

Officer Euan Calvert
☎ 01835 826513
Our Ref : 15/00769/FUL
Date : 7th July 2015

NAME OF APPLICANT: Kerr Renwick
NATURE OF PROPOSAL: Siting of caravan for permanent residence (retrospective)
SITE: Land South Of Camphouse Farmhouse Camptown Jedburgh Scottish
Borders

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997

REQUEST FOR OBSERVATIONS OF: Jed Valley Community Council

No COMMENTS.

Signed:



Reply Date: *15 07 2015*

PLANNING SUB COMMITTEE JVCC.

PLEASE RETURN TO PRS@SCOTBORDERS.GOV.UK OR REGULATORY SERVICES, COUNCIL HEADQUARTERS, NEWTOWN ST BOSWELLS, MELROSE, TD6 OSA

REGULATORY SERVICES



To: **Development Management Service**
FAO Mr. E. Calvert, Council H. Q.

Date: **31st July 2015**

From: **Roads Planning Service**

Contact: **A. Scott**

Ext: **6640**

Ref: **15/00769/FUL**

Subject: Siting of caravan
Land at Camphouse, Camptown, Jedburgh – 15/00769/FUL

As the road serving this site is a trunk road, the comments of Transport Scotland should be sought.

AJS

Transport Scotland

Trunk Road and Bus Operations (TRBO)
Network Operations - Development Management



Response On Development Affecting Trunk Roads and Special Roads

The Town and Country Planning (Scotland) Act 1997

**The Town and Country Planning (Development Management Procedure)
(Scotland) Regulations 2013 S.I.2013 No 155 (S.25)**

Town and Country Planning (Notification of Applications) (Scotland) Direction 2009

To Scottish Borders Council Environment and Infrastructure Newtown St Boswells Melrose TD6 0SA	Council Reference:-	15/00769/FUL
	TS TRBO Reference:-	SE/68/2015

Application made by Kerr Renwick, Donerentin Camphouse Jedburgh Scottish Borders , and received by Transport Scotland on 07 July 2015 for planning permission for siting of caravan for permanent residence located at A68 Land South Of Camphouse Farmhouse Camptown Jedburgh Scottish Borders affecting the A68 Trunk Road.

Director, Trunk Roads Network Management Advice

1. The Director does not propose to advise against the granting of permission
2. The Director advises that planning permission be refused (see overleaf for reasons).
3. The Director advises that the conditions shown overleaf be attached to any permission the council may give (see overleaf for reasons).

To obtain permission to work within the trunk road boundary, contact the Route Manager through the general contact number below. The Operating Company has responsibility for co-ordination and supervision of works and after permission has been granted it is the developer's contractor's responsibility to liaise with the Operating Company during the construction period to ensure all necessary permissions are obtained.

TS Contact:-

Route Manager (A68)

0141 272 7100

Network South, Buchanan House, 58 Port Dundas Road, Glasgow, G4 0HF

Operating Company:-

SOUTH EAST

Address:-

6a Dryden Road, Bilston Glen Industrial Estate, Loanhead, Edinburgh, EH20 9LZ

Telephone Number:-

0800 0420188

e-mail address:-

OCCR.SESCOTLAND@amey.co.uk

CONDITIONS to be attached to any permission the council may give:-

1	Access to the site from the trunk road will be via the existing access. No new access will be permitted.
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REASON(S) for Conditions (numbered as above):-

1	To minimise interference with the safety and free flow of the traffic on the trunk road.
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Transport Scotland Response Date:- 16-Jul-2015
Transport Scotland Contact:- Fred Abercrombie

Transport Scotland Contact Details:-
Trunk Road and Bus Operations, Network Operations - Development Management
Buchanan House, 58 Port Dundas Road, Glasgow, G4 0HF
Telephone Number: 0141 272 7382
e-mail: development_management@transportscotland.gsi.gov.uk

NB - Planning etc. (Scotland) Act 2006

Planning Authorities are requested to provide Transport Scotland, Trunk Road and Bus Operations, Network Operations - Development Management with a copy of the decision notice, and notify Transport Scotland, Trunk Roads Network Management Directorate if the recommended advice is not accepted.

Walling, Fiona

From: Andy.Donaldson@transport.gov.scot
Sent: 04 February 2016 10:30
To: localreview
Subject: Appeal 16/00003/RREF

Dear Sir / Madam

**SITING OF CARAVAN FOR PERMANENT RESIDENCE.
LAND SOUTH OF CAMPHOUSE FARMHOUSE, CAMPTOWN, JEDBURGH**

We reference to the your letter dated 1st February 2016 advising that a Notice of Review was received by Scottish Borders Council in respect to the application 15/00769/FUL I would advise the following

At the time Transport Scotland were consulted the following condition was recommended:

1. Access to the site from the trunk road will be via the existing access. No new access will be permitted.

For the reason, to minimise interference with the safety and free flow of the traffic on the trunk road.

If the Local Review Body is minded to grant this appeal then Transport Scotland would respectfully request that the above condition is applied.

Your Faithfully

a

Andrew Donaldson
Trunk Road and Bus Operations.
T: 0141 272 7388
F: 0141 272 7350

Transport Scotland
Buchanan House
58 Port Dundas Road
Glasgow
G4 0HF

For agency and travel information visit our [website](#)

Transport Scotland, the national transport agency

PLANNING CONSULTATION

To: Economic Development Section

From: Development Management

Date: 5th October 2015

Contact: Euan Calvert ☎ 01835 826513

Ref: 15/00769/FUL

PLANNING CONSULTATION

Your observations are requested on the under noted planning application. I shall be glad to have your reply not later than 26th October 2015, If further time will be required for a reply please let me know. If no extension of time is requested and no reply is received by 26th October 2015, it will be assumed that you have no observations and a decision may be taken on the application.

Please remember to e-mail the DCConsultees Mailbox when you have inserted your reply into Idox.

Name of Applicant: Kerr Renwick

Agent: N/A

Nature of Proposal: Siting of caravan for permanent residence (retrospective)

Site: Land South Of Camphouse Farmhouse Camptown Jedburgh Scottish Borders

OBSERVATIONS OF: Economic Development Section

CONSULTATION REPLY

This application provides a rough outline of a sheep based livestock unit; given that the farm is circa 140 acres it should be sufficient to support a worker based on the 'standard man day' system of evaluation. However there is a lack of information to demonstrate that it is either the intention or there is scope to attain a unit of sufficient agricultural activity to demonstrate an effective 'standard man day' level.

Unfortunately the Economic Development Section cannot make a sufficiently informed opinion because of the lack of information with this application. If the applicant can provide more information in the form of a detailed business plan containing information as to how he intends to develop the business to an appropriate level within the SMD criteria, then the Economic Development Section can give this application due consideration..

Scottish Borders Council

Regulatory Services – Consultation reply

Planning Ref	15/00769/FUL
Uniform Ref	15/01241/PLANCO
Proposal	Planning Consultation - Siting of caravan for permanent residence (retrospective)
Address	Land South Of Camphouse Farmhouse Jedburgh Scottish Borders
Date	27th July 2015
Amenity and Pollution Officer	Mary Rose Fitzgerald
Contaminated Land Officer	Reviewed no comment

Amenity and Pollution

Assessment of Application

The applicant has indicated that the proposed development is on a private water supply. In order to assess this application the following information is required.

1. The type of supply ie borehole, spring, well etc
2. The location of the source by way of an 8 digit reference number.
3. Details of other properties on the supply (if the supply is an existing one)
4. Estimated volume of water that the supply will provide (details of flow test)
5. Evidence that this supply will not have a detrimental effect on supplies in the area
6. Details of any emergency tanks
7. Details of treatment to be installed on the system.
8. Details of any laboratory tests carried out to ensure the water is wholesome.

For information, the minimum daily volume of water that requires to be supplied by a private water supply must be equivalent to one cubic metre (or 1000 litres) of water per day for every five persons who will be using the supply. It is the provision of this quantity that must be ensured and, as such, water storage facilities may be necessary for this purpose. In addition, when designing storage facilities, the minimum recommended capacity is three day's worth of supply, in order to allow for supply interruption/failure.

Recommendation

Further Information Required Before Application is Determined

Scottish Borders Council

Regulatory Services – Consultation reply

Planning Ref	15/00769/FUL
Uniform Ref	15/01241/PLANCO
Proposal	Planning Consultation - Siting of caravan for permanent residence (retrospective)
Address	Land South Of Camphouse Farmhouse Jedburgh Scottish Borders
Date	06 th October 2015
Amenity and Pollution Officer	Mary Rose Fitzgerald

Amenity and Pollution

Assessment of Application

The applicant has provided updated information and the water supply has been risk assessed.

Water will be provided to the development from the Edgerston Water Supply

The supply is suitable for provision of water to the proposed development

Recommendation

Agree with application in principle

Scottish Borders Council

Regulatory Services – Consultation reply

Planning Ref	15/00769/FUL
Uniform Ref	15/01241/PLANCO
Proposal	Siting of caravan for permanent residence (retrospective)
Address	Land South Of Camphouse Farmhouse, Camptown Jedburgh
Date	27th July 2015
Amenity and Pollution Officer	
Contaminated Land Officer	Gareth Stewart

Contaminated land

Assessment of Application

There is an indication within the application that the site has had agricultural use.

I therefore recommend that the Applicant complete and return the attached questionnaire providing information relating to the previous use of the site. The applicant has been sent the questionnaire directly with instruction to return it to Environmental Health

Once the questionnaire has been returned it will be put on the IDOX system and I will advise you on whether further assessment of potential contamination issues at the site is necessary.

If the Applicant does not return the questionnaire, it is important that the potential for contamination is considered when issuing the Planning Permission. I recommend that if the questionnaire is not returned, the following condition is attached to the Planning Permission in order to ensure that the development is suitable for its proposed use.

Recommendation

~~Delete as appropriate – Agree with application in principle, subject to conditions / Further Information Required Before Application is Determined / Information to be Provided Before Work Commences (see conditions) / No Comment / Object / Informative Note~~

Conditions

*Unless otherwise agreed in writing and in advance by the Planning Authority, prior to any development commencing on site, a scheme will be submitted by the Developer (at their expense) to identify and assess potential contamination on site. **No construction work shall commence until the scheme has been submitted to, and approved, by the Council, and is thereafter implemented in accordance with the scheme so approved.***

The scheme shall be undertaken by a competent person or persons in accordance with the advice of relevant authoritative guidance including PAN 33 (2000) and BS10175:2011 or, in the event of these being superseded or supplemented, the most up-to-date version(s) of any subsequent revision(s) of, and/or supplement(s) to, these documents. This scheme should contain details of proposals to investigate and remediate potential contamination and must include:-

- a) *A desk study and development of a conceptual site model including (where necessary) a detailed site investigation strategy. The desk study and the scope and method of recommended further*

investigations shall be agreed with the Council **prior to** addressing parts b, c, d, and, e of this condition.

and thereafter

- b) Where required by the desk study, undertaking a detailed investigation of the nature and extent of contamination on site, and assessment of risk such contamination presents.
- c) Remedial Strategy (if required) to treat/remove contamination to ensure that the site is fit for its proposed use (this shall include a method statement, programme of works, and proposed validation plan).
- d) Submission of a Validation Report (should remedial action be required) by the developer which will validate and verify the completion of works to a satisfaction of the Council.
- e) Submission, if necessary, of monitoring statements at periods to be agreed with the Council for such time period as is considered appropriate by the Council.

Written confirmation from the Council, that the scheme has been implemented completed and (if appropriate), monitoring measures are satisfactorily in place, **shall be required by the Developer before any development hereby approved commences**. Where remedial measures are required as part of the development construction detail, commencement must be agreed in writing with the Council.

Reason: To ensure that the potential risks to human health, the water environment, property, and, ecological systems arising from any identified land contamination have been adequately addressed.

Scottish Borders Council

Regulatory Services – Consultation reply

Planning Ref	15/00769/FUL
Uniform Ref	15/01241/PLANCO
Proposal	Siting of caravan for permanent residence (retrospective)
Address	Land South Of Camphouse Farmhouse, Camptown Jedburgh
Date	24th August 2015
Amenity and Pollution Officer	
Contaminated Land Officer	Gareth Stewart

With reference to my Planning Response dated 28 July 2015, the Applicant has now returned the Agricultural Buildings Questionnaire (below).

Having regard to the information supplied by the Applicant there is no indication of any land contamination issues on this site.

Accordingly I have no objections or further comments to make on this application.

**Scottish Borders Council
Redevelopment of Agricultural & Other Buildings Questionnaire**

Planning Application Number: 15/00769/FUL	Yes/No
Is asbestos known or suspected to be present in the fabric of any buildings present?	NO
Has any part of the site been used for the storage of liquid fuel, such as petrol, diesel, DERV, kerosene?	NO
Has any part of the site been used for the storage or use of agricultural chemicals, such as preservatives or pesticides?	NO
Has any part of the site been used for sheep dipping, storage or disposal of sheep dip chemicals?	NO
Has any part of the site been used for disposal of solid farm waste?	NO
Has any part of the site been used for the disposal of liquid wastes or washings other than to an approved drainage system?	NO
Has the site been used to store/maintain vehicles?	NO
Has there been any building fires or bonfires onsite?	NO

Please give the source of all available information used to answer these questions and an indication of the time period which it covers (continue on separate sheet/reverse side if required):	
Source e.g. Previous farmer/operator	Time Period Covered e.g. 1975-1990
Farmer ^{Fourth} Fifth Generation	Pre 1930s — 2015

If you have answered yes to any of the above questions please give details below (continue overleaf if necessary):

PLEASE NOTE - YOUR RESPONSE WILL BE PLACED IN THE PUBLIC DOMAIN

Signed 

Date 11-8-15

Name
(Block Capitals) KERR RENWICK

Thank you for completing this questionnaire, please return it to :-

Gareth Stewart, Contaminated Land Officer, at the address below.

Council Headquarters, Newtown St Boswells, MELROSE, Scottish Borders, TD6 0SA
Customer Services 0300 100 1800 www.scotborders.gov.uk

PLANNING CONSULTATION

To: Archaeology Officer

From: Development Management

Date: 7th July 2015

Contact: Euan Calvert ☎ 01835 826513

Ref: 15/00769/FUL

PLANNING CONSULTATION

Your observations are requested on the under noted planning application. I shall be glad to have your reply not later than 28th July 2015, if further time will be required for a reply please let me know. If no extension of time is requested and no reply is received by 28th July 2015, it will be assumed that you have no observations and a decision may be taken on the application.

Name of Applicant: Kerr Renwick

Agent: N/A

Nature of Proposal: Siting of caravan for permanent residence (retrospective)

Site: Land South Of Camphouse Farmhouse Camptown Jedburgh Scottish Borders

OBSERVATIONS OF: Archaeology Officer

CONSULTATION REPLY

There are no known archaeological implications. While there is some potential in the wider area for prehistoric archaeology associated with a former burial cairn in particular, given the retrospective nature of the application any impacts have already occurred. However, any further development of this site may require archaeological mitigation.