

**SCOTTISH BORDERS COUNCIL**

**APPLICATION TO BE DETERMINED UNDER POWERS DELEGATED TO THE HEAD OF PLANNING  
AND REGULATORY SERVICES**

**PART III REPORT (INCORPORATING REPORT OF HANDLING)**

**REF :** 10/00414/FUL  
**APPLICANT :** J A Wauchope  
**AGENT :** Edwin Thompson & Co (Galashiels)  
**DEVELOPMENT :** Change of use of agricultural land to form off street parking area  
**LOCATION:** Land South Of Morebattle Mains Farm Cottages  
Morebattle  
Scottish Borders  
**TYPE :** FUL Application

**REASON FOR DELAY:**

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**DRAWING NUMBERS:**

<b>Plan Ref</b>	<b>Plan Type</b>	<b>Plan Status</b>
W404-103	General	Approved

**NUMBER OF REPRESENTATIONS: 0**

**SUMMARY OF REPRESENTATIONS:**

Representations

There are no representations.

Consultations

KALEWATER COMMUNITY COUNCIL: Indicated concerns regarding the removal of trees and hedging to proposals on neighbouring sites however not related to this specific site.

TECHNICAL SERVICES - ROADS: No objections subject to a number of conditions.

**PLANNING CONSIDERATIONS AND POLICIES:**

Scottish Borders Local Plan (Adopted 2008)

G1: Quality Standards for New Development

H2: Protection of Residential Amenity

Policy Inf4: Parking Provision and Standards

Scottish Borders Local Plan Amendment (Finalised Plan 2009)

H2: Protection of Residential Amenity

**Recommendation by** - Colm McKee (Planning Officer) on 7th September 2010

This is a full planning application for the change of use of agricultural land to form an off street parking area for the existing Morebattle Mains cottages.

Morebattle mains are a row of 4 No traditional terrace cottages with garden ground to the rear. At present there is only roadside parking.

This application proposes 8 No car parking spaces on agricultural ground to the rear (East) of the cottages. There would be a row of spaces running parallel to the cottages and set back approximately 30m behind the cottages.

Technical Services (Roads) have been consulted on the application and have raised a number of issues that must be addressed through attached conditions.

There is an existing hard standing surface to the front of the cottage. It is proposed to remove this parking area and install pavement. The Roads Officer has stated this must be converted to a footway using the specifications provided. This can be addressed through an attached condition.

Access to the parking would be via a track to the South West of No1 Morebattle Mains Farm Cottages.

The access would have a visibility splay of 120/2.40m. This has also been specified by Technical Services (Roads). This can be further assured through an attached condition.

The Community Council did not object to this application however voiced concerns in relation to the accompanying applications including removal of trees and hedging and waste water from adjoining plots one and two.

It is accepted there must be the removal of trees and hedging however on the basis the parking spaces can be taken off road and there can be additional re planting and boundary treatment, the application can be supported. This can be addressed through an attached condition.

No objections have been received.

It is considered that on balance the application would improve the amenity of the area in particular the parking.

#### **REASON FOR DECISION :**

The proposal is compliant with the relevant Local Plan Policies G1 (Quality Standards for New Development) and H2 (Protection of Residential Amenity) in that the design, scale and form of the proposals would not negatively impact on the locality.

The development will improve the parking standards in the locality and therefore the proposal is compliant with Policy Inf4 (Parking Provision and Standards).

#### **Recommendation:** Approved - conditions & informatives

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.  
Reason: To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by the Planning etc. (Scotland) Act 2006.
- 2 The access to the parking area must be a minimum of 5.5m in width to beyond the access into Plot 1 as shown on the approved plan.  
Reason: In the interest of road safety.

- 3 The initial 6m of the access must be surfaced to the approved specification of the Planning Authority by a contractor on the Council's approved list (DC-8) before the car parking area use commences.  
Reason: In the interest of road safety.
- 4 The gradient of the initial 6m of the access must be not greater than 1 in 15.  
Reason: In the interest of road safety.
- 5 The gradient of the parking/turning area must be not greater than 1 in 15, with the intervening section not greater than 1 in 8.  
Reason: In the interest of road safety.
- 6 Prior to the commencement of development a service lay-by to the required specification outlined by the Local Planning Authority must be provided to cater for the existing cottages. This work must be carried out by a contractor on the Council's approved list (DC-8).  
Reason: In the interest of road safety.
- 7 Any gates erected at the access must be set-back a minimum of 6m from the carriageway edge.  
Reason: In the interest of road safety.
- 8 Visibility of 2.4m x 120m must be provided in either direction where the access meets the public road before the use of the car parking area commences.  
Reason: In the interest of road safety.
- 9 The existing hard standing area in front of the cottages must be converted to a footway using the specification outlined by the Local Planning Authority. This construction must also include kerbing along the road edge. This work must be carried out by a contractor on the Council's approved list (DC-8) before the use of the car parking area commences.  
Reason: In the interest of road safety.
- 10 Details of all proposed means of enclosure shall be submitted to and approved in writing by the Local Planning Authority before work on the site is commenced. The development then to be implemented in accordance with the approved scheme. 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.
- 11 The means of surface water drainage to be submitted for approval of the Planning Authority before the development commences.  
Reason: To ensure that the site is adequately serviced.
- 12 No development shall take place except in strict accordance with a scheme of soft landscaping works, which shall first have been submitted to and approved in writing by the Local Planning Authority, and shall include:
  - i. indication of existing trees, shrubs, hedges and walls 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 to create both screening from public view and natural edges to the parkland.
  - iii. schedule of plants to comprise species, plant sizes and proposed numbers/density
  - iv. programme for completion and subsequent maintenance.
 Reason: To enable the proper form and layout of the development and the effective assimilation of the development into its wider surroundings.

### Informatives

It should be noted that:

- 1 In respect of conditions 2-8, The Roads Officer's comments have been attached for the information of the applicant.

2 Form DC-8 has been attached for the information of the applicant.

**“Photographs taken in connection with the determination of the application and any other associated documentation form part of the Report of Handling”.**