

From: Robin Chisholm [REDACTED]
Sent: 24 December 2015 11:17
To: DCConsultees
Subject: Comments from Melrose & District Community Council

Good Morning

Application Ref 15/01491/FUL
24/12/15
Land West of Whistlefield Darnick
Erection of Dwellinghouse and detached garage/annex

No Comments

Regards
Robin Chisholm for Melrose & District Community Council

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Registered with Co-operative and Community Benefit Society 1757R
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REGULATORY SERVICES



To: **Development Management Service**
FAO Carlos Clarke

Date: **22/12/15**

From: **Roads Planning Service**
Contact: **Dalton Redpath**

Ext: **5517**

Ref: **15/01491/FUL**

**Subject: Erection of dwellinghouse and detached garage/annex
Land West of Whistefield Darnick**

I have no objections in principle to the above proposal.

However I do have a few mainly minor roads concerns. Lye Road is generally single track in nature and the surfacing on the road does show signs of some deterioration. Furthermore the junction between Lye Road and Smith's Road is slightly awkward in shape, and the visibility is not ideal in either direction, though traffic speeds are very low.

While I have some concerns, they are not significant enough for me to object to this proposal. There will be a requirement of parking for a minimum of 2 vehicles, excluding any garages, along with turning to be provided within the curtilage of the site. The initial 2.0m of the private driveway from Lye Road into the site will require to be constructed to my specification detailed below.

Specification- 75mm of 40mm size single course bituminous layer blinded with bituminous grit all to BS 4987 laid on 375mm of 100mm broken stone bottoming blinded with sub-base, type 1.

JAF

PLANNING CONSULTATION

On behalf of: Director of Education & Lifelong Learning

From: Head of Property & Facilities Management
Contact: Marc Bedwell, ext 5242

To: Head of Planning & Building Standards
Contact: Carlos Clarke ☎ 01835 826735

Date: 09 March 2016
Ref: 15/01491/FUL

PLANNING CONSULTATION

Name of Applicant: Mr And Mrs P Burns

Agent: N/A

Nature of Proposal: Erection of dwellinghouse and detached garage/annex

Site: Land West Of Whistlefield Darnick Scottish Borders

OBSERVATIONS ON BEHALF OF: Director of Education & Lifelong Learning

CONSULTATION REPLY

I refer to your request for Education's view on the impact of this proposed development, which is located within the catchment area for Melrose Primary School and Earlston High School.

A contribution of £3209 is sought for the Primary School and £4512 for the High School making a total contribution of £7721.

The new Earlston High School replaces a previous building that was under severe capacity pressure and with facilities unsuitable for further expansion. Following consultation, the decision was made to replace it and two others in the Borders under the 3 High Schools project with the three new modern schools opened on time for the 2009-10 academic years. Developer contributions for Berwickshire, Earlston and Eyemouth high schools will apply in their respective catchment areas, supplementing Scottish Borders Council's investment in the new facilities.

This contribution should be paid upon receipt of detailed planning consent but may be phased subject to an agreed schedule.

Please note that the level of contributions for all developments will be reviewed at the end of March each year and may be changed to reflect changes in the BCIS index – therefore we reserve the right to vary the level of the contribution if the contribution detailed above is not paid before 1 April 2016.

If you require any further information, please do not hesitate to contact me.

PLANNING CONSULTATION

To: Archaeology Officer

From: Development Management

Date: 14th December 2015

Contact: Carlos Clarke ☎ 01835 826735

Ref: 15/01491/FUL

PLANNING CONSULTATION

Your observations are requested on the under noted planning application. I shall be glad to have your reply not later than 4th January 2016, 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 4th January 2016, 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: Mr And Mrs P Burns

Agent: N/A

Nature of Proposal: Erection of dwellinghouse and detached garage/annex
Site: Land West Of Whistlefield Darnick Scottish Borders

OBSERVATIONS OF: Archaeology Officer

CONSULTATION REPLY

Thank you for requesting an archaeology consultation. There are archaeological implications for this proposal.

The development area coincides with the Inventory Battlefield for the Battle of Darnick, a skirmish fought between Borders' loyalists to the teenage James V and his protectors. James V was held in a tower in Darnick during the battle. The battle was mostly fought on horse and therefore likely ranged over a wide area. The exact core of the battlefield is unknown, but is likely to have been at Skirmish Field and around the Waverley Castle Hotel which sites atop Skirmish Hill. That said, the likely line of retreat is somewhere in the vicinity of the development area.

I note that Historic Environment Scotland have not objected to this application. In line with national guidance and policy EP8, I therefore recommend that the total development area undergoes a battlefield survey by a suitably qualified archaeological contractor..

If the Council is minded to approve this application, I recommend the following condition:

Archaeology: Developer Funded Battlefield Survey

No development shall take place until the applicant has secured and implemented a programme of archaeological work and reporting in accordance with a **Written Scheme of Investigation (WSI)** outlining an **Archaeological Battlefield Survey**. The requirements of this are:

- The WSI shall be formulated and implemented by a contracted archaeological organisation working to the standards of the Institute for Archaeologists (IfA) approval of which shall be in writing by the Planning Authority.
- The developer shall allow sufficient time in advance of development for all archaeological works to be conducted to the satisfaction and written approval of the Planning Authority.

- The developer shall allow the archaeologist(s) access to all areas where development is to be undertaken.
- Results will be submitted prior to development to the Planning Authority for review and agreement in writing in the form of a **Battlefield Survey Report**.
- In the event that the report highlights areas of archaeological potential these will require further targeted evaluation prior to development.
- If significant archaeology is identified by the contracted archaeologists and in agreement with the Planning Authority, a further scheme of mitigation subject to an amended WSI shall be implemented.

Reason: The site is within an area where ground works may interfere with, or result in the destruction of, battlefield remains, and it is therefore desirable to afford a reasonable opportunity to record the history of the site.

Historic Environment Scotland

Àrainneachd Eachdraidheil Alba

Sent by e-mail: dcconsultees@scotborders.gov.uk

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Our ref: AMI/5/35/1
Our Case ID: 201505915
Your ref: 15/01491/FUL

23 December 2015

Dear Sirs

Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013
Land West Of Whistlefield, Darnick, Scottish Borders - Erection of dwellinghouse and detached garage/annex

Thank you for your consultation which we received on 14 December.

You have consulted us because you believe the development may affect:

- Battle of Darnick Inventory Battlefield Site

Historic Environment Scotland does **not object** to this application and we **do not** have any comments to make on the proposals. You may also wish to seek information and advice on matters including impacts on unscheduled archaeology and category B and C listed buildings from your local authority's archaeology and conservation services if you have not already done so.

Note

Historic Environment Scotland has a national remit for the Historic Environment, and as such does not provide detailed comments on every application. We consider consultations in national terms, and will decide whether to provide detailed advice depending on the scale, nature or complexity of the proposals.

A decision not to provide detailed comments or not to object should not be taken as support for the proposals by Historic Environment Scotland, and the application should be assessed as normal by your Council against local and national policy and guidance on the Historic Environment.

Detailed guidance on the application of National policy is set out in our 'Managing Change in the Historic Environment' series available online at <http://www.historic->

Historic Environment Scotland Àrainneachd Eachdraidheil Alba

scotland.gov.uk/managingchange. Technical advice is available through our Technical Conservation website at <http://conservation.historic-scotland.gov.uk/> .

Yours faithfully

HAZEL JOHNSON
Heritage Management Officer

