

PLANNING CONSULTATION

To: Landscape Architect

From: Development Management

Date: 18th March 2022

Contact: Ranald Dods ☎ 01835 825239

Ref: 22/00422/AMC

PLANNING CONSULTATION

Your observations are requested on the under noted planning application. I shall be glad to have your reply not later than 8th April 2022, 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 8th April 2022, 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: Granton Homes Ltd

Agent: EMA Architecture and Design

Nature of Proposal: Erection of block of residential flats comprising 14 No units with associated parking and access (approval of all matters specified in planning permission 19/00182/PPP)

Site: Site In Grounds Of Kingsmeadows House Kingsmeadows Kingsmeadows Road Peebles Scottish Borders

**CONSULTATION RESPONSE TO
PLANNING OR RELATED APPLICATION**

Comments provided by	Officer Name and Post:	Contact e-mail/number:
	Landscape Architect S McDermott	smcdermott@scotborders.gov.uk
Date of reply	6 th May 2022	Consultee reference:
Planning Application Reference	22/00422/AMC	Case Officer: Ranald Dods
Applicant	Granton Homes Ltd	
Agent	EMA Architecture and Design	
Proposed Development	Erection of block of residential flats comprising 14 No units with associated parking and access (approval of all matters specified in planning permission 19/00182/PPP)	
Site Location	Site In Grounds Of Kingsmeadows House Kingsmeadows Kingsmeadows Road Peebles Scottish Borders	

The following observations represent the comments of the consultee on the submitted application as they relate to the area of expertise of that consultee. A decision on the application can only be made after consideration of all relevant information, consultations and material considerations.

Background and Site description	<p>The site is part of the Kingsmeadows Designed Landscape, as identified in the Borders Designed landscapes Survey (2008) and lies within the Peebles conservation area. The Category B listed house sits on the south bank of the River Tweed and Kingsmeadows as a whole is a strongly wooded element within the conservation area and has a high amenity value.</p> <p>The proposal to develop a residential block adjacent to Kingsmeadows House was first granted planning permission in principle (PPP) in March 2016 and since then has undergone several iterations. The current proposal is for an amended residential block with an amended car parking layout together with a proposal to create a new road south through the trees onto Kingmeadows Road.</p>
Key Issues (Bullet points)	<ul style="list-style-type: none"> • Can the proposals be accommodated on site without significant landscape and visual impacts, both on the designed landscape and on the tree resource?
Assessment	<p>The original application 15/00822/PPP included a tree survey and arboricultural implication assessment (AIA) which identified 35 no trees removed to accommodate the proposed residential block (T3101 – T3135) and a further 3no trees (T3146, T3157 & T3158) The AIA advised that by utilising the existing roadway (south from the development to the Kingsmeadows Road) it would be possible to retain all other trees along the upgraded access drive.</p> <p>Condition 6 of the 19/00182/PPP consent required both a tree survey <i>which must include an arboricultural impact assessment (AIA) and an arboricultural method statement (AMS) which show how any development, including the upgrading and widening of the access from Kingsmeadows Road and parking areas would be carried out while minimising impact on retained trees; and the easterly communal parking to be located wholly outwith the root protection areas of trees T818, T822 and T823.</i></p> <p>While the current application provides a tree survey incorporating an AIA, it now identifies that in the order of 11no additional mature trees (all Cat A or B) are to be removed as part of the upgrade of the access drive. The arboriculturalist makes no explanation of why the 11 trees along the access drive, that he originally deemed could be retained, should now be removed and merely suggests that as the wider grounds are well wooded the removal of a further 11no mature trees will not significantly affect the overall landscape and amenity of the area. Given the mature</p>

	<p>nature and category of the trees to be removed, I cannot agree with his assessment.</p> <p>Nor was an arboricultural method statement submitted (Condition 6 of 19/00182/PPP consent) – this should have been provided as part of or to supplement the Tree Proposals and Protection Plans - the magenta line appears to be the line of proposed protective fencing but there is no information of how the parts of the root protection areas of retained trees within the developable area will be treated to minimize damage.</p> <p>Given the increased number of trees that are proposed for removal to form the road access and the lack of any practical solution e.g. no-dig road construction through the trees or an alternative access road layout to avoid taking the vehicular access through this part of the woodland, I cannot support this application in its current form.</p>			
Recommendation	<input checked="" type="checkbox"/> Object	<input type="checkbox"/> Do not object	<input type="checkbox"/> Do not object, subject to conditions	<input type="checkbox"/> Further information required
Recommended Conditions				
Recommended Informatives				