whitelaw Burn, Eddleston |
| <ul style="list-style-type: none">(Whitelaw Brae Wind Farm), Land South East of Glenbreck House, Tweedsmuir | <ul style="list-style-type: none"> |

5 REVIEW REQUESTS RECEIVED

- 5.1 Reference: 15/00769/FUL
Proposal: Siting of caravan for permanent residence (retrospective)
Site: Land South of Camphouse Farmhouse, Camptown, Jedburgh
Appellant: Kerr Renwick

Reasons for Refusal: 1. The proposal would be contrary to Policy D2 of the Scottish Borders Consolidated Local Plan Adopted 2011 and the Supplementary Planning Guidance on New Housing in the Borders Countryside 2008 as the caravan is not located within any settlement or an established building group of three or more dwellinghouses or building(s) capable of conversion to residential use and the agricultural and operational requirement for the use of the caravan for permanent residential occupation has not been adequately demonstrated. The retention of the caravan on this site would lead to an unacceptable and unjustified sporadic development in the countryside. 2. The proposal would result in an unacceptable form of development that would not be in accordance with the criteria contained within Policy G1 of the Scottish Borders Consolidated Local Plan Adopted 2011 and Supplementary Planning Guidance: Placemaking and Design 2010. The unit is not physically suited for permanent retention for residential use, due to its size, design and construction. The development is not in keeping with the scale or architectural character of the existing buildings at Camptown to the detriment of the visual amenities of the area.

6 REVIEWS DETERMINED

- 6.1 Reference: 15/01034/FUL
Proposal: Erection of dwellinghouse
Site: Land West of Craigerne Coachhouse, Edderston Road, Peebles
Appellant: Mrs Patricia Crippin

Reason for Refusal: The application is contrary to Policies G1, G7 and NE4 of the Scottish Borders Consolidated Local Plan 2011 in that the proposed development would represent a cramped form of development, out of character with this part of Edderston Road. The proposed house would result in an overdevelopment and significant reduction, of an area of ground which is required for landscaped and wooded setting for the approved Craigerne Coach House development, resulting in an inappropriate congested appearance between the development and Edderston Road, providing insufficient space for new and replacement planting, undermining the retention of preserved trees and being out of

character with the design of the Coach House development and the traditional houses in the area.

Method of Review: Review of Papers

Review Decision: Decision of Appointed Officer Upheld

7 REVIEWS OUTSTANDING

7.1 There remained no reviews previously reported on which decisions were still awaited when this report was prepared on 18th February 2016.

Approved by

Ian Aikman
Chief Planning Officer

Signature

Author(s)

| Name | Designation and Contact Number |
|--------------|--|
| Laura Wemyss | Administrative Assistant 01835 824000 Ext 5409 |

Background Papers: None.

Previous Minute Reference: None.

Note – You can get this document on tape, in Braille, large print and various computer formats by contacting the address below. Jacqueline Whitelaw can also give information on other language translations as well as providing additional copies.

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