

SCOTTISH BORDERS COUNCIL

PLANNING AND BUILDING STANDARDS COMMITTEE

28 MARCH 2016

APPLICATION FOR PLANNING PERMISSION

ITEM:	REFERENCE NUMBER: 15/01424/FUL and 16/00064/FUL
OFFICER:	Dorothy Amyes
WARD:	Tweeddale West
PROPOSAL:	Erection of dwellinghouse with integral garage Erection of dwellinghouse with detached garage
SITE:	Plots 6 and 7 Land North East of Romanno House, Romanno Bridge
APPLICANT:	Onyx Homes (Cousland) Ltd
AGENT:	Timber Bush Associates ltd

BACKGROUND

This report relates to two applications on adjacent plots at Romanno Bridge. Application 16/00064/FUL has been subject to a Members referral request and is presented to the Planning and Building Standards Committee for determination for the following reasons:

- The application should be determined at the same time as application ref 15/01424/FUL
- The application needs to be assessed against the prevailing policies and guidance which were not in existence when the previous consent for this site was granted in 2007.

The Members Referral form is available on the public file.

SITE DESCRIPTION

The sites are located at the southern end of Halmyre Loan which is to the east of the A701 at the northern end of Romanno Bridge. It is currently undeveloped land lying between the end of the new development of houses and the older houses and the A701. The land slopes down towards the main road. There is a line of conifers which run for part of the length of the boundary with Lynebank and another line of conifers along part of the boundary with the main road. Access to the site is via the existing road through the new housing development of 19 houses, plots 6 and 7 would become 20 and 21 Halmyre Loan when completed. The existing access road runs along part of the frontage of plot 6, the remainder is an unmade track. Romanno House lies to the east of the plots in an elevated position.

PROPOSED DEVELOPMENT

It is proposed to erect a one and three quarter storey dwellinghouse on each plot. Although similar in design, plot 6 will have an integral double garage, plot 7 will have a detached double garage located at the front of the plot. The proposed houses will share some of the features of the existing dwellinghouses including the large glazing panels at the centre of the front elevation, similar windows styles although the frames will be grey rather than brown

and split roof lines and pitched roofs over the first floor windows on the front elevation, It is proposed that the walls will be finished in buff coloured render. However, it is proposed that the roof will be covered in greyslate tiles and there will horizontal larch cladding on the central sections of the front and rear elevations.

In response to comments from the Council's Landscape Architect, the location of the houses was moved within the site so that they are now more in line with the rear elevation of plot 5 (no 19) rather than the front elevation. This has the effect of lowering the ridge line when viewed from street level and this can be seen in the Street Elevation submitted with the application.

The detached double garage on plot 7 will have a pitched roof and two small box dormers one for access from an external stair and the other for a window. It will have a ridge height of approximately 5m. The materials will match those on the dwellinghouse. A small office space will be provided at first floor level. Two parking spaces will be provided in front of each of the garages.

No detailed landscaping plan has been submitted but the revised site layout indicates tree planting along the boundary with the A701 and along part of the southern boundary of plot 7. The existing tree belt also along this boundary is to be retained.

It is proposed that the new houses will use the existing private sewage system and soakaway trenches for surface water drainage will be provided in the rear garden ground.

PLANNING HISTORY

An application for the erection of two dwellinghouses with integral garages on the site was approved in July 2008 (07/00871/FUL). No work commenced on site and the consent lapsed in July 2013. The required developer contributions were paid through a Section 69 application prior to the consent being issued. There were no third party objections to this proposal and the Community Council did not object, although they requested that issues relating to sustainability of design and materials were addressed.

Other relevant applications

The initial phase of building at Halmyre Loan took place during the 1990s when a total of 14 dwellinghouses, mostly large detached bungalows within their own grounds, were constructed.

Plots 1-7 (now 15-21 Halmyre Loan)

In 2002 an application for 7 dwellinghouses (including the current plots) was submitted (02/00013/FUL). The application could not be supported as it was contrary to Policy 3 of the Tweeddale Local Plan 1996 as the number of proposed houses exceeded the Council's agreed definition of 'limited infill' development. The application was subsequently withdrawn in February 2002.

Later in 2002 an application for the erection of dwellinghouses on the first three plots (02/00842/FUL) was approved by the Tweeddale Area Committee on 27 October 2003. Application for changes to the house types were approved in 2006 (06/02011/FUL and 06/02012/FUL)

Also in 2006 applications were approved for dwellinghouses on plots 5 and 6 (06/01007/FUL). Changes to the house types were approved in April 2007. An application to discharge the planning obligation pursuant to planning permission 06/01007/FUL was approved on 31 May 2013 (13/00422/MOD75)

Plot 8 - This plot is located between Romanno House and Lynebank and an application to erect a dwellinghouse with integral garage was approved in April 2009. No development has taken place and the consent has now lapsed

REPRESENTATION SUMMARY

Application 15/01424/FUL

At the time of writing this report, twelve representations have been received objecting to the proposals on the following grounds:

- A double storey property is not consistent with style of other properties in Romanno Bridge
- Too prominent – negative cumulative impact on character and amenity of Romanno Bridge
- A low level building would be more appropriate
- Impact on landscape and on the Cross Borders Drove Road
- Loss of privacy for nearby residents
- Loss of visual amenity for nearby residents
- Does not comply with policy for protection of residential amenity
- No justification for a large house on this plot
- No affordable housing options
- Existing development of plots 1-5 are not in keeping with surroundings
- New buildings will increase in flooding at Romanno Bridge

Application 16/00064/FUL

At the time of writing this report, seventeen individual letters of objection plus one general comment has been received and the views can be summarised as follows:

- Lack of affordable housing in the village
- Character of existing and proposed housing not in keeping with character of area
- Height and size impede views and impact on the local landscape
- Loss of light in neighbouring properties
- Houses should be single or one and a half storey
- Overlooking and loss of privacy
- Proposed ridge height of detached garage higher than adjacent property
- Impact on Cross Borders Drove Road
- New buildings will increase in flooding at Romanno Bridge

Correspondence was also received from Halmyre Loan (West) Residents Committee in which they raise issues relating to the sewage treatment plant and road safety.

APPLICANTS' SUPPORTING INFORMATION

The applicant's agent has submitted further details relating to the existing sewage treatment plant. The applicant has submitted a supporting statement which can be viewed on the public file and is shown as correspondence between officer/agent and dated 2 March 2016.

CONSULTATION RESPONSES:

Scottish Borders Council Consultees

Roads Planning Officer

15/01424/FUL

No objections to the erection of a house on this vacant plot. The access road serving this site has been completed and the plans which accompany this application show adequate parking for two vehicles. The verge crossing serving the site must be completed to the Council's satisfaction using a block paved construction to the specification shown below. This work must be carried out by a contractor first approved by the Council. The gradient of the parking/driveway must be not greater than 1 in 15 and the parking for a minimum of two vehicles must be provided prior to occupation of the dwelling and retained thereafter in perpetuity.

Verge Crossing Spec.

80mm thick approved block paving laid on 30mm sharp sand laid on 100mm DBM binder course laid on 250 type 1 sub-base.

16/00064/FUL

Whilst there are no objections to the erection of a dwellinghouse on this plot, the parking and turning area needs to be amended to ensure vehicles can manoeuvre satisfactorily in order to re-join the road in a forward gear. It is felt that the current layout does not achieve this.

In order for me to look more favourably on this proposal, I will require an amended drawing showing a satisfactory parking and turning layout. The drawing should also include details for the construction specification of the private access road and parking area.

Education:

For both applications: contributions required for Peebles High School.

Landscape Officer:

For both applications and prior to the submission of the revised layout: The proposed footprint is not significantly different than the original consented application with the exception of the detached garage. Neither application submitted any proposed planting to integrate the development into the wider landscape, but this is deemed an important element of any successful scheme. I suggest that in order to create a better landscape fit for this house the footprint of both the house and the detached garage should be moved north west until the rear elevation of the house matches the line of the rear elevation of the consented unit. This will have the advantage of setting the house and garage further down the slope - better setting it into the landscape. It will also add approximately 3 additional metres onto the front garden which if planted up as shown on the attached amended layout drawing with screen tree planting (contiguous with the suggested planting for Plot 6), would create some valuable screening between this property and Romanno House which is in an elevated position overlooking this site. The screen planting should not interfere with the enjoyment of the property as it will be 4m away from the house frontage.

Further screen tree planting is required to the north western and the unplanted section of the south western boundaries to help integrate the development into the wider landscape and screen views of the development from the west. A 3-5m wide strip of tall screen planting in accordance with Landscape Guidance Note 1 would form an acceptable screen.

Conclusion

If the proposed house and detached garage could be moved down the slope and a meaningful stripe of screen planting could be achieved to the south east of the residential

unit to effect a degree of screening between the proposed development and the existing residential property immediately to the south east and a robust stripe of tree planting could be achieved along the exposed north west and south west boundaries, I would be more satisfied that every effort has been taken to integrate the development into the wider landscape and I would have no further issues with the proposal. A detailed planting plan showing all proposed planting should be a condition of any consent.

Statutory Consultees

Community Council:

Same response for both applications: We have again been approached by numerous members of our community who are concerned about the planned development at Romanno Bridge, to the north of Romanno House. As a result we wish to object to the proposed property on the following grounds:

1. It is not consistent with the development characteristics of the village
2. It will reduce the visual amenity of the surrounding area.
3. There will be a loss of privacy to residents of neighbouring properties.

We do not believe that the planned development is suited to the site and a low level building would be much more appropriate and sympathetic to the visual amenity and also address privacy concerns.

Other Consultees

None

DEVELOPMENT PLAN POLICIES:

Consolidated Scottish Borders Local Plan 2011

G1 - Quality Standards for New Development
G7 – Infill Development
H2 - Protection of Residential Amenity

Scottish Borders Local Development Plan 2016 (as proposed)

PMD1 – Sustainability
PMD2 – Quality Standards
PMD5 – Infill Development
HD3 – Protection of Residential Amenity

OTHER PLANNING CONSIDERATIONS:

Supplementary Planning Guidance:

- Privacy and Sunlight Guide (July 2006)
- Place Making and Design (Jan 2010)

KEY PLANNING ISSUES:

Whether the proposals comply with the current Local Plan policies and the emerging Local Development Plan policies for infill development within a settlement boundary and whether

the development would result in any significant loss of residential amenity for existing residents.

ASSESSMENT OF APPLICATION:

Planning Policy

The sites are located within the development boundary of Romanno Bridge and the main considerations relate to compliance with Infill Development and Protection of Residential Amenity policies.

Scottish Planning Policy (SPP) acknowledges the need for high quality layout in housing development in order to protect residential amenity. It acknowledges the contribution of infill development to the housing land supply but provides for its careful control particularly within residential areas. SPP also supports the principle that settlements must be able to absorb and sustain individual and cumulative effects of infill development and care must be taken that no over development takes place.

As the earlier approval to develop this land for two dwellinghouses was in 2007, it is important to consider what policy changes have been made that may influence the consideration of the current proposal.

The Scottish Borders Local Plan 2008 was formerly adopted in early September 2008 several months after the decision was made to approve the previous application on this site. However, the policies would have been material considerations when assessing the application.

When the Consolidated Local Plan was adopted in 2011 there were changes to several policies including Policy G7 (Infill development) and H2 (Protection of Residential Amenity). In the case of Policy G7 the amendment included the case of garden ground or backland development which has to be justified under Policy H2 to safeguard the amenity of residential areas. In relation to Policy H2, the changes were the inclusion of the following criteria relating to the impact of the proposed development on the existing and surrounding properties particularly in terms of overlooking and loss of privacy. These considerations apply especially in relation to garden ground or 'backland' development.

The emerging Local Development Plan policies relating to Infill development and Protection of Residential Amenity (PMD5 and HD3) are now also material planning considerations. The criteria in both the new policies remains the same as in the previous policies. The Placemaking and Design section of PMD 2 - Quality Standards is particularly relevant to this application and this is as follows:

- h) It creates developments with a sense of place, based on a clear understanding of the context, designed in sympathy with Scottish Borders architectural styles; this need not exclude appropriate contemporary and/or innovative design,
- i) it is of a scale, massing, height and density appropriate to its surroundings and, where an extension or alteration, appropriate to the existing building,
- j) it is finished externally in materials, the colours and textures of which complement the highest quality of architecture in the locality and, where an extension or alteration, the existing building,
- k) it is compatible with, and respects the character of the surrounding area, neighbouring uses, and neighbouring built form,
- l) it can be satisfactorily accommodated within the site,
- m) it provides appropriate boundary treatments to ensure attractive edges to the development that will help integration with its surroundings,

- n) it incorporates, where appropriate, adequate safety and security measures, in accordance with current guidance on 'designing out crime'.

Any planning application also has to be assessed against the available Supplementary Planning Guidance, in this case Placemaking and Design which was adopted in 2010 and Privacy and Sunlight adopted in 2006. As noted above, Placemaking and Design criteria have been incorporated into the Quality Standards policy.

For clarification, the main policy change since the previous application for this site was approved is the SPG on Placemaking and Design and the emerging Local Development Plan policies

Principle

The addition of two dwellinghouse in an established residential area does not conflict with the established land use of the area and both dwellinghouses can be adequately accommodated within the sites. It has clearly been the intention to complete the development and seven house plots were shown on the application which was withdrawn in 2002.

It is likely that the previous consent would have been implemented as the infrastructure was designed to accommodate these houses and the required developer contributions were paid in 2008. It is understood that the past economic conditions and change of ownership have been the reason for the delay.

It is contended that there has not been such a fundamental policy change to render the site unsuitable for development. The site has potential for development and the previous decision remains a significant material consideration in the determination of this case. It is rather a matter of whether the particular proposed development meets the qualifying criteria of the stated policies.

Design and Layout

It has been contended by the objectors to the development that the proposed houses are out of character with the surroundings and with Romanno Bridge as a whole. However, the new houses will be similar in appearance to the neighbouring properties in Halmyre Loan and these existing properties form the streetscape and character of the immediate area. Whilst the development as a whole may not be considered by some people to be appropriate for the rural area in which they are located, they have gained planning approval over the last 20 or so years and the site under consideration represents the final plots (with the exception of a possible dwellinghouse on plot 8 which is under separate ownership). The development of these plots has already gained planning consent and it is suggested that policy changes have not been so significant that the current proposals are unacceptable.

It is difficult to define the character of Romanno Bridge as there have been developments at both the northern and southern end of the village. There is now a mixture of older, traditional properties, new properties, single, one and a half and two storey properties. The older properties close to the site are generally single storey but with the exception of Romanno House there are strong boundaries, mainly of mature trees, between these properties and Halmyre Loan. However, it is contended that the new dwellinghouses will complement the sense of place created by this modern development. Single storey properties of a different design are likely to look out of place in this location and there are no overriding planning reasons to require single storey or one and a half storey houses to be constructed at this location. The detached garage is considered to be appropriate. It is not out of keeping with the development, as there is also a detached double garage on plot 2.

It is considered that the current proposals respect the scale, form, design, materials and density of the other five properties in Halmyre Loan.

Access

Adequate access to the site can be achieved although the Roads Planning officer has asked for some changes to the parking layout on Plot 7. If Members are minded to approve the applications, this can be made a condition on the consent.

Drainage & Flooding

Comments have been made regarding drainage, the existing sewage system and potential flooding of adjacent land. Information has been submitted by the applicant and agent regarding the existing system and surface water drainage has been shown on the plans. It appears that there may be issues with the existing system for the development as a whole but these issues will be dealt with in more detail at the Building Warrant stage. It is unlikely that the addition of two dwellinghouses will have any significant impact on the flooding of adjacent areas in Romanno Bridge during periods of heavy rainfall.

Landscape and Visual Impact

It is noted that when the application for the first three houses was assessed concern was expressed by the Council's Landscape Architect that the proposals would have the effect of creating a suburban enclave in full view of the A701 in an otherwise rural area. This is because the original site contained numerous trees which acted as screening. Approval was given for these houses with a condition requiring the retention of some of the trees on the site and for a landscaping scheme to be submitted. The approval for plots 4 and 5 also contain a similar condition requiring the retention of the trees on the site. It is clear that not all the trees have been retained but those that remain still have the effect of providing some screening and limiting the impact on the houses along the A701. Further investigations are ongoing to establish whether there has been any breach of the conditions relating to the retention of the trees.

Halmyre Loan is in a slightly elevated position and the houses, particularly the one on plot 5 can be clearly seen from distant views such as when travelling along Boggsbank Road from the West Linton direction. However, the newer two storey houses and Newlands Centre are also prominent from this viewpoint. The Halmyre Loan development benefits from some screening provided by mature road side trees.

The proposed dwellinghouses will have some visual impact but with appropriate screen planting this will be reduced over time. It is considered that the impact will not be so great that the application should be refused. The roofline of the properties is set down from that of the adjacent property and again this will reduce the impact.

The Cross Borders Drove Road runs along the perimeter of Romanno House and then up the hillside. It is likely that only the rooflines of the proposed houses will be visible and the expansive views of the Pentland Hills will not be affected by the development. The proposals will not have any significant impact on the enjoyment of visitors and walkers in the area.

Residential Amenity

The Guidelines on Sunlight and Privacy had been adopted when the earlier application for the houses on this site was assessed and they did not raise any issues in relation to loss of residential amenity for neighbouring properties.

Romanno House is a detached single storey property located in an elevated position to the east of the site. There is an open boarded timber fence along the boundary at Halmyre Loan with some young beech trees along this boundary.

It is estimated that base of this property is approximately 4m higher than the floor level of the proposed houses. There is a distance of approximately 40m between facing windows on the houses and approximately 30m between windows in the detached garage.

These distances comply with the privacy guidelines. The minimum required distance between facing windows is accepted as being 18m although where the ground slopes the distance is increased by 2m for every metre difference in height. This would mean that in this instance a minimum distance of 26m would be required. This is clearly achieved in this instance. However, to provide additional privacy for the residents of the new properties it is recommended by the landscape architect that there should be screen planting within the front garden ground. The window in the detached garage is also at an acceptable distance from facing windows.

The property to the south of Plot 7, Lynebank, is approximately 20m from the proposed dwellinghouse and it is partially screened by an existing line of trees. Further proposed planting along this boundary will provide additional screening. In addition, there are only small windows on the side elevation facing Lynebank and the higher level windows will be fitted with opaque glazing.

There will also be opaque glazing in the upper windows on the side elevation on the proposed house on Plot 6.

The house on plot 6 will cause some over shadowing and loss of sunlight in the windows on the south facing elevation on plot 5. Due to the orientation of the properties this will be only for part of the day. The windows are not into the main habitable rooms but serve bathrooms and toilets. This is considered to be within acceptable limits.

Any loss of view from neighbouring properties is not a material planning consideration.

Road Safety

There is a current Road Construction Consent for the existing access road but it has not yet been formally adopted. Any damage to this road during the construction phase of plots 6 and 7 would require remedial work by the applicant. This can be addressed through a condition on any consent.

The local residents' association raised issues regarding road safety. The Roads Planning Officer has looked at both applications and the existing road layout and he is satisfied that the existing layout at Halmyre Loan was designed in a manner to create a natural traffic calming layout by the use of road narrowing, shared surfaces and horizontal layout. The cul-de-sac nature of the road removes any through traffic, therefore the majority of users of this road will be aware of its layout and drive accordingly. Road users who are unfamiliar of the road layout will also drive accordingly due to the informal nature of the road. He is of the opinion that no further traffic calming measures are required and notes that none were required as a condition of the previous consent.

Development Contributions

Although these are large houses, there is a requirement for a developer contribution towards affordable housing and education and lifelong learning. These contributions were paid in 2008.

CONCLUSION

In conclusion, it is considered that there have not been any significant changes to policies since the granting of the original consent that would justify refusal of the current applications. The proposals comply with the existing and emerging planning policies for infill development, quality standards and protection of residential amenity. The proposed dwellinghouses are compatible with the other five houses in Halmyre Loan which form the current streetscape and sense of place. They will not significantly detract from the character of Romano Bridge or have a major impact on the surrounding landscape, subject to appropriate landscaping and tree planting. The proposals comply with the guidelines for privacy and sunlight.

RECOMMENDATION BY CHIEF PLANNING OFFICER:

I recommend that both the applications be approved subject to the following conditions and informatives:

15/01424/FUL

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 Local 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 hard and soft landscaping works, which has first been submitted to and approved in writing by the planning authority. Details of the scheme shall include (as appropriate):
 - i. existing and finished ground levels in relation to a fixed datum preferably ordnance
 - ii. existing landscaping features and vegetation to be retained and, in the case of damage, restored
 - iii. location and design, including materials, of walls, fences and gates
 - iv. soft and hard landscaping works
 - v. existing and proposed services such as cables, pipelines, sub-stations
 - vi. other artefacts and structures such as street furniture, play equipment
 - vii. A programme for completion and subsequent maintenance.Reason: To ensure the satisfactory form, layout and assimilation of the development.
3. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner, and shall be maintained thereafter and replaced as may be necessary for a period of two years from the date of completion of the planting, seeding or turfing.
Reason: To ensure that the proposed landscaping is carried out as approved.
4. No development shall commence until detailed drawings, showing which trees are to be retained on the site are submitted to, and be approved in writing by the Local Planning Authority, and none of the trees so shown shall be felled, thinned, lopped, topped, lifted or disturbed without the prior written consent of the Local Planning Authority.

Reason: To enable the proper effective assimilation of the development into its wider surroundings, and to ensure that those existing tree(s) representing an important visual feature are retained and maintained.

5. No development shall commence until the trees to be retained on the site have been protected by a chestnut paling fence 1.5 metres high, placed at a minimum radius of one metre beyond the crown spread of each tree, and the fencing shall be removed only when the development has been completed. During the period of construction of the development:
 - (a) No excavations, site works, trenches or channels shall be cut, or pipes or services laid in such a way as to cause damage or injury to the trees by interference with their root structure;
 - (b) No fires shall be lit within the spread of the branches of the trees;
 - (c) No materials or equipment shall be stored within the spread of the branches of the trees;
 - (d) Any accidental damage to the trees shall be cleared back to undamaged wood and be treated with a preservative if appropriate;
 - (e) Ground levels within the spread of the branches of the trees shall not be raised or lowered in relation to the existing ground level, or trenches excavated except in accordance with details shown on the approved plans.

Reason: In the interests of preserving the health and vitality of existing trees on the development site, the loss of which would have an adverse effect on the visual amenity of the area.

6. The verge crossing serving the site must be completed to the Council's satisfaction using a block paved construction to the specification shown below:
 - 80mm thick approved block paving laid on 30mm sharp sand laid on 100mm DBM binder course laid on 250 type 1 sub-base.

This work must be carried out by a contractor first approved by the Council. The gradient of the parking/driveway must be not greater than 1 in 15 and the parking for a minimum of two vehicles must be provided prior to occupation of the dwelling and retained thereafter in perpetuity.

Reason: To ensure that adequate parking is provided within the site in the interests of road safety

7. A pre-construction and post-construction survey of the route along Halmyre Loan shall be undertaken and submitted to the local planning authority. Any remedial works identified as a result of the construction vehicles using this route, will require to be rectified by the developer within an agreed timescale. This includes any emergency remedial works.

Reason: To ensure that a suitable standard of access is maintained to the locality in the interests of road safety

8. The details of all boundary walls and/or fences to be submitted to and approved by the planning authority before development is commenced.

Reason: To safeguard the visual amenity of the area.

9. Notwithstanding the information submitted with the application, the means of water supply and of both surface water and foul drainage to be submitted to and approved by the planning authority before development commences.

Reason: To ensure that the site is adequately serviced.

Informative

The landscape proposals should incorporate the areas of planting shown in the plan submitted by the Council's landscape architect dated 15 February 2016.

16/00064/FUL

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 Local 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 hard and soft landscaping works, which has first been submitted to and approved in writing by the planning authority. Details of the scheme shall include (as appropriate):
 - i. existing and finished ground levels in relation to a fixed datum preferably ordnance
 - ii. existing landscaping features and vegetation to be retained and, in the case of damage, restored
 - iii. location and design, including materials, of walls, fences and gates
 - iv. soft and hard landscaping works
 - v. existing and proposed services such as cables, pipelines, sub-stations
 - vi. other artefacts and structures such as street furniture, play equipment
 - vii. A programme for completion and subsequent maintenance.Reason: To ensure the satisfactory form, layout and assimilation of the development.
3. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner, and shall be maintained thereafter and replaced as may be necessary for a period of two years from the date of completion of the planting, seeding or turfing.
Reason: To ensure that the proposed landscaping is carried out as approved.
4. No development shall commence until detailed drawings, showing which trees are to be retained on the site are submitted to, and be approved in writing by the Local Planning Authority, and none of the trees so shown shall be felled, thinned, lopped, topped, lifted or disturbed without the prior written consent of the Local Planning Authority.
Reason: To enable the proper effective assimilation of the development into its wider surroundings, and to ensure that those existing tree(s) representing an important visual feature are retained and maintained.
5. No development shall commence until the trees to be retained on the site have been protected by a chestnut paling fence 1.5 metres high, placed at a minimum radius of one metre beyond the crown spread of each tree, and the fencing shall be removed only when the development has been completed. During the period of construction of the development:

- (a) No excavations, site works, trenches or channels shall be cut, or pipes or services laid in such a way as to cause damage or injury to the trees by interference with their root structure;
- (b) No fires shall be lit within the spread of the branches of the trees;
- (c) No materials or equipment shall be stored within the spread of the branches of the trees;
- (d) Any accidental damage to the trees shall be cleared back to undamaged wood and be treated with a preservative if appropriate;
- (e) Ground levels within the spread of the branches of the trees shall not be raised or lowered in relation to the existing ground level, or trenches excavated except in accordance with details shown on the approved plans.

Reason: In the interests of preserving the health and vitality of existing trees on the development site, the loss of which would have an adverse effect on the visual amenity of the area.

6. Before any development commences on site a revised plan of the parking and turning area shall be submitted to the local planning authority for approval. This plan needs to demonstrate that there is an adequate turning area to ensure vehicles can manoeuvre satisfactorily in order to re-join the road in a forward gear.

Reason: To ensure that adequate parking is provided within the site in the interests of road safety

7. A pre-construction and post-construction survey of the route along Halmyre Loan shall be undertaken and submitted to the local planning authority. Any remedial works identified as a result of the construction vehicles using this route, will require to be rectified by the developer within an agreed timescale. This includes any emergency remedial works.

Reason: To ensure that a suitable standard of access is maintained to the locality in the interests of road safety

8. The details of all boundary walls and/or fences to be submitted to and approved by the planning authority before development is commenced.

Reason: To safeguard the visual amenity of the area.

9. Notwithstanding the information submitted with the application, the means of water supply and of both surface water and foul drainage to be submitted to and approved by the planning authority before development commences.

Reason: To ensure that the site is adequately serviced.

Informative

The landscape proposals should incorporate the areas of planting shown in the plan submitted by the Council's landscape architect dated 15 February 2016.

DRAWING NUMBERS

15/01424/FUL

P02 – Site Layout Plan

P06A – Street Elevation

W13B – Site Layout Plan

P05A – Elevations

P03 – Floor Plans

P05 – Sections

P01 – Location Plan

16/00064/FUL
P16 - Location Plan
P11 – Elevations
P15 – Garage
P12 – Sections
W13B – Site layout Plan
P06A – Street Elevation
P10 – Floor Plans

Approved by

Name	Designation	Signature
Ian Aikman	Chief Planning Officer	

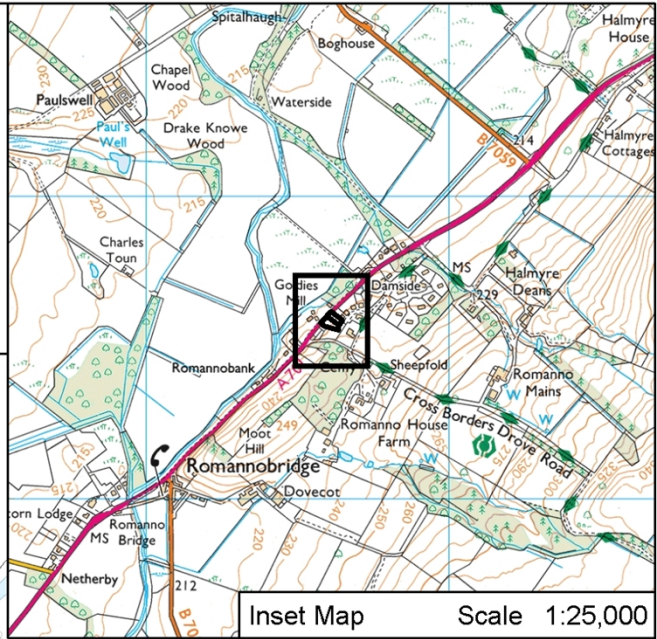
The original version of this report has been signed by the Service Director (Regulatory Services) and the signed copy has been retained by the Council.

Author(s)

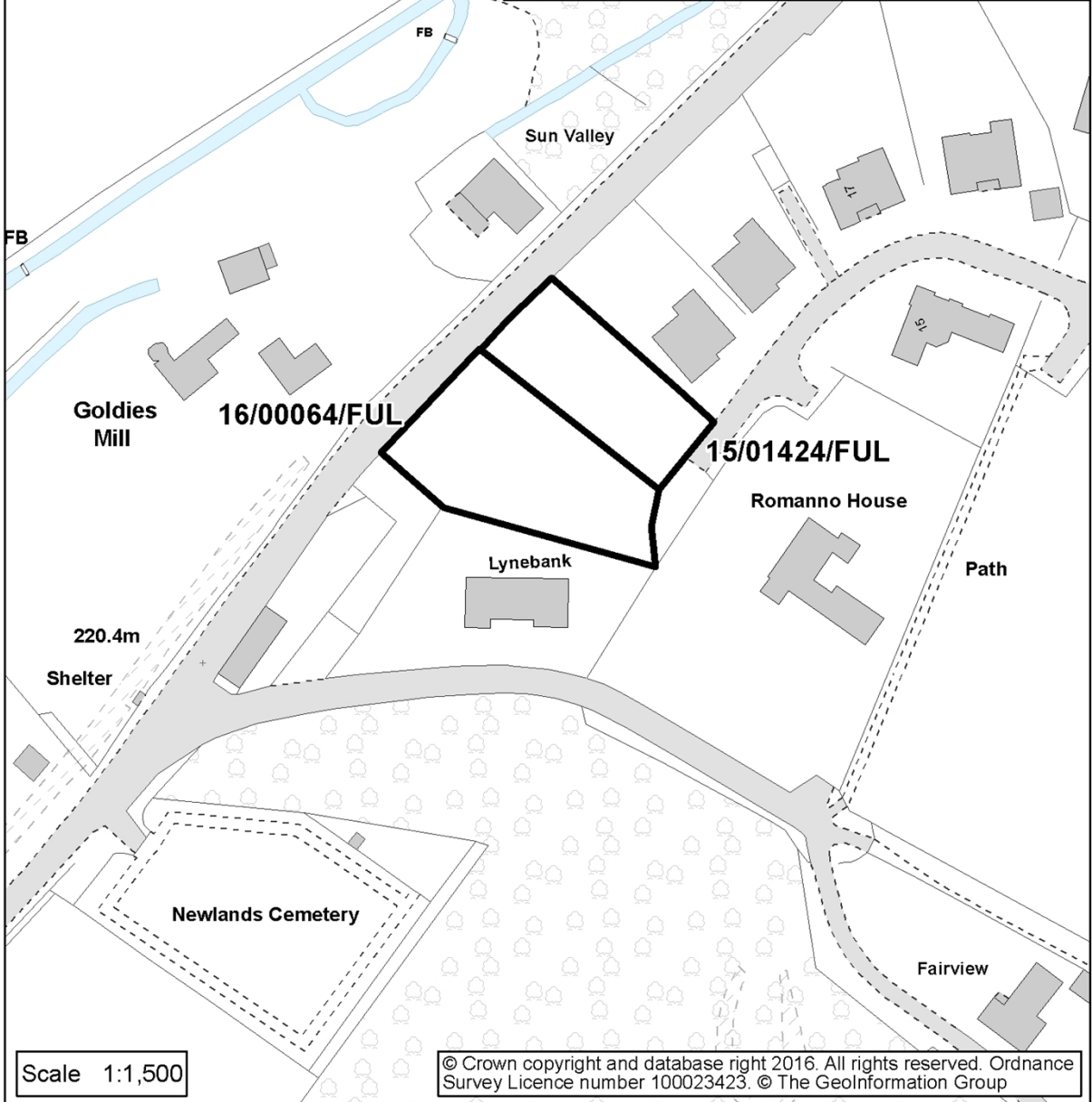
Name	Designation
Dorothy Amyes	Planning Officer



15/01424/FUL & 16/00064/FUL
 Plot 6 & 7 Land North East
 Of Romanno House
 Romanno Bridge



Inset Map Scale 1:25,000



Scale 1:1,500

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