

Notice of Review: Airybank, Quarrybank, Cousland

Determination Report

Report by Ian Johnson, Head of Communities and Economy

1 Purpose of Report

- 1.1 The purpose of this report is to provide a framework for the Local Review Body (LRB) to consider a 'Notice of Review' for the erection of four dwellinghouses at Airybank, Quarrybank, Cousland.

2 Background

- 2.1 Planning application 17/00649/DPP for the erection of four dwellinghouses at Airybank, Quarrybank, Cousland was refused planning permission on 13 November 2017; a copy of the decision is attached to this report.
- 2.2 The review has progressed through the following stages:
- 1 Submission of Notice of Review by the applicant.
 - 2 The Registration and Acknowledgement of the Notice of Review.
 - 3 Carrying out Notification and Consultation.

3 Supporting Documents

- 3.1 Attached to this report are the following documents:
- A site location plan (Appendix A);
 - A copy of the notice of review form and supporting statement (Appendix B). Any duplication of information is not attached;
 - A copy of the case officer's report (Appendix C);
 - A copy of the decision notice, issued on 13 November 2017 (Appendix D); and
 - A copy of the relevant drawings/plans (Appendix E).
- 3.2 The full planning application case file and the development plan policies referred to in the case officer's report can be viewed online via www.midlothian.gov.uk. The applicant has resubmitted copies of the planning application statement, bat surveys, arboriculture statements, coal authority statements and geotechnical reports which formed part of the original planning application submission as part of their review submission – these statements and reports are on the electronic planning application case file but are not reproduced as part this report.

4 Procedures

- 4.1 In accordance with procedures agreed by the LRB, the LRB by agreement of the Chair:

- Have scheduled an accompanied site visit for Monday 26 February 2018; and
 - Have determined to progress the review by way of a hearing.
- 4.2 The case officer's report identified that there was six consultation responses and nine representation received. As part of the review process the interested parties were notified of the review. No additional comments have been received. All the comments can be viewed online on the electronic planning application case file.
- 4.3 The next stage in the process is for the LRB to determine the review in accordance with the agreed procedure:
- Identify any provisions of the development plan which are relevant to the decision;
 - Interpret them carefully, looking at the aims and objectives of the plan as well as detailed wording of policies;
 - Consider whether or not the proposal accords with the development plan;
 - Identify and consider relevant material considerations for and against the proposal;
 - Assess whether these considerations warrant a departure from the development plan; and
 - State the reason/s for the decision and state any conditions required if planning permission is granted.
- 4.4 In reaching a decision on the case the planning advisor can advise on appropriate phraseology and on appropriate planning reasons for reaching a decision.
- 4.5 Following the determination of the review the planning advisor will prepare a decision notice for issuing through the Chair of the LRB. A copy of the decision notice will be reported to the next LRB for noting.
- 4.6 A copy of the LRB decision will be placed on the planning authority's planning register and made available for inspection online.

5 Conditions

- 5.1 In accordance with the procedures agreed by the LRB at its meeting of 13 June 2017, and without prejudice to the determination of the review, the following conditions have been prepared for the consideration of the LRB if it is minded to uphold the review and grant planning permission.
1. Development shall not begin until a revised scheme of hard and soft landscaping has been submitted to and approved in writing by the planning authority. Details of the scheme shall include:
 - i existing and finished ground levels and floor levels for all buildings and roads in relation to a fixed datum;
 - ii existing trees, landscaping features and vegetation to be retained; removed, protected during development and in the case of damage, restored;
 - iii proposed new planting including trees, shrubs, hedging and grassed areas;

- iv location and design of any proposed walls, fences and gates, including those surrounding bin stores or any other ancillary structures;
- v schedule of plants to comprise species, plant sizes and proposed numbers/density;
- vi programme for completion and subsequent maintenance of all soft and hard landscaping. The landscaping shall be completed prior to the house is occupied; and
- vii drainage details and sustainable urban drainage systems to manage water runoff.

All hard and soft landscaping shall be carried out in accordance with the scheme approved in writing by the planning authority as the programme for completion and subsequent maintenance (vi). Thereafter any trees or shrubs removed, dying, becoming seriously diseased or damaged within five years of planting shall be replaced in the following planting season by trees/shrubs of a similar species to those originally required. Any tree felling or vegetation removal proposed as part of the landscaping scheme shall take place out with the bird nesting season (March-August) and bat roosting period (April – September).

Reason: *To ensure the quality of the development is enhanced by landscaping to reflect its setting in accordance with policies DEV2, DEV6 and DEV7 of the Midlothian Local Development Plan 2017 and national planning guidance and advice.*

2. Development shall not begin until temporary protective fencing is erected around all trees on the site to be retained. The fencing shall be positioned in circumference to the trunk at a distance from it which correlates to the trees canopy unless otherwise agreed in writing with the local planning authority. No excavation, soil removal or storage shall take place within the enclosed area.

Reason: *To ensure the development does not result in the loss or damage of a tree which merits retention in accordance with policy ENV11 of the Midlothian Local Development Plan 2017 and national planning guidance and advice.*

3. Development shall not begin until samples of materials to be used on external surfaces of the buildings; hard ground cover surfaces; means of enclosure and ancillary structures have been submitted to and approved in writing by the planning authority. Development shall thereafter be carried out using the approved materials or such alternatives as may be agreed in writing with the planning authority.

Reason: *In the interest of protecting the character and appearance of the conservation area so as to comply with policies DEV2 and DEV6 of the Midlothian Local Development Plan 2017 and national planning guidance and advice.*

4. Development shall not begin until details of the site access, roads, footpaths, cycle ways and transportation movements has been submitted to and approved in writing by the planning authority. Details of the scheme shall include:

- i existing and finished ground levels for all roads and cycle ways in relation to a fixed datum;
- ii proposed vehicular, cycle and pedestrian access;
- iii proposed roads (including turning facilities), footpaths and cycle ways;
- iv proposed visibility splays, traffic calming measures, lighting and signage;
- v proposed construction traffic access and haulage routes;
- vi a green transport plan designed to minimise the use of private transport and to promote walking, cycling, safe routes to school and the use of public transport;
- vii proposed car parking arrangements, including visitor parking;
- viii a pedestrian crossing point, to be established at a suitable point at the access to the application site, providing a link over Cousland Kilns Road to the existing footway in Beech Grove; and
- ix a programme for completion for the construction of access, roads, footpaths and cycle paths

Development shall thereafter be carried out in accordance with the approved details or such alternatives as may be agreed in writing with the planning authority.

Reason: *To ensure the future users of the buildings, existing local residents and those visiting the development site during the construction process have safe and convenient access to and from the site.*

5. Development shall not begin until a scheme to deal with any contamination of the site and/or previous mineral workings has been submitted to and approved by the planning authority. The scheme shall contain details of the proposals to deal with any contamination and/or previous mineral workings and include:
 - i. the nature, extent and types of contamination and/or previous mineral workings on the site;
 - ii measures to treat or remove contamination and/or previous mineral workings to ensure that the site is fit for the uses hereby approved, and that there is no risk to the wider environment from contamination and/or previous mineral workings originating within the site;
 - iii measures to deal with contamination and/or previous mineral workings encountered during construction work; and
 - iv the condition of the site on completion of the specified decontamination measures.

Before any part of the site is occupied for residential purposes, the measures to decontaminate the site shall be fully implemented as approved by the planning authority.

Reason: *To ensure that any contamination on the site/ground conditions is adequately identified and that appropriate decontamination measures/ground mitigation measures are undertaken to mitigate the identified risk to site users and*

construction workers, built development on the site, landscaped areas, and the wider environment.

6. No house shall have an under-building that exceeds 0.5 metres in height above ground level unless otherwise agreed in writing by the planning authority.

Reason: *Under-building exceeding this height is likely to have a materially adverse effect on the appearance of a house.*

7. Development shall not begin until details, including a timetable of implementation, of high speed fibre broadband have been submitted to and approved in writing by the planning authority. The details shall include delivery of high speed fibre broadband prior to the occupation of each dwellinghouse. The delivery of high speed fibre broadband shall be implemented as per the approved details.

Reason: *To ensure the quality of the development is enhanced by the provision of appropriate digital infrastructure.*

8. Development shall not begin until details of a sustainability/biodiversity scheme for the site, including the provision of house bricks and boxes for bats and swifts throughout the development has been submitted to and approved in writing by the planning authority. Development shall thereafter be carried out in accordance with the approved details or such alternatives as may be approved in writing with the planning authority.

Reason: *To ensure the development accords with the requirements of policy DEV5 of the Proposed Midlothian Local Development Plan 2017.*

9. Development shall not begin until details of the provision and use of electric vehicle charging stations throughout the development have been submitted to and approved in writing by the planning authority. Development shall thereafter be carried out in accordance with the approved details or such alternatives as may be approved in writing with the planning authority.

Reason: *To ensure the development accords with the requirements of policy TRAN5 of the Proposed Midlothian Local Development Plan 2017.*

- 5.2 If the LRB is minded to uphold the review and grant planning permission for the proposed development it shall be subject to a legal agreement to secure developer contributions towards education provision and children's play provision. The legal agreement shall be concluded prior to the issuing of the LRB decision. The legal agreement shall be concluded within 6 months of the resolution to grant planning permission, if the agreement is not concluded the review will be reported back to the LRB for reconsideration.

6 Recommendations

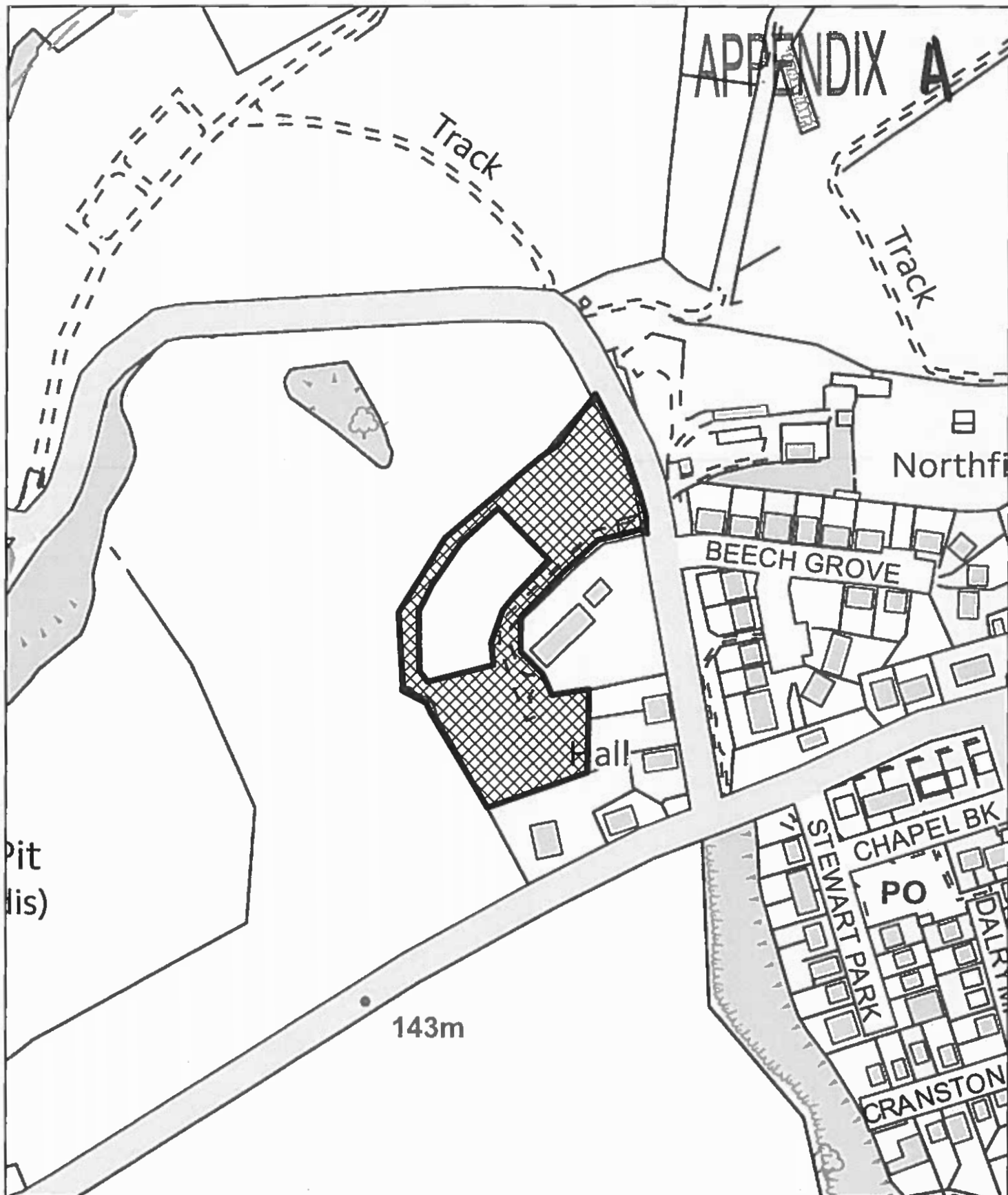
- 6.1 It is recommended that the LRB:
- a) determine the review; and
 - b) the planning advisor draft and issue the decision of the LRB through the Chair

Date: 15 February 2018

Report Contact: Peter Arnsdorf, Planning Manager (LRB Advisor)
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Tel No: 0131 271 3310

Background Papers: Planning application 17/00649/DPP available for inspection online.



**Education, Economy
& Communities**
Midlothian Council
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EH22 3AA

Erection of 4 dwellinghouses at, Airybank, Quarrybank,
Cousland, Dalkeith

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File No. 17/00649/DPP

Scale: 1:2,500



NOTICE OF REVIEW

Under Section 43A(8) Of the Town and Country Planning (SCOTLAND) ACT 1997 (As amended) In Respect
of Decisions on Local Developments

The Town and Country Planning (Schemes of Delegation and Local Review Procedure) (SCOTLAND)
Regulations 2013

The Town and Country Planning (Appeals) (SCOTLAND) Regulations 2013

IMPORTANT: Please read and follow the guidance notes provided when completing this form. Failure to supply all the relevant information could invalidate your notice of review.

**PLEASE NOTE IT IS FASTER AND SIMPLER TO SUBMIT PLANNING APPLICATIONS
ELECTRONICALLY VIA <https://www.eplanning.scot>**

1. Applicant's Details		2. Agent's Details (if any)	
Title		Ref No.	
Forename		Forename	Bennie
Surname		Surname	Andrew
Company Name	Midlothian Developments	Company Name	Andrew Bennie Planning Ltd
Building No./Name		Building No./Name	
Address Line 1	26 Forth Street	Address Line 1	3 Abbots Court
Address Line 2		Address Line 2	
Town/City	Edinburgh	Town/City	Dullatur
Postcode	EH1 3LH	Postcode	G68 0AP
Telephone		Telephone	
Mobile		Mobile	07720 700210
Fax		Fax	
Email		Email	andrew@andrewbennieplanning.com
3. Application Details			
Planning authority		Midlothian Council	
Planning authority's application reference number			
Site address			
Land at Airybank House, Cousland, EH22 2NT			
Description of proposed development			
Erection of 4 Dwellinghouses.			

Date of application

Date of decision (if any)

Note. This notice must be served on the planning authority within three months of the date of decision notice or from the date of expiry of the period allowed for determining the application.

4. Nature of Application

Application for planning permission (including householder application) ☒

Application for planning permission in principle ☐

Further application (including development that has not yet commenced and where a time limit has been imposed; renewal of planning permission and/or modification, variation or removal of a planning condition) ☐

Application for approval of matters specified in conditions ☐

5. Reasons for seeking review

Refusal of application by appointed officer ☒

Failure by appointed officer to determine the application within the period allowed for determination of the application ☐

Conditions imposed on consent by appointed officer ☐

6. Review procedure

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Please indicate what procedure (or combination of procedures) you think is most appropriate for the handling of your review. You may tick more than one box if you wish the review to be conducted by a combination of procedures.

Further written submissions ☐

One or more hearing sessions ☒

Site inspection ☐

Assessment of review documents only, with no further procedure ☐

If you have marked either of the first 2 options, please explain here which of the matters (as set out in your statement below) you believe ought to be subject of that procedure, and why you consider further submissions or a hearing necessary.

Please refer to the matters raised within the attached Statement in Support of Review.

7. Site inspection

In the event that the Local Review Body decides to inspect the review site, in your opinion:

Can the site be viewed entirely from public land? ☒

Is it possible for the site to be accessed safely, and without barriers to entry? ☐

If there are reasons why you think the Local Review Body would be unable to undertake an unaccompanied site inspection, please explain here:

8. Statement

You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. Note: you may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

If the Local Review Body issues a notice requesting further information from any other person or body, you will have a period of 14 days in which to comment on any additional matter which has been raised by that person or body.

State here the reasons for your notice of review and all matters you wish to raise. If necessary, this can be continued or provided in full in a separate document. You may also submit additional documentation with this form.

Please refer to the attached Statement in Support of Review

Have you raised any matters which were not before the appointed officer at the time your application was determined?

Yes ☐ No ☒

If yes, please explain below a) why your are raising new material b) why it was not raised with the appointed officer before your application was determined and c) why you believe it should now be considered with your review.

9. List of Documents and Evidence

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review

Please refer to the attached Schedule of Review Documents

Note. The planning authority will make a copy of the notice of review, the review documents and any notice of the procedure of the review available for inspection at an office of the planning authority until such time as the review is determined. It may also be available on the planning authority website.

10. Checklist

Please mark the appropriate boxes to confirm that you have provided all supporting documents and evidence relevant to your review:

Full completion of all parts of this form



Statement of your reasons for requesting a review



All documents, materials and evidence which you intend to rely on (e.g. plans and drawings or other documents) which are now the subject of this review.



Note. Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice from that earlier consent.

DECLARATION

I, the applicant/agent hereby serve notice on the planning authority to review the application as set out on this form and in the supporting documents. I hereby confirm that the information given in this form is true and accurate to the best of my knowledge.

Signature:

[Redacted Signature]

Name:

Andrew Bennie

Date:

27/11/17

Any personal data that you have been asked to provide on this form will be held and processed in accordance with the requirements of the 1998 Data Protection Act.



ANDREW BENNIE

PLANNING LIMITED

STATEMENT IN SUPPORT OF
LOCAL REVIEW
RELATIVE TO THE REFUSAL
BY MIDLOTHIAN COUNCIL
OF PLANNING APPLICATION REFERENCE
17/00649/DPP

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November 2017

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CONTENTS

- 1.0 Introduction**
- 2.0 Proposals Subject to Review**
- 3.0 Reasons for Requesting Review**
- 4.0 Review Procedure**
- 5.0 Grounds of Review**
- 6.0 Summary**

Appendix 1: Notice of Review Form

Appendix 2: Schedule of Documents

Appendix 3: Review Documents (on CD)

1.0 INTRODUCTION

- 1.1** This Statement has been prepared by Andrew Bennie Planning Limited on behalf of Midlothian Developments in support of their request that the Planning Authority, under the provisions of Section 43A of the Town and Country Planning (Scotland) Act 1997 review the decision of the Appointed Person to refuse planning permission in respect of planning application reference 17/00649/DPP.
- 1.2** This Statement should be read in conjunction with the matters set out within the completed Notice of Review Form, a copy of which is included at Appendix 1 of this Statement.

2.0 PROPOSALS SUBJECT TO REVIEW

- 2.1 Under the terms of planning application reference 17/00649/DPP, full planning permission was sought for the erection of four detached dwelling houses upon that land which comprises the application site.
- 2.2 The proposed dwelling houses would take access off the existing access road, which currently serves the property at Airybank House and are sited on plots, which range in size from 748m² to 2470m².
- 2.3 A total of two house types are proposed, as follows:

House Type X (x3):

Standing 1^{1/2} storeys in height, this house type provides accommodation extending to 226m² in floor area, as follows:

Ground Floor: Lounge, Family Room/Kitchen, Bedroom and shower room/wc.

First Floor: Three Bedrooms (master en-suite) and bathroom.

This house type includes a feature flat roofed 1^{1/2} storey projecting bay on its front elevation.

This house type also features a detached double garage (34.8m²).

House Type Y (x1):

Standing a full 2 storeys in height, this house type provides accommodation extending to 327.1m² in floor area, as follows:

Ground Floor: Lounge, Dining Hall, Family Room/Kitchen, Bedroom (with en-suite), Utility Room and wc.

First Floor: Three Bedrooms (Master with en-suite and dressing room, second bedroom with en-suite and sitting room and third with en-suite).

This house type features a full 2 storey, half round glazed bay window on its rear elevation.

This house type also features an integral double garage (35.3m²).

- 2.4 Externally, each of the proposed house types would be finished in a white textured render, with feature natural stone detailing to the projecting bay features, with the roof being clad in slate grey tiles.
- 2.5 The application site itself comprises an area of land lying to the north east and west sides of the existing property known as Airybank House, which is located within the village of Cousland.
- 2.6 The site lies to the west side of the minor road, which heads northwards from Hadfast Road, at the western end of the village, and which links with the A6124, which lies a short distance to the north of the Site.
- 2.7 The northern boundary of the site is defined by a well established belt of large trees, with the western boundary being defined a similarly well established belt of smaller trees. The sites southern boundary is defined by the rear garden boundaries of the two existing residential properties, which lie at the extreme western end of the village, on the north side of Hadfast Road.
- 2.8 The southern boundary of the site is defined by the residential curtilage associated with Airybank House.
- 2.9 The Site extends to some 0.8456 ha in area and is generally flat and currently comprises an area of rough grassland.
- 2.10 For the avoidance of doubt, the full extent of the site includes the various areas of peripheral planting that run along the sites northern and south western boundaries.
- 2.11 Full details of the proposed development are provided within the documentation, which support this Review.

3.0 REASONS FOR REQUESTING THE REVIEW

- 3.1 On the basis of the Grounds of Review, which are set out within Section 5.0 of this Statement, it is submitted that the Appointed Person has failed to provide sufficient reasons to reasonably justify the refusal of this planning application when considered against the relevant provisions of the development plan.
- 3.2 It is submitted that the application proposals can be both fully and reasonably justified against the relevant provisions of the development plan and that the proposed development would not give rise to any demonstrable adverse impacts upon the integrity, appearance or visual amenity of the wider village, of which the Site forms part.
- 3.3 Consequently, this Review is put forward on the basis of the unreasonable and unjustifiable grounds for the refusal of the planning application in question.

4.0 REVIEW PROCEDURE

- 4.1 In addition to consideration of those matters, which are set out within the Notice of Review Form and this Statement, it is requested first of all that the Local Review Body carry out an accompanied inspection of the Site and secondly, that a Hearing Session be held in order that detailed oral evidence may be lead in support of the Review.
- 4.2 Given the nature of the application proposals, it is considered that carrying out of an accompanied site inspection represents the best means of allowing the Local Review Body to gain a full and proper understanding of the potential impact of the application proposals upon the surrounding area and in turn the extent to which the proposals can be reasonably justified against the relevant provisions of the adopted Local Development Plan.
- 4.3 It is further considered that in light of the failure on the part of the Appointed Person to engage in any form of meaningful discussion during the course of the consideration and subsequent determination of the application, it would be appropriate that this Review be the subject of a Hearing Session in order that all of the salient considerations associated with the assessment of this proposed development can be fully and appropriately discussed and debated.

5.0 GROUNDS OF REVIEW

5.1 The application which forms the basis of this Review, was refused planning permission on the basis of the reasons set out below:

1: The proposed development, on account of its scale, massing, form and design, is significantly out of character with the edge-of village setting and surrounding area and will have a materially detrimental impact on the character and appearance of the area. As a result of the proposed development being incompatible with the surrounding area it is contrary to policies DEV2 and STRAT2 of the adopted Midlothian Local Development Plan.

2: The proposed development, on account of its massing, form, impact on existing trees and lack of additional planting, will have a significant adverse impact on the character and appearance of the local landscape and this edge-of-village site which is contrary to policies ENV11, ENV7, DEV2 and STRAT2 of the adopted Midlothian Local Development Plan.

3: The proposed development, on account of its scale, massing and layout, comprises an overdevelopment of the site to the detriment of the surrounding area and is therefore contrary to policies DEV2 of the adopted Midlothian Local Development Plan.

4: On account of the scale and layout of the proposed development the proposal represents a low quality and unimaginative urban design solution, significantly at odds with the overriding character of this semi-rural edge-of-village location, which is contrary to the aims and objectives of the Scottish Government's 'Designing Streets' and 'Creating Places' policy documents and policies ENV7 and DEV2 of the adopted Midlothian Local Development Plan.

5: The proposed development would result in overlooking, and loss of amenity, to the private rear garden of the dwellinghouse at 1 Hadfast Road, which is contrary to policies DEV2 of the adopted Midlothian Local Development Plan.

6: It has not been demonstrated to the satisfaction of the Planning Authority that the proposed development would not have a detrimental impact on protected species and is therefore contrary to policy ENV15 of the adopted Midlothian Local Development Plan.

5.2 A full copy of the Decision Notice on this application is provided at Document 13, within Appendix 3 of this Statement.

5.3 Our responses to the stated reasons for the refusal of planning application reference 17/00649/DPP are set out below.

1: The proposed development, on account of its scale, massing, form and design, is significantly out of character with the edge-of village setting and surrounding area and will have a materially detrimental impact on the character and appearance of the area. As a result of the proposed development being incompatible with the surrounding area it is contrary to policies DEV2 and STRAT2 of the adopted Midlothian Local Development Plan.

5.4 With regards to Policy DEV 2, the adopted Plan advises, at paragraph 3.1.5 that the policy:

"aims to ensure that new development does not damage or blight land uses which are already established or supported by this Plan."

5.5 To this end, Policy DEV 2 states that:

"Development will not be permitted within existing and future built-up areas, and in particular within residential areas, where it is likely to detract materially from the character or amenity of the area."

5.6 In consideration first of all of the stated purpose of Policy DEV 2, it is submitted that on no reasonable level can it be justifiably stated that this proposed development will either damage or blight any land uses which are already established in the area which surrounds and abuts with the application site.

5.7 Rather, the proposed development simply proposes the erection of housing within the boundary of the existing settlement boundary of Cousland, adjacent to existing housing, this being wholly in keeping with the established pattern of land use within the village.

5.8 This consideration leads to the conclusion that it is not the principle of the erection of housing on the site that has been found to be objectionable, but rather it is the form of the development itself that has been deemed to be unacceptable. This conclusion is bourn out by the wording of this reason for the refusal of the application.

- 5.9 Consequently, in addressing this reason for the refusal of the application, the consideration which requires to be examined is whether or not it is reasonable and justifiable to state that by virtue of its scale, massing, form and design, the proposed development would be significantly out of character with the edge-of village setting and surrounding area and hence would have a materially detrimental impact on the character and appearance of the area.
- 5.10 To this end it is submitted that within villages such as Cousland, and for that matter within most settlements, larger properties, plotted at lower densities, are often to be found on the outer edges of the settlement, this being reflective of historic patterns of development, which coincide with the outward expansion of settlements from their historic core.
- 5.11 As such, it is not considered to be out of character with the surrounding settlement for larger houses to be proposed for the application site, with it being noted that the existing property at 1 Hadfast Road represents a directly comparable example of a large house being sited on the edge of the settlement.
- 5.12 The nature of the character of any given settlement changes and evolves over time as it accommodates and assimilates new development and it is submitted that the development, which is proposed under this application is reflective of this evolutionary process, with it being further submitted that there are no reasonable or justifiable grounds upon which it can be stated that this development cannot be successfully assimilated into the surrounding built form of the settlement.
- 5.13 It is further submitted that when approaching the village from the west, it is evident first of all that the view of the village is dominated by the scale, bulk and mass of the existing property at 1 Hadfast Road and secondly, that the proposed development would sit behind the existing belt of woodland that forms the northern and western boundary of the application site, the existence of which provides a nature screen and visually defensible boundary to the proposed development.
- 5.14 The effectiveness of this existing tree belt as a screen to the proposed development is demonstrated by the fact that when viewed from the west, the existing property on the site, Airybank House, is barely discernible. As the ridge heights of each of the proposed dwelling houses sites below that of Airybank House, it is submitted that the proposed development will have no adverse impact upon this view of the settlement and hence will have no material or detrimental effect on the character or appearance of the area.

5.15 Turning now to the provisions of Policy STRAT 2, which deals with Windfall housing sites, it is noted first of all that the former Local Plan, within the subtext which supported Policy HOUS 3, advised that:

"At Cousland, land at Airybank House has been included in the settlement envelope. This land could accommodate a development of a maximum of four houses without having a negative impact on the setting of the village, subject to the retention of the peripheral landscaping."

5.16 At paragraph 2.3.5 of the adopted Plan it is advised that:

"windfall developments within the built-up areas (as shown on the Proposals Map) are likely to be acceptable, provided they are not in conflict with other MLDP policies and proposals."

5.17 In commenting on this matter, it is submitted first of all that the erection of the four dwelling houses proposed under this application is wholly in accord with the reasoning, which underpinned the original decision of the Council to include the entirety of the application site within the settlement boundary of the village of Cousland.

5.18 Secondly, and once again in full accord with the requirements which sat along side the decision to include the site within the settlement boundary, the development which is proposed for the site makes full provision for the retention of the existing peripheral landscaping around the boundary of the site, with this existing landscaping being augmented and reinforced by additional planting, as detailed within the landscaping plan which forms an integral part of the application submission.

5.19 It is also worthy to note that the inclusion of the site within the settlement boundary carried with it no express or implied requirement that the existing peripheral landscaping which defines the outer boundaries of the site would require to be augmented by any additional planting in order to facilitate the successful development of the site.

5.20 In view of the foregoing, it is considered that the proposed development of four dwelling houses on the site can be reasonably justified within the context of the reasoning, which underpinned the decision to include this site within the settlement boundary.

5.21 Policy STRAT 2 itself, set out the criteria, A-E, against which proposals for windfall housing will be assessed. In consideration of each of these criteria, the following submissions are made.

A. It does not lead to the loss or damage of valuable public or private open space.

5.22 The application site does not comprise a valuable area of either public or private open space. Rather, it comprises an area of partly developed land within the settlement boundary. Consequently, it is submitted that the proposed development can be fully and reasonably justified against the requirements of this criterion.

B. It does not conflict with the established land use of the area.

5.23 As the proposed development involves new build residential development within the established settlement boundary, adjacent to existing housing, it is submitted that the proposed development will not give rise to any land use conflicts and that accordingly, the proposed development can be fully and reasonably justified against the requirements of this criterion.

C. It has regard to the character of the area in terms of scale, form, design and materials.

5.24 In terms of the scale of the proposed development, it is considered that in light of recent planning permissions that have been granted for new build residential development within the village, the proposed erection of four dwelling houses on the site is wholly acceptable and that it in no way, based upon development density, represents an over development of the site.

5.25 For the avoidance of doubt, it is advised that the development as proposed under this application represents a development density of 4.73 dwelling per hectare (1.9 dwellings per acre), which is significantly lower than the industry average of 25 dwellings per hectare (11 dwellings per acre), with this development density being reflective of the development densities which are to be found within the existing housing which abuts with the application site.

5.26 Whilst it is accepted that the proposed houses are larger than many of the existing houses within the village, this does not in itself justify or reasonably support the suggestion that the scale of the development proposed under the application is unacceptable, this being especially so when due consideration is given to the context of the scale of housing that is established by the adjacent existing dwelling houses at Airybank House and at 1 Hadfast

Road.

- 5.27 In terms of form and design, it is evident that within the wider village, the nature, form and design of the existing housing varies significantly, with there being no predominant dominant architectural style that could be held up as representing a characteristic feature of the existing village that would require to be reflected within any new development.
- 5.28 To this end, the recently approved scheme for the development of thirteen houses at Southfield Road serves to demonstrate that new build housing of a modern design can be accommodated within the village.
- 5.29 Finally, with regards to the proposed external finishes, it is submitted that the proposed materials and palate of colours is in keeping with those used on other recent developments within the village.
- 5.30 Consequently, it is submitted that the proposed development can be fully and reasonably justified against this criterion.

D. It meets traffic and parking requirements.

- 5.31 The Council's Policy and Roads Safety Manager has offered no objection to the proposed development and as such, it is considered that the proposed development can be fully and reasonably justified against this criterion.

E. It accords with other relevant Local Plan policies and proposals, including IMP1, IMP2, DEV3, DEV5 - DEV10

- 5.32 With regards to policies IMP1, IMP2 it is submitted that in the event of it being determined that improvements to any existing services or infrastructure is required in order to support the proposed development, these matters can be suitably addressed via the use of appropriate planning conditions and/or by the use of a suitably framed Section 75 Planning Obligation.
- 5.33 The scale of the proposed development is such that consideration of the merits of the development against the provisions of Policy DEV 3 is not required in this instance.
- 5.34 Policy DEV 5, advises that the Council will expect development proposals to have regard to a defined list of sustainability principles.

- 5.35 When regard is had to the terms of these defined principles, listed at A – I, there is no reasonable basis upon which it could be concluded that the proposed development cannot be fully justified, with it being noted in particular that; the dwelling houses are orientated so as to maximise their potential solar gain (criterion A); the proposed development will give rise to no adverse biodiversity impacts (criterion B); the proposed development makes appropriate provision for the treatment of surface water discharge (criterion C); the proposed development will incorporate those measures detailed within Policies NRG 3 and NRG 4 (criterion D); the proposed development will be provided with appropriate broad band connection (criterion H); and, the proposed development is not subject to any flood risk and will not give rise to an increased risk of flooding beyond the boundary of the application site (criterion I)
- 5.36 Criterion E, F and G are not of direct relevance to the assessment of the proposed development.
- 5.37 Accordingly, it is submitted that the proposed development can be fully and reasonably justified against the provisions of Policy DEV 5.
- 5.38 Policy DEV 6 advises that the Council will require good design and a high quality of architecture, in both the overall layout of development and their constituent parts.
- 5.39 To this end, the policy provides a defined list of criteria (A – N), which will be taken into account during the assessment of development proposals.
- 5.40 Given the nature of the application site and the scale of the proposed development, the majority of the defined criteria are not of direct material relevance to the assessment and determination of the application.
- 5.41 With regards to those criteria which are of relevance to the consideration of the application, it is noted that; due to the narrow and elongated nature of the application site, coupled with the fact that the development makes use of an existing part constructed roadway that exists within the site boundary, there is no viable alternative to the alignment of the roadway which will serve the proposed dwelling houses, which in turn has the effect of dictating to a significant degree the manner in which the proposed dwelling houses can be plotted on the site. Other examples of this general layout approach can be found elsewhere within the village and as such, this feature of the development is not considered to be at odds with the general character of the surrounding area (criterion A); the proposed development makes full provision for the retention of the existing peripheral landscaping

which bounds the site and which comprises an important feature in the surrounding landscape (criterion B); the proposed development makes use of high quality materials in terms of the design and finishes of the proposed dwelling houses (criterion C); adequate spacing is provided for between the proposed dwelling houses to ensure both privacy and amenity (criterion I); appropriate levels of private open space are provided for each of the proposed dwelling houses (criterion K); the road way serving the proposed development will be provided to the relevant Council standard (criterion M); and, adequate provision can be made cycle parking and bin storage facilities (criterion N).

5.42 Accordingly, it is submitted that the proposed development can be fully and reasonably justified against the provisions of Policy DEV 6.

5.43 Policy DEV 7 requires that development proposals be accompanied by a comprehensive scheme of landscaping.

5.44 Given the scale of the development proposed under this application and in light of the fact that all of the land within the boundary of the development site will be included within the curtilage of the individual plots, it is considered that any specific landscaping requirements that the Council may have in respect of this proposed development, which would include specific measures to ensure that the existing landscaping around the boundary of the application site, can be suitably controlled by way of an appropriately worded condition.

5.45 With regards to Policy DEV 8, it is submitted that as the application site is not identified on the Proposals Map as an area of open space, an assessment of the application against this policy is not necessary.

5.46 With regards to Policy DEV 9, it is submitted that having regard to the nature and scale of the proposed development, an assessment of the application against this policy is not necessary.

5.47 With regards to Policy DEV 10, as the proposed development does not involve the redevelopment of an existing outdoor sports facility, an assessment of the application against this policy is not necessary.

5.48 Consequently, it is submitted that the proposed development can be fully and reasonably justified against the requirements of this criterion.

5.49 In view of the matters set out above at paragraphs 5.22 – 5.48, it is respectfully submitted

that the proposed development can be fully and reasonably justified against the provisions of Policy STRAT 2.

2: The proposed development, on account of its massing, form, impact on existing trees and lack of additional planting, will have a significant adverse impact on the character and appearance of the local landscape and this edge-of-village site which is contrary to policies ENV11, ENV7, DEV2 and STRAT2 of the adopted Midlothian Local Development Plan.

- 5.50 As is detailed within the documentation which supports and forms part of this Review submission, the application was supported by a number of documents which relate directly to the matter of the potential impact of the proposed development upon those existing trees which bound onto the application site on its northern and western sides.
- 5.51 These documents take the form of: an Arboricultural Survey; and, an Arboricultural Method Statement.
- 5.52 When taken and read together, these reports clearly support our submission that the proposed development of this site will have no demonstrable or adverse impact upon the integrity or well being of the existing tree belts, which bound onto the site.
- 5.53 Paragraph 5.1.31 of the Plan advises, amongst other things, that: *"Where a proposal may impact upon trees or hedges, the applicant must undertake a tree survey to inform proper consideration of the proposal."*
- 5.54 The submission of the documentation referred to above at paragraph 5.51 (see Review Documents 4 and 5), meets in full this requirement and demonstrates that in the absence of any adverse impact on the existing tree belts, the proposed development can be fully and reasonably justified against the provisions of Policy ENV 11.
- 5.55 Policy ENV 7 of the Plan advises, amongst other things that development will not be permitted where it may have an adverse effect on local landscape character.
- 5.56 Implicit within the original development plan decision to include the full extent of the application site within the settlement boundary of Cousland is the fact that the existing tree belt which runs around the northern and western boundaries of the site comprises both a recognisable landscape feature and also, importantly, a means of delineating the new outer limit and defensible boundary on this side of the settlement.

- 5.57 As is noted earlier within this Statement, in making this adjustment to the settlement boundary, the former Local Plan made clear that subject to the retention of this tree belt, the site would be capable of accommodating development, with no requirement, either explicit or implied, that this tree belt would require to be strengthened in any way.
- 5.58 The two documents which are referred to at paragraph 5.51 above provide a full and detailed assessment of the potential impact of the proposed development upon this existing tree belt and demonstrates that the proposed development will give rise to no adverse impacts upon said tree belt.
- 5.59 Consequently, it is submitted that the Council's contention that the development will impact upon this tree belt is wholly without foundation and cannot be reasonably supported.
- 5.60 The nature of this existing tree belt is such that it provides for a high degree of natural screening and containment for the proposed development and in so doing ensures that the development can be successfully assimilated into the surrounding area in a manner that does not give rise to any adverse impact on the character and appearance of the local landscape.
- 5.61 This being the case, it is our respectful submission that the proposed development can be fully and reasonably justified against the provisions of Policy ENV 7.
- 5.62 Our submissions in respect of Policies DEV 2 and STRAT 2 are set out above at paragraphs 5.5 – 5.49.

3: The proposed development, on account of its scale, massing and layout, comprises an overdevelopment of the site to the detriment of the surrounding area and is therefore contrary to policies DEV2 of the adopted Midlothian Local Development Plan.

- 5.63 As is noted above at paragraph 5.25, the development as proposed under this application represents a development density of 4.73 dwelling per hectare (1.9 dwellings per acre), which is significantly lower than the industry average of 25 dwellings per hectare (11 dwellings per acre), with this development density being reflective of the development densities which are to be found within the existing housing which abuts with the application site.
- 5.64 Based upon these density considerations, it is submitted that on no reasonable measure could it be justifiably stated that the proposed development represents an over

development of the application site, rather, the development density of the proposed development reflects and is respectful of the plot densities of those existing residential properties which abut directly with the application site.

4: On account of the scale and layout of the proposed development the proposal represents a low quality and unimaginative urban design solution, significantly at odds with the overriding character of this semi-rural edge-of-village location, which is contrary to the aims and objectives of the Scottish Government's 'Designing Streets' and 'Creating Places' policy documents and policies ENV7 and DEV2 of the adopted Midlothian Local Development Plan.

- 5.65 When consideration is given to the entirety of the advice, which is set out within both "Designing Streets" and "Creating Places", it is clear that said advice cannot be applied slavishly to all sites and development scenarios.
- 5.66 Rather, in seeking to apply this guidance/advice, due regard, of necessity, must be had to the specific characteristics of the site which will pay host to the development, this being necessary in order to ensure the reasonableness of seeking to apply any or all of the guidance.
- 5.67 When due regard is had to the nature of the application site, which is characterised by its long, narrow elongated shape, which can only be access from it's eastern end and which cannot be connected to the surrounding area at any point other than at it's eastern end, it is clear that many of the design principles which are set out within this guidance/advice cannot be readily or reasonably applied to the site.
- 5.68 In this instance, the design approach to the development of the site, in terms of the internal road pattern and resulting street scape represents the only realistic and feasible means by which the development of the site can be brought forward for the strictly limited scale of development which the development plan (with reference to the provisions of the former local plan) envisages for the site.
- 5.69 Had the Council been prepared to countenance the prospect of a greater number of units being developed on the site (which they are self evidently not prepared to do), it may well have been possible to design a development layout that addressed more of the designing street principles.
- 5.70 Accordingly, it is submitted that as the ability to design any alternative development layout

is significantly constrained by the artificially low development capacity that the Council has placed against the site, it is consequently wholly untenable and unreasonable for the Council to seek to oppose the development layout given that it (the development layout) is in effect a direct product of the capacity that they have placed against the site.

- 5.71 Our submissions in respect of Policies DEV 2 and ENV 7 are set out above at paragraphs 5.5 – 5.14 and 5.55 – 5.61 respectively.

5: The proposed development would result in overlooking, and loss of amenity, to the private rear garden of the dwellinghouse at 1 Hadfast Road, which is contrary to policies DEV2 of the adopted Midlothian Local Development Plan.

- 5.72 In the first instance, it is submitted that within the terms of the Appointed Persons delegated report on this application, it has been incorrectly stated that the rear elevation of the dwelling house proposed for plot 4 would lie at a distance of only 9 metres from the mutual boundary between this plot and the existing property at 1 Hadfast Road.

- 5.73 For the avoidance of doubt, the elevation in question is in fact one of the side elevations of the proposed dwelling house, with the rear elevation lying at a distance of over 17 metres from its mutual boundary with the existing properties to the east side of the site.

- 5.74 On this basis, and in light of the fact that the issue of overlooking, in the sense that the Council have sought to apply in this case, can only reasonably be applied to directly opposing rear elevations/rear gardens, it is submitted that by proper application of the Council's "privacy standard", the proposed development will not result in any overlooking or loss of amenity to the private rear garden of the property at 1 Hadfast Road.

6: It has not been demonstrated to the satisfaction of the Planning Authority that the proposed development would not have a detrimental impact on protected species and is therefore contrary to policy ENV15 of the adopted Midlothian Local Development Plan.

- 5.75 The application submission, as originally lodged with and validated by the Council, was supported by a Bat Survey, which was undertaken during August 2015.

- 5.76 Under cover of an e-mail dated 9th September 2017, the case officer advised that:

"I have received comments from the Council's Biodiversity Officer about the bat report submitted with this application, who flags up that no desktop survey was submitted with the bat report. Please arrange for an updated bat report to be submitted including a

desktop survey within seven days of the date of this email, which I will pass onto the Biodiversity Officer for comment."

5.77 By e-mail dated 8th September 2017, the case officer was provided with details of the timescales associated with preparation of the requested desktop survey and associated field work, with a further update on these timescales being provided by e-mail dated 12th September 2017.

5.78 The requested desktop survey and updated bat survey report were submitted to the Council under cover of e-mail dated 6th October 2017.

5.79 Confirmation of the safe receipt of this additional information was received from the case officer under cover of e-mail dated 9th October 2017, with said e-mail also advising that the information would be passed to the Council's bio-diversity consultant for comment.

5.80 Since the issue of this e-mail of 9th October 2017, no further contact of any kind has been made by the case officer on the issue of the additional bat related information.

5.81 By way of a brief summary of its findings, this additional survey report concludes that:

"The surveys confirmed the continued use of the bat roost used by a single Soprano Pipistrelle. Roosts of this size and of a non-breeding status are not considered of significant conservation status, and in fact SNH Species Licensing Team does not class a roost of even up to 50 Soprano Pipistrelles for example to be highly significant due to the common occurrence of such roosts throughout Scotland. The roost at this site is therefore not considered a significant constraint for redevelopment of this Site."

5.82 It is our respectful submission that the terms of the updated bat survey report provide verifiable evidence that the presence of a single bat within the vicinity of the development site does not present a significant constraint in terms of the proposed development of the site.

5.83 If the Council is in the possession of any evidence that would suggest that this is not the case, it is considered to be a matter of professional discourtesy that this evidence was not passed onto the applicant for further comment/rebuttal.

5.84 In light of the foregoing, it is our submission that the proposed development can be fully and reasonably justified against the provisions of Policy ENV 15.

6.0 SUMMARY

- 6.1 It is my respectful submission that the Appointed Person has failed to provide sufficient information to support and justify the stated reasons for the refusal of this planning application.
- 6.2 It is submitted that when assessed against the terms of the relevant provisions of the adopted Local Development Plan, the proposed development can be fully and reasonably justified.
- 6.3 **Taking into account all of those matters set out above, I would respectfully request that the Local Review Body uphold this Review and in so doing, grant planning permission pursuant to planning application reference 17/00649/DPP.**

MIDLOTHIAN COUNCIL**DEVELOPMENT MANAGEMENT
PLANNING APPLICATION DELEGATED WORKSHEET:**

Planning Application Reference: 17/00649/DPP

Site Address: Airybank, Quarrybank, Cousland.

Site Description: The application site comprises part of an area of ground within the curtilage of Airybank House, located at the northwest edge of Cousland. The site covers a large section of the garden ground, excluding a central area opposite Airybank House measuring approximately 3000 square metres. The site includes a row of mature trees to the west and north. There is a small woodland at the north eastern side of the application site, adjacent to the vehicular access. There is one access to the site, taken from Cousland Kilns Road. The site slopes down to the north and is visible from the public roads to the north and west. The site is a former quarry and landfill.

Proposed Development: Erection of 4 dwellinghouses.

Proposed Development Details: Four detached dwellings are proposed in a cul-de-sac arrangement along an existing access road. Plot one will be located by the vehicular entrance, with the other plots at the end of the access road to the southwest of the site. Airybank House is to the other side of the access track, a large two storey, with accommodation in the roofspace, detached dwelling finished with natural slate roof, wet dash render and natural stone walls.

Two house types are proposed. Plots 2, 3 and 4 are house type X, which has two storeys of accommodation with the upper floor contained within the roofspace and contains a lounge, dining/kitchen area and four bedrooms. These will have detached double garages with pitched roofs. Plot 1 will be house type Y which has two storeys of accommodation containing two lounge areas, kitchen/dining/family room, dining hall, four bedrooms and an integral garage.

All houses and garages are to be finished with grey concrete roof tiles, white render, cedar timber boarding and smooth ashlar stone walls and dark grey UPVC windows.

Fencing is proposed within and around the site, either 1.2 or 1.8 metres high. No details of appearance or materials are submitted. A landscape buffer is to be retained to the boundaries and around plot 1. A footpath between plots 2 and 3 will provide access to the land to the west.

The applicant's agent has submitted a planning statement supporting the proposal.

Background (Previous Applications, Supporting Documents, Development Briefs):

15/00952/DPP Erection of eight dwellinghouses. Refused – scale, massing, form and design out of character with edge of village setting, have a materially detrimental

impact on area contrary to RP20 and HOUS3; massing, form, impact on trees and lack of planting would have a significant adverse impact on area contrary to RP5, RP7, RP20 and HOUS3; the scale and layout is a low quality and unimaginative urban design solution at odds with the area contrary to Designing Streets and Creating Places and RP7 and RP20; and there would be overlooking and loss of amenity to neighbouring property contrary to RP20 and DP2. Upheld at LRB.
08/00694/FUL Erection of four dwellinghouses. Withdrawn – this was minded to be approved subject to s75 legal agreement. Agreement never signed.
05/00663/FUL Erection of 4 dwellinghouses. Withdrawn.
05/00588/FUL Change of use from domestic outbuilding to form granny flat. Consent with conditions, including that the flat be occupied by a family member or occasional visitors.
03/00650/FUL Demolition of existing building and erection of dwellinghouse and detached garage. Consent with conditions.
01/00589/FUL Proposed landfill of former quarry. Consent with conditions.

Consultations:

The **Policy and Road Safety Manager** has no objection provided conditions be attached to any permission relating to visitor parking requirements, the provision of a pedestrian crossing point, details of surface water drainage system and street lighting. They also confirm the access road would not be adopted by the Council and so provision should be made for an area to uplift bin and recycling collections.

The Council's **Biodiversity Consultant** raises some concern over the submitted protected species information.

The Council's **Education Resource Manager** has stated that the development will result in additional pressure on Primary and Secondary denominational schools and the Secondary non-denominational school.

The Council's **Environmental Health Manager** has no objections provided conditions be attached to any permission relating to ground contamination and remediation works and hours of construction.

The Council's **Archaeological Consultant** has no comments further to considering additional information submitted by the applicant.

The **Coal Authority** has no objection further to considering the submitted information submitted by the applicant.

Representations: Nine letters of objection have been received on the following grounds:

- The style, form, scale and design of the proposed dwellings and the density of layout of the proposed development does not reflect the character of the area;
- The proposed development is significantly out of character with it's surroundings;
- The proposed houses are close to existing houses and will have a detrimental impact on privacy, which was a reason for refusing the previous application;
- Potential overlooking and overshadowing to existing properties;

- Loss of views;
- The proposed houses are disproportionately large for the application site;
- The proposed development would have a detrimental impact on road and pedestrian safety;
- Degradation of rural community of Cousland with limited infrastructure improvements;
- The proposed development would impact on already stretched amenities;
- Potential risk to trees and lack of screening between properties;
- Potential loss of wildlife (including protected species) and flora;
- Risk of damage to surrounding properties;
- Impact of development on ground stability, including land surrounding the site, given known legacy underground mining operations;
- The proposal is similar to that which was previously refused and has not addressed the previous reasons for refusal, therefore it remains contrary to policies RP20, HOUS3, RP5, RP7 AND DP2;
- The layout appears to be the first stage in development at the site, to provide a development similar to that proposed in 15/00952/DPP;
- There was limited contact between the applicant and the local residents; and
- Noise and disruption from construction activities will adversely impact on neighbouring properties.

Some representors are not opposed to the development of the site, but feel this should comprise single storey houses with accommodation in the roofspace positioned in the central area outwith the current application site, as this will address overlooking and privacy concerns and be more appropriate in the surrounding area.

The applicant's agent has responded to these comments. One objector has responded to the agent's comments on the grounds of the ownership of the site.

Relevant Planning Policies:

The Scottish Government's policy documents on 'Designing Streets' and 'Creating Places' are relevant and set out the government's commitment to good quality places.

The relevant policies of the **2017 Midlothian Local Development Plan** are; **STRAT2 Windfall Housing Sites** states residential development within the built-up area will be permitted should it:

- Not lead to the loss or damage of valuable public or private open space;
- Not conflict with the established land use of the area;
- Have regard to the character of the area in terms of scale, form, design and materials;
- Meet traffic and parking requirements; and,
- Accords with other relevant local plan policies and proposals;

DEV2 Protecting Amenity within the Built Up Area seeks to ensure that development will not have an adverse impact on the character or amenity of an area;

DEV6 Layout and Design of New Development sets out the design standards expected to be complied with in terms of residential developments in order to achieve good quality design and layout in schemes;

DEV7 Landscaping in New Development provides details on appropriate landscaping within new development sites;

ENV7 Landscape Character states that development will not be permitted where it may adversely affect the quality of the local landscape;

ENV11 Woodland, Trees and Hedges states that development will not be permitted where it may significantly and adversely affect the local landscape character;

ENV15 Species and Habitat Protection and Enhancement states that development that would affect a species protected by European or UK law will not be permitted unless: there is an overriding public need and there is no satisfactory alternative; a species protection plan has been submitted, which is based on survey results and includes details of the status of protected species on site and possible adverse impact of development; suitable mitigation is proposed and agreed; and the development is not detrimental to the maintenance of European protected species at a favourable conservation status;

NRG3 Energy Use and Low & Zero-Carbon Generating Technology requires each new building shall incorporate low and/or zero-carbon generating technology projected to contribute an extra percentage reduction in greenhouse gas emissions beyond the emissions standard to which the building is subject under the Building Regulations; and

IMP1 New Development and IMP2 Essential Infrastructure Required to Enable New Development to Take Place seek infrastructure improvements where required

Planning Issues: The main planning issue to be considered is whether or not the proposal complies with the development plan policies and, if not, whether there are any material planning considerations which would otherwise justify approval.

The 2008 Midlothian Local Plan brought the application site within the built-up area of Cousland. In general, residential development in an inherently residential area is usually considered to be acceptable in principle. The development of the application site for residential purposes in this case is acceptable. Therefore, it is necessary to consider the detailed aspects of the proposed development.

The previously adopted 2008 Local Plan, while bringing the site within the village envelope of Cousland, contained a statement which indicated that the site at Airybank could accommodate a development of a maximum of four houses without having a negative impact on the setting of the village. The site at Airybank was envisaged as the total area to the north and west of the existing house, rather than the submitted application site. The inference from this is that a development of over four dwellinghouses would likely have a negative impact on the character and appearance of the area. Given the requirements of other Local Plan policies, which seek development in keeping with the character of the area, it is considered that an acceptable development would comprise four dwellings, generally of a scale and character commensurate with those in the surrounding area. This position was supported in the refusal and subsequent dismissal of a review of application 15/00952/DPP for eight houses at the site.

Cousland is a small village where the overwhelming majority of dwellings have either one storey of accommodation or a second storey of accommodation within the roofspace, even within the more recent residential developments. The character of Cousland is, therefore, one of smaller dwellings, bungalows and cottages. As a result of the buildings having relatively low ridge heights, the topography of the land

and the strong landscaped boundaries around the village the settlement is not readily visible from outwith.

The applicant proposes four very large dwellings within only part of the site designated as suitable for four houses. Three of these houses, whilst large, provide a second storey of accommodation within the roofspace, with the remaining house providing two full storeys of accommodation. All proposed houses are large in terms of their height, bulk and massing, at odds with the character of the surrounding area and scale of other buildings in Cousland. The applicant states that the proposed dwellings are viewed in the context alongside Airybank House, a very large house on the adjoining site and the largest house in Cousland. However, Airybank House is a clear exception to the overriding character of the area.

In 2008 the Planning Authority was minded to support a scheme for four large houses in this area which was never approved. Although the houses were larger than those currently proposed, the previous scheme was for a larger site than currently proposed which provided opportunity for landscape planting in the spaces between the houses and along the edges of the development. This would have softened the development into the landscape and made it appear less dense when viewed from outwith the site, as well as being over a larger area. The character of area is of a small village site with sparse edge planting. It would be appropriate to have only a low density proposal which safeguards and enhances the existing tree planting. This would sit the new development into the landscape.

The current application site and layout does not match the 2008 application, with the area for plots 2, 3 and 4 measuring approximately 1700 square metres smaller in the current proposal. It was previously considered acceptable that three houses could be accommodated within this larger site as it offered more opportunity for landscaping which would make the development appropriate and in keeping with the surrounding area and location adjacent to the countryside.

The current proposal is much more constrained with almost no opportunity for landscaping between the houses or along the edge of the site, as well as being a smaller site with large houses. This results in a density which is too great for the site. The arrangement of plots 2, 3 and 4 results in a constrained layout which does not appear to reflect the character of the surrounding area, the edge of the surrounding village, or leave adequate room to accommodate the required landscaping.

The case officer contacted the agent to state that a number of reasons for refusing the previous application remained due to the layout of plots 2, 3 and 4 and recommended that the site plan be altered to match the 2008 application as this would address a number of these concerns. The applicant did alter the layout but did not increase the site to match the previous application and so these concerns remain.

The proposed development appears to be an overdevelopment of the site, maximising the amount of physical development/footprint at the expense of the landscape setting of the site and the character of the village of Cousland.

The applicant has not taken account of the requirement for a 30m tree buffer along the boundary of the site where it abuts the countryside, as identified in policy DP2 of the Local Plan. The tree belt in the site is as narrow as 5m in some places. A layout where there is more space between the house plots, and therefore more opportunity for planting, would reduce the requirement for the 30m landscape buffer. The Planning Authority's position is that the whole area to the north and west of Airybank House is suitable for four dwellings, not restricted to the application site, as this figure takes into account the need for a landscape buffer and the character of the surrounding area. The applicant has failed to demonstrate that the proposal will not have an unacceptable impact on the character and appearance of the area.

In addition to the very narrow landscape strip and lack of additional planting, the proposed development will put existing trees at risk. Any tree within falling distance of the houses will put the tree under pressure of felling in the long term. The proposed change in levels around plot 1 would also likely impact on Root Protection Areas, putting trees at additional risk.

The existing woodland belt along the western, northern and eastern boundaries of the site provides a good and robust landscape separation between Cousland and the wider countryside. It is paramount that this woodland edge is retained, protected and augmented. Without this the application site, and part of Cousland, will be exposed visually and to the prevailing winds.

The proposed garden sizes are generous. However, the applicant can afford to be generous in this respect due to no account being taken of the requirement for a landscape buffer. Due to the orientation, positioning and scale of the proposed dwellings the private rear gardens of plots 2 and 3 will be in shade for much of the afternoon.

The proposed development, as a result of the impact on existing landscaping, lack of additional planting and scale and layout of proposed dwellings would be visible from out with the site and would significantly degrade the character of this semi-rural edge-of-village area.

The applicant claims that the proposal represents a high quality scheme of a type comparable to the successful residential development at Loanhead Farm Steading (Mavisbank), Loanhead. While similar to some houses at the Loanhead scheme, the layout is not as successful. The proposal does not represent a high quality contemporary scheme, neither is it of a design appropriate to the local vernacular. In addition, the proposed palette of materials does not add quality to the design. The proposed layout lacks interest with a garage located to the front of the house at plot 2. Overall, the standard of urban design does not provide sufficient justification for approval of the scheme. The development does not consider place before movement. The use of an unimaginative cul-de-sac arrangement does not accord with the principles set out in the Scottish Government policy document on 'Designing Streets'.

Despite many of the proposed dwellings being set within large plots there is an issue of overlooking from plot 4. The rear elevation of the house is only 9m from the adjacent boundary, within the required 12.5m, and would result in overlooking of the

neighbour's garden. It would be difficult to re-site the house given the presence of a mature tree located to the north east, to be retained, or without resulting in additional overlooking to other properties and gardens bounding this plot. In addition, the house on plot 4 will cause overshadowing during mornings to plot 3. However, the overshadowing would not be sufficiently adverse so as to merit refusal on this issue alone.

The Policy and Road Safety Manager has not objected, considering that the proposed development will not have a significant adverse impact on highway safety in the area. However he has indicated that there are insufficient visitor parking spaces proposed within the layout. In addition, he requests that should planning permission be granted the applicant be asked to provide a pedestrian crossing point over Cousland Kilns Road to the existing footway network in Beech Grove and that details of the proposed SUDs scheme and street lighting be submitted for approval. Depending on its location, there is some potential that a SUDs scheme may further jeopardise the established trees on the site.

As a gated access, the internal road would not be adopted by the Council. All bin and recycling uplifts would require to be from the kerbside on Cousland Kilns Road. This would require an area of hardstanding to accommodate bins and recycling boxes, which could result in the loss of some of the important landscaping along the roadside boundary of the site, to the detriment of the visual amenity of the area.

The Coal Authority has stated that it "considers that the content and conclusions of the Phase I/II Geo-Environmental and Geotechnical Interpretive Report are broadly sufficient for the purposes of the planning system in demonstrating that the application site is safe and stable for the proposed development". Given that the Coal Authority are satisfied regarding the ground stability issues it is considered unlikely that the development could detrimentally impact on surrounding properties.

A bat roost has been identified on the application site. Bats are a European Protected Species and it is an offence to cause them, or their roosts, harm. A consultee stated that the submitted bat survey did not have complete up to date information on protected species, therefore it is not clear if these would be adversely affected by the proposed development.

Should planning permission be granted, an amended site plan should be submitted to show all tree protection fencing to include a 30 metre standoff from the roost.

The lack of infrastructure within Cousland would be partially addressed through developer contributions should permission be approved. When approving residential developments the Planning Authority requires developers to ensure that the development is capable of being served by broadband in the future. Should Cousland's population grow there may be greater commercial interest in improving local services, such as broadband.

A number of representors noted that the site boundary excludes a central area within the larger site. This larger site was the area identified in the 2008 Local Plan as being suitable for four houses and formed the application site for eight houses which was previously refused by delegated decision and the Local Review Body. The

current application is for four houses on only part of this wider site. The agent has stated that the applicant does not own the area outwith the application site, however drawing number (PL)103C identifies this land and the house at Airybank as being under the control of the applicant.

The following section addresses representors' comments not addressed above. The fact that there was limited contact between the applicant and local residents is not a material planning consideration, nor is the loss of views as a result of development. Noise and disruption from the construction of the development is not a material planning consideration for this proposal.

Recommendation: Refuse planning permission.

Refusal of Planning Permission

Town and Country Planning (Scotland) Act 1997

Reg. No. 17/00649/DPP

Andrew Bennie Planning Limited
3 Abbots Court
Dullatur
G68 0AP

Midlothian Council, as Planning Authority, having considered the application by Midlothian Developments, 26 Forth Street, Edinburgh, EH1 3LH, which was registered on 15 August 2017 in pursuance of their powers under the above Acts, hereby **refuse** permission to carry out the following proposed development:

Erection of 4 dwellinghouses at Airybank, Quarrybank, Cousland, Dalkeith, EH22 2NT

in accordance with the application and the following documents/drawings:

<u>Document/Drawing.</u>	<u>Drawing No/Scale</u>	<u>Dated</u>
Location Plan	(PL)00 1:1250	15.08.2017
Site Plan	(PL)102C 1:250	15.08.2017
Site Plan	(PL)103C 1:250	28.09.2017
Proposed Floor Plan	(X)BW01B 1:100	15.08.2017
Proposed Floor Plan	(X)BW03B 1:100	15.08.2017
Proposed Floor Plan	(Y)BW01B 1:100	15.08.2017
Proposed Floor Plan	(Y)BW02B 1:100	15.08.2017
Proposed Elevations	(X)BW01B 1:100	15.08.2017
Proposed Elevations	(X)BW04B 1:100	15.08.2017
Proposed Elevations	(Y)BW04B 1:100	15.08.2017
Proposed Elevations	(Y)BW03B 1:100	15.08.2017
Proposed Cross Section	(Y)BW05B 1:100	15.08.2017
Elevations, Floor Plan And Cross Section	(G)101A 1:100	15.08.2017
Proposed Cross Section	(S)01C 1:200	15.08.2017
Planning Statement		15.08.2017
Planning Statement		15.09.2017

The reasons for the Council's decision are set out below:

- The proposed development, on account of its scale, massing, form and design, is significantly out of character with the edge-of village setting and surrounding area and will have a materially detrimental impact on the character and appearance of the area. As a result of the proposed development being incompatible with the surrounding area it is contrary to policies DEV2 and STRAT2 of the adopted Midlothian Local Development Plan.*
- The proposed development, on account of its massing, form, impact on existing trees and lack of additional planting, will have a significant adverse impact on the character and appearance of the local landscape and this edge-of-village site which*

is contrary to policies ENV11, ENV7, DEV2 and STRAT2 of the adopted Midlothian Local Development Plan.

3. *The proposed development, on account of its scale, massing and layout, comprises an overdevelopment of the site to the detriment of the surrounding area and is therefore contrary to policies DEV2 of the adopted Midlothian Local Development Plan.*
4. *On account of the scale and layout of the proposed development the proposal represents a low quality and unimaginative urban design solution, significantly at odds with the overriding character of this semi-rural edge-of-village location, which is contrary to the aims and objectives of the Scottish Government's 'Designing Streets' and 'Creating Places' policy documents and policies ENV7 and DEV2 of the adopted Midlothian Local Development Plan.*
5. *The proposed development would result in overlooking, and loss of amenity, to the private rear garden of the dwellinghouse at 1 Hadfast Road, which is contrary to policies DEV2 of the adopted Midlothian Local Development Plan.*
6. *It has not been demonstrated to the satisfaction of the Planning Authority that the proposed development would not have a detrimental impact on protected species and is therefore contrary to policy ENV15 of the adopted Midlothian Local Development Plan.*

Dated 13 / 11 / 2017



.....
Duncan Robertson
Lead Officer – Local Developments
Fairfield House, 8 Lothian Road, Dalkeith, EH22 3ZN

Schedule

Type X - 3No x (226.0m²) = 678.0 m²
 Type Y - 1No x (327.1m²) = 327.1 m²

Total floor area = 1005.1 m²
 + Garage areas = 102.0 m²

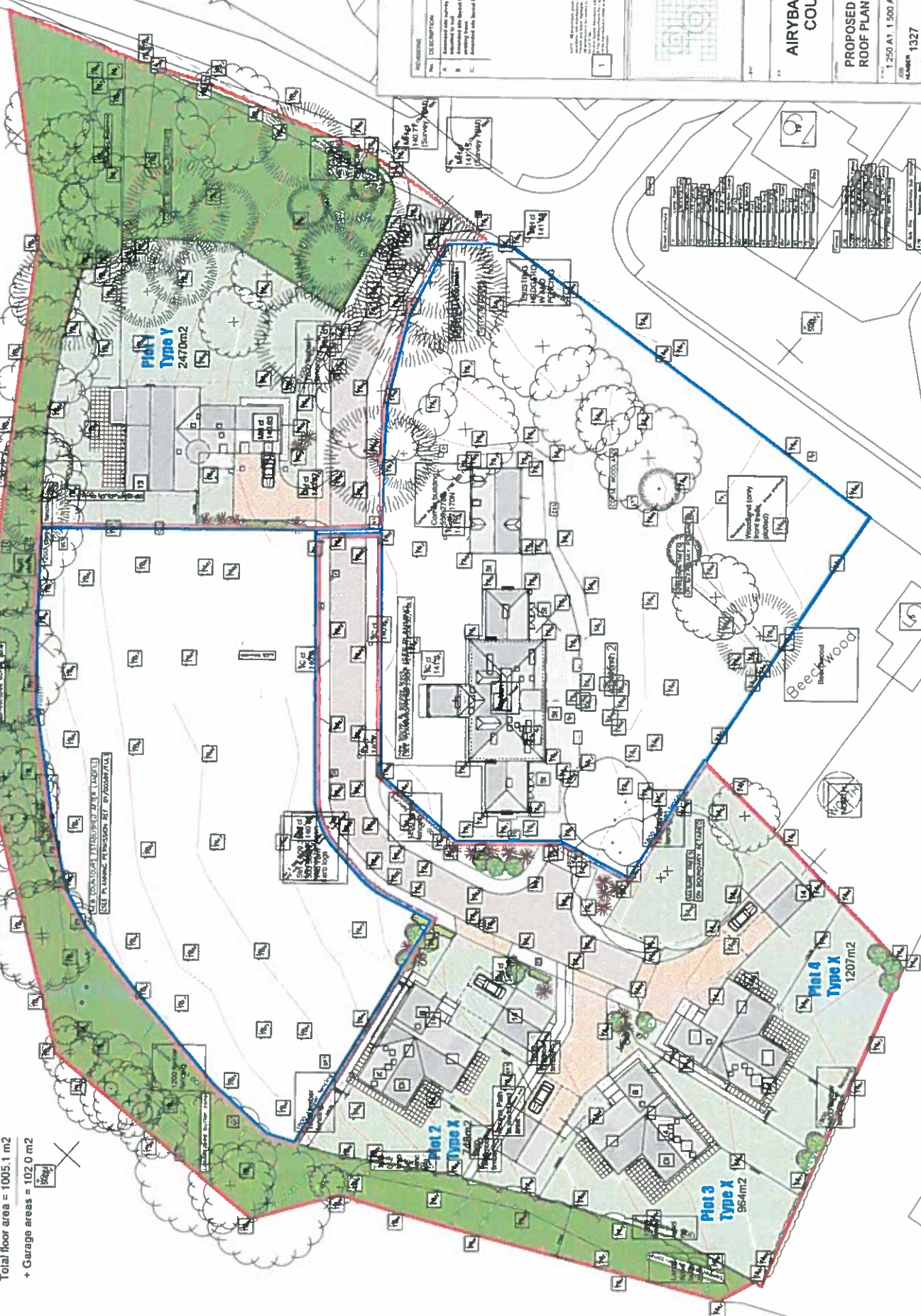


Water

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SEE VERTICAL SCHEDULE OF PLANT MATERIAL
 FOR PLANTING PERMISSION REF. 07/00001/01

Application Site 8465m²
 Land owned by Airbank House



NO.	DESCRIPTION	DATE
1	Submitted for planning approval and issued plan	2 Oct 15
2	Submitted for planning approval and issued plan	18 Nov 15
3	Submitted for planning approval and issued plan	20 May 17

Raymond Bryan

1. John J. Piller
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APPENDIX E

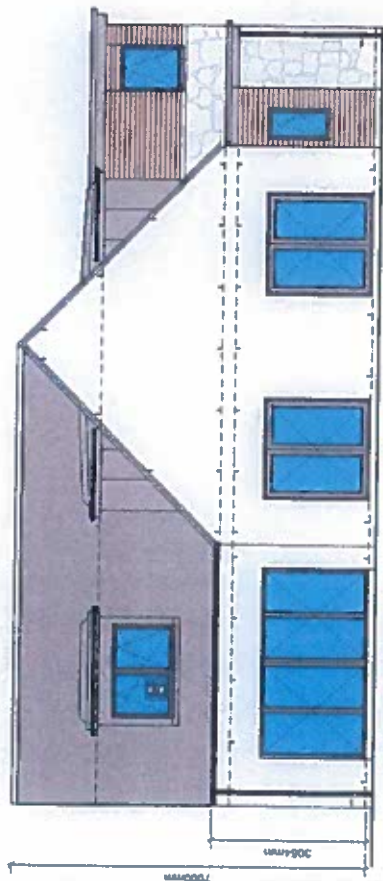
AIRYBANK HOUSE
 COUSLAND

PROPOSED SITE LAYOUT
 ROOF PLAN

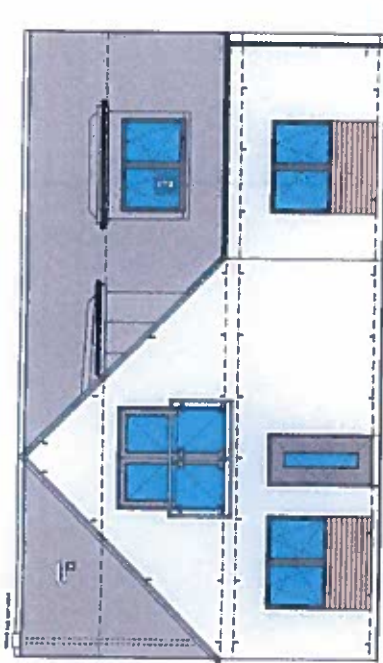
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Date	May 2017
Drawn	1327
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 Another thing to remember about this seminar is that you will have the opportunity to ask questions of the speakers. This is a great chance to get answers to your questions and to learn more about the speakers and their work.

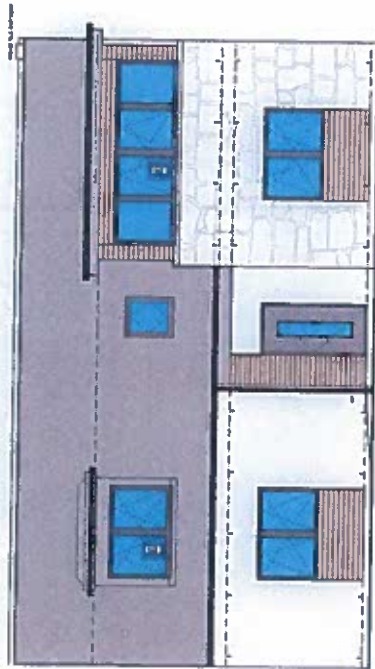
Rear Elevation



Front Elevation



Rear Elevation

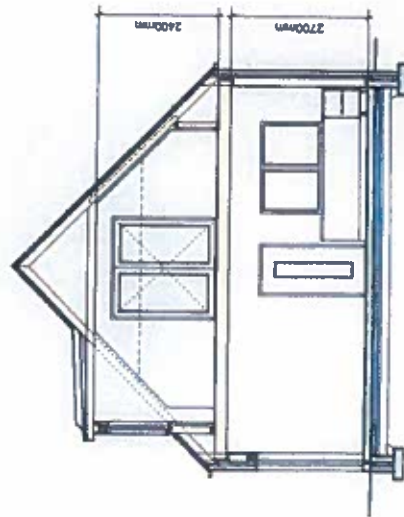


Front Elevation



First Floor - 130.0m²
Ground Floor - 96.0m²
Total = 226.0m²
Detached double garage - 33.5m²

SECTION AA



1

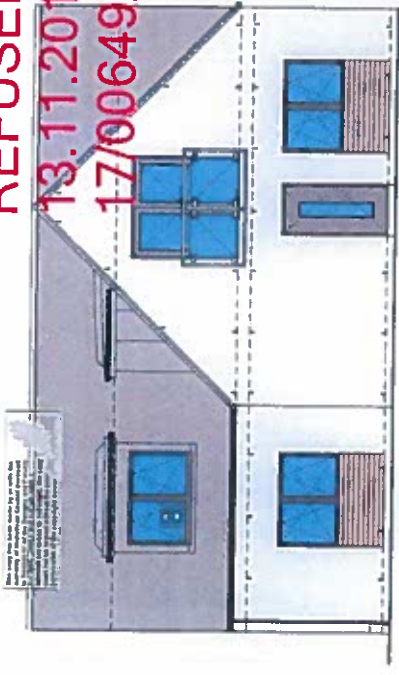
ROOF: INTERLOCKING CONCRETE TILES • CHARCOAL GREY
WALLS: SELF COLOURED WHITE RENDER
CLADDING: CEDAR TIMBER BOARDING
WINDOWS: DARK GREY UPVC
STONE FEATURES: SMOOTH ASHLAR IN BUFF

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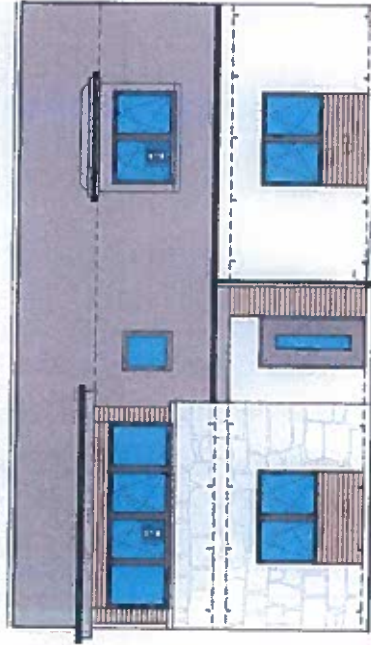
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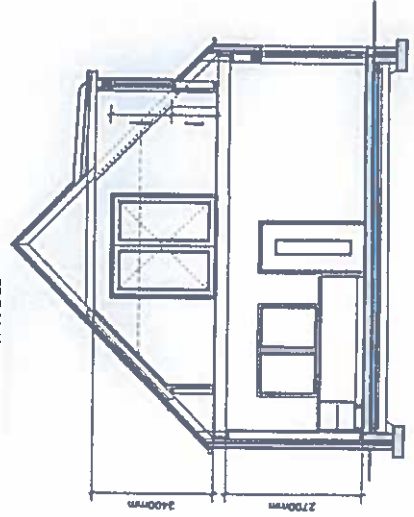
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Rear Elevation

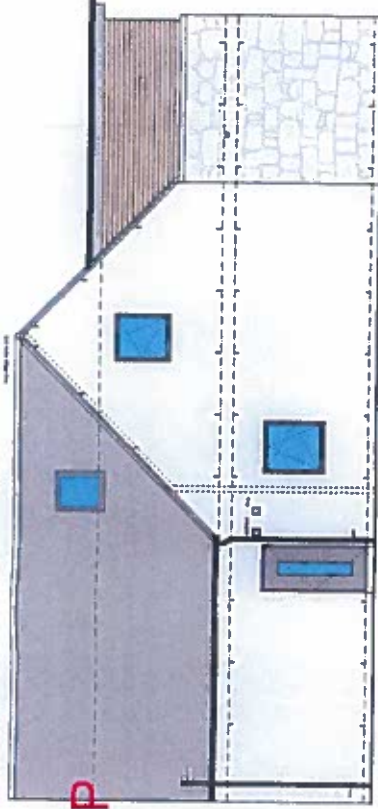


Front Elevation

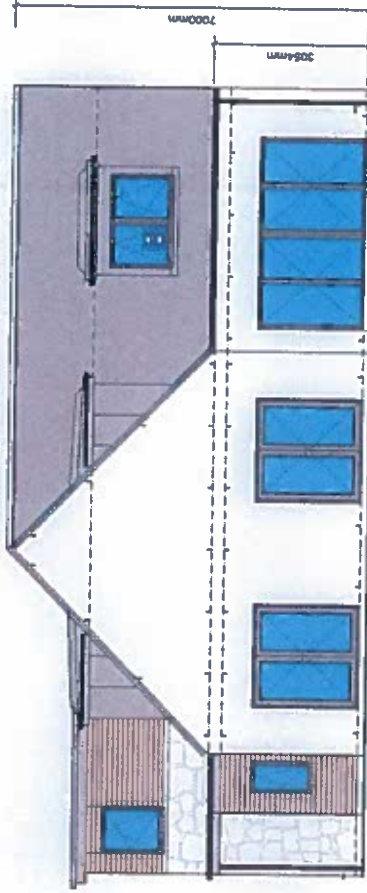


SECTION AA

FINISHES
 ROOF - INTERLOCKING CONCRETE TILES - CHARCOAL GREY
 WALLS - SELF COLOURED WHITE RENDER
 CLADDING - CEDAR TRIMMER BOARDING
 WINDOWS - DARK GREY UPVC
 STONE FEATURES - SMOOTH ASHLAR IN BUFF



Gable Elevation



Gable Elevation



First Floor - 130.0m²
 Ground Floor - 98.0m²
 Total = 228.0m²
 Detached double garage - 33.5m²

House Type X
 (Handed)

CORPORATE RESOURCES
 FILE: 17/00649/DPP
 RECEIVED 15 AUG 2017

AIRYBANK HOUSE
 COUSLAND

PROPOSED HOUSE TYPE X
 ELEVATIONS
 (HANCED)

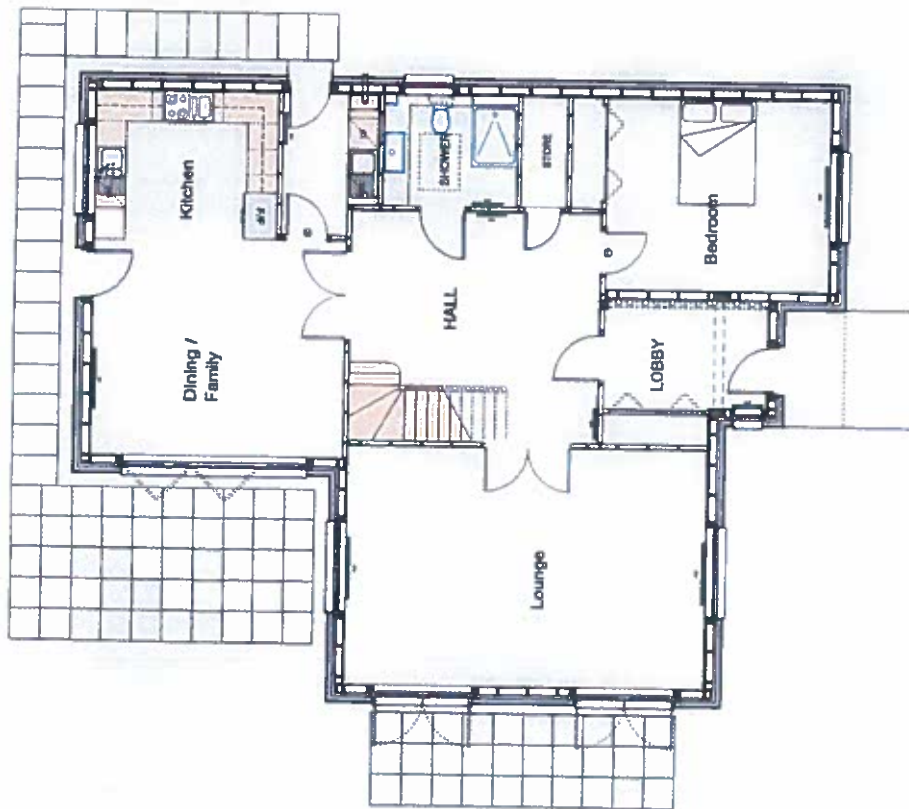
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REVISION		REVISION	
REVISION	A	REVISION	B

NO.	DESCRIPTION	DATE
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B	ISSUED FOR TENDER	13.11.2017

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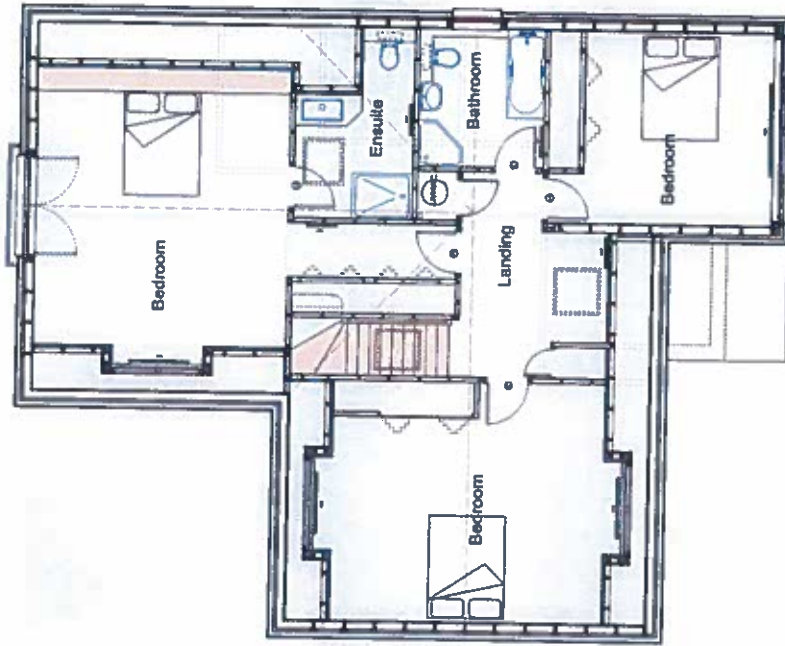


Ground Floor Plan
130.0m²



FINISHES

ROOF - INTERLOCKING CONCRETE TILES - CHARCOAL GREY
 WALLS - SELF COLOURED WHITE RENDER
 CLADDING - CEDAR TIMBER BOARDING
 WINDOWS - DARK GREY UPVC
 STONE FEATURES - SMOOTH ASHLAR IN BUFF



First Floor Plan
96.0m²

First Floor - 130.0m²
 Ground Floor - 96.0m²
 Total = 226.0m²
 Detached double garage - 33.5m²

House Type X
226m²

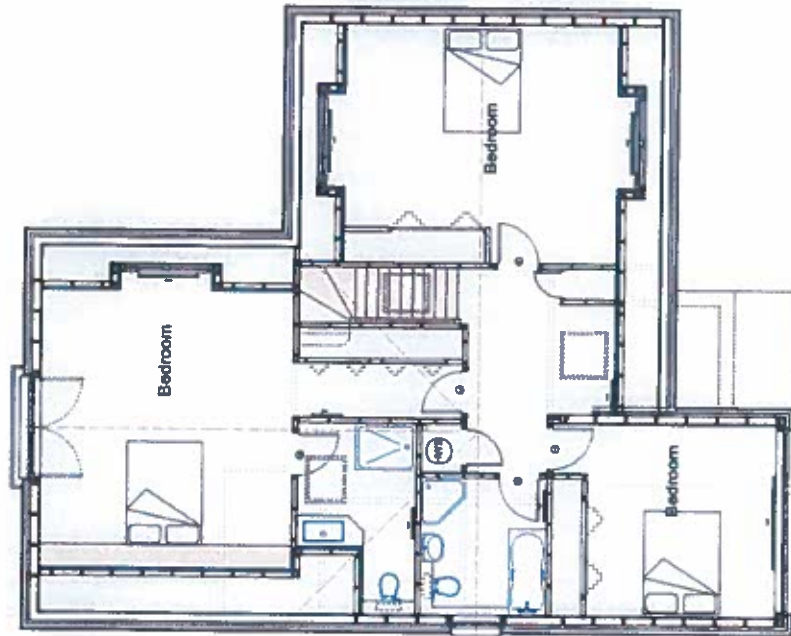
REV	DESCRIPTION	DATE
1	ISSUED FOR TENDERS	FEB 16
2	ISSUED FOR TENDERS	DEC 16

NOTE: ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
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CORPORATE RESOURCES
FILE: 17/00649/DPP
REFUSED 15 AUG 2017
AIRYBANK HOUSE COUSLAND

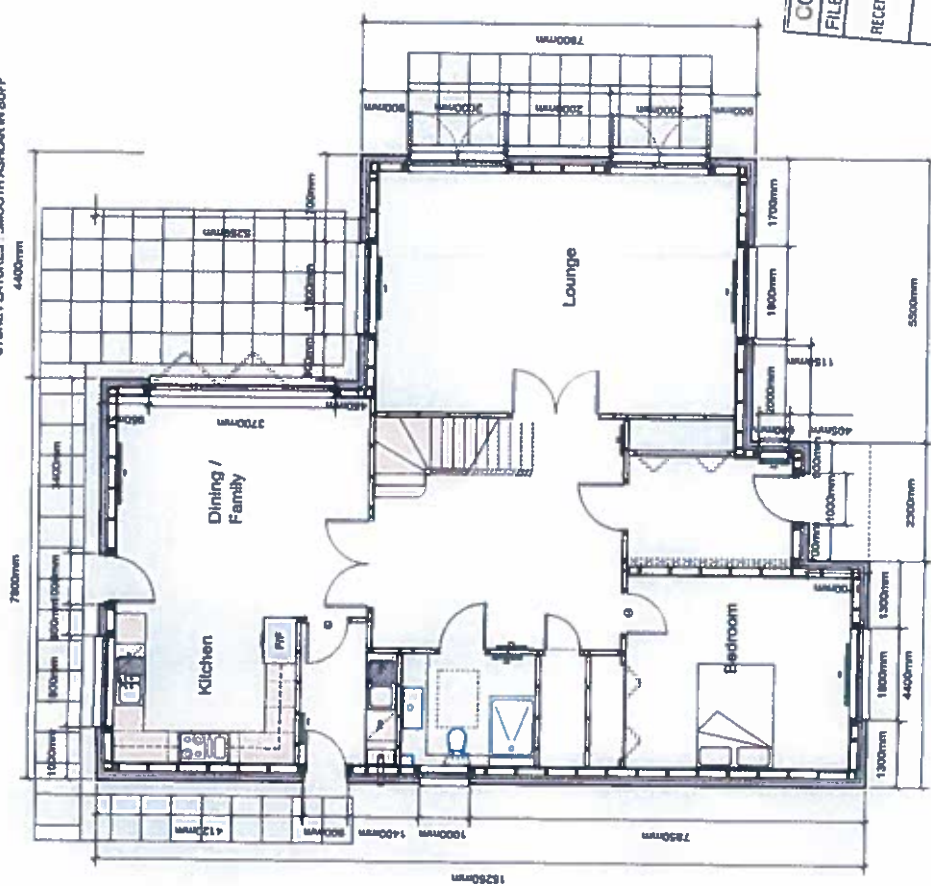
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REV: 2	REV: 2
REV: 3	REV: 3
REV: 4	REV: 4
REV: 5	REV: 5

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First Floor Plan

96.0m2



Ground Floor Plan

130.0m2

First Floor - 130.0m²
Ground Floor - 96.0m²
Total = 226.0m²
Detached double garage - 33.5m²

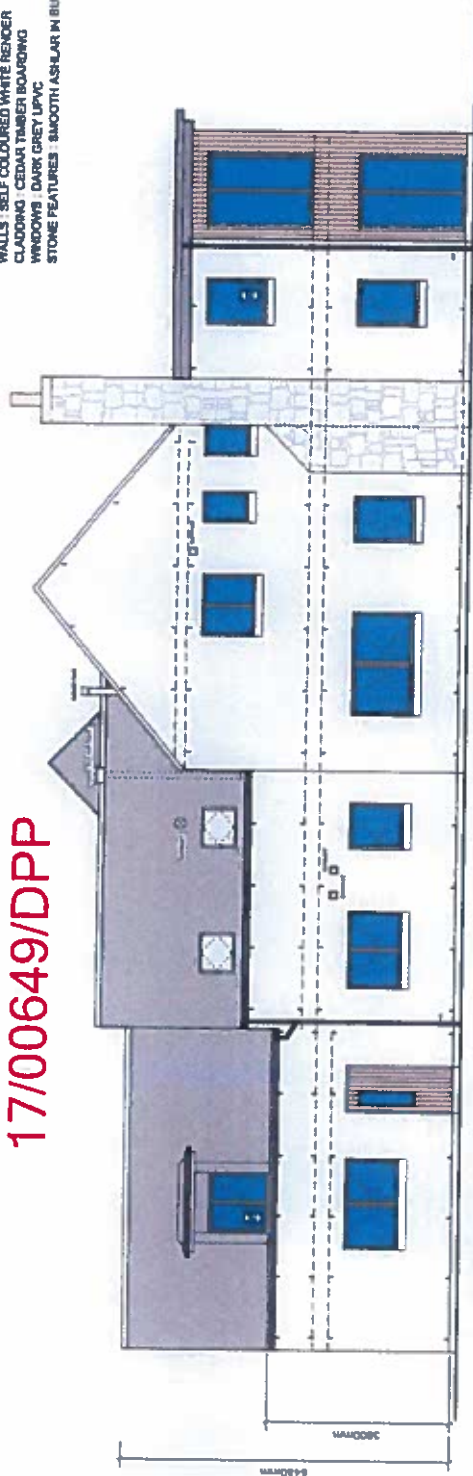
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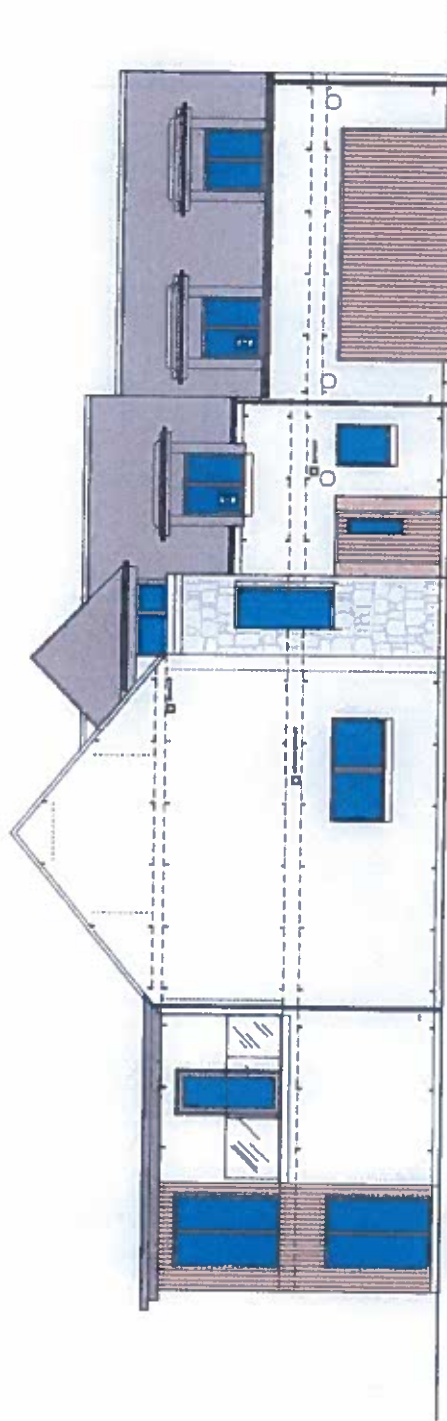
REFUSED
13.11.2017
17/00649/DPP

This report has been prepared by the author for the client and is not to be used for any other purpose without the written consent of the author. The author is not responsible for any errors or omissions in this report.

FINISHES
 ROOF: INTERLOCKING CONCRETE TILES - CHARCOAL GREY
 WALLS: SELF COLOURED WHITE RENDER
 CLADDING: CEDAR TIMBER BOARDS
 WINDOWS: DARK GREY UPVC
 STONE FEATURES: SMOOTH ASHLAR IN BUFF



East Elevation



West Elevation



Ground Floor - 172.6m²
 First Floor - 154.7m²
 Total = 327.3m²
 Garage = 35.3m²

House Type Y

REV	DESCRIPTION	DATE
A	ISSUE FOR TENDERS	FEB 16
B	REVISIONS	DEC 16

NOTES: 1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE STATED. 2. FINISHES ARE TO BE AS SHOWN IN THE FINISHES SCHEDULE. 3. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND CONSENTS. 4. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY DELAYS OR COSTS INCURRED BY THE CLIENT.

CORPORATE RESOURCES
FILE: 17/00649/DPP
RECEIVED 15 AUG 2017

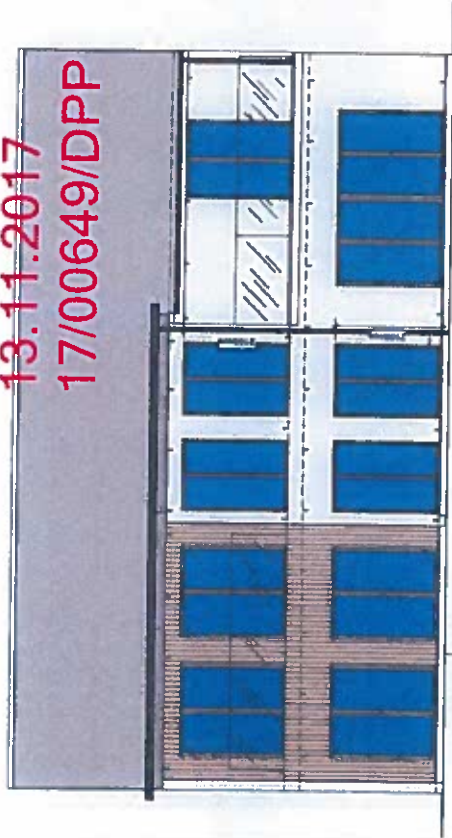
AIRYBANK HOUSE
COUSLAND

HOUSE TYPE Y
ELEVATIONS

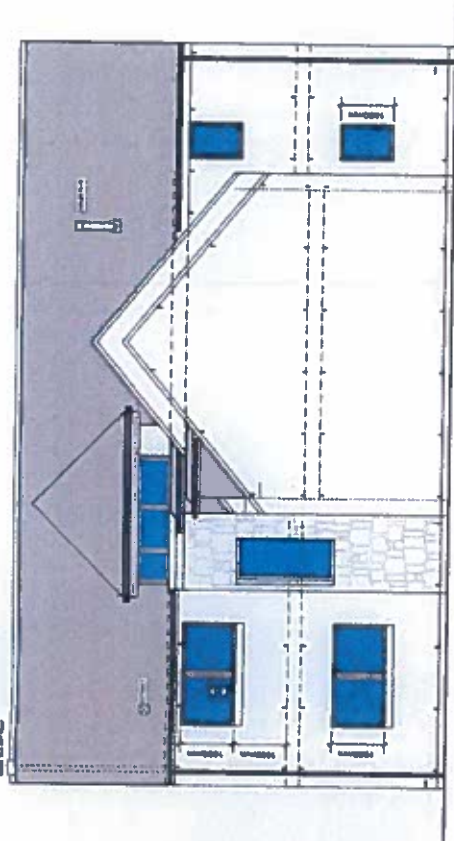
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Rev B	1327	(Y)BW03
Rev C		
Rev D		
Rev E		
Rev F		
Rev G		
Rev H		
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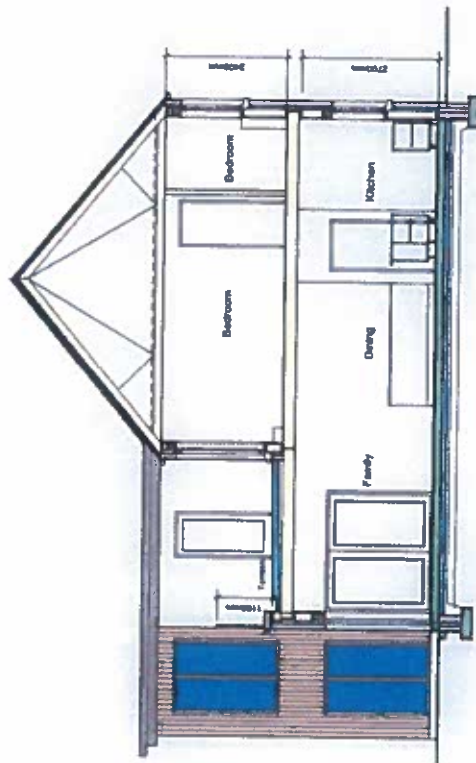
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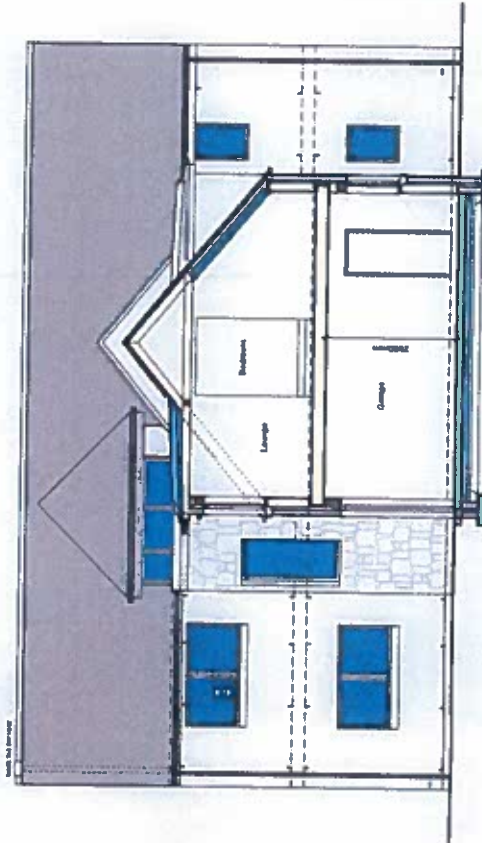
North Elevation



South Elevation



Section BB



South Section Elevation CC

FINISHES

ROOF : INTERLOCKING CONCRETE TILES - CHARCOAL GREY
WALLS : SELF COLOURED WHITE RENDER
CLADDING : CEDAR TIMBER BOARDING
WINDOWS : DARK GREY UPVC
STONE FEATURES : SMOOTH ASHLAR IN BUFT

Ground Floor - 172.6m²
First Floor - 154.7m²
Total = 327.3m²
Garage = 35.3m²



House Type Y

NO.	DESCRIPTION	DATE
A.	REVISIONS	FEB 15
B.	REVISIONS	DEC 15

NOTES: ALL DIMENSIONS SHOWN UNLESS OTHERWISE SPECIFIED TO THE CONTRARY.
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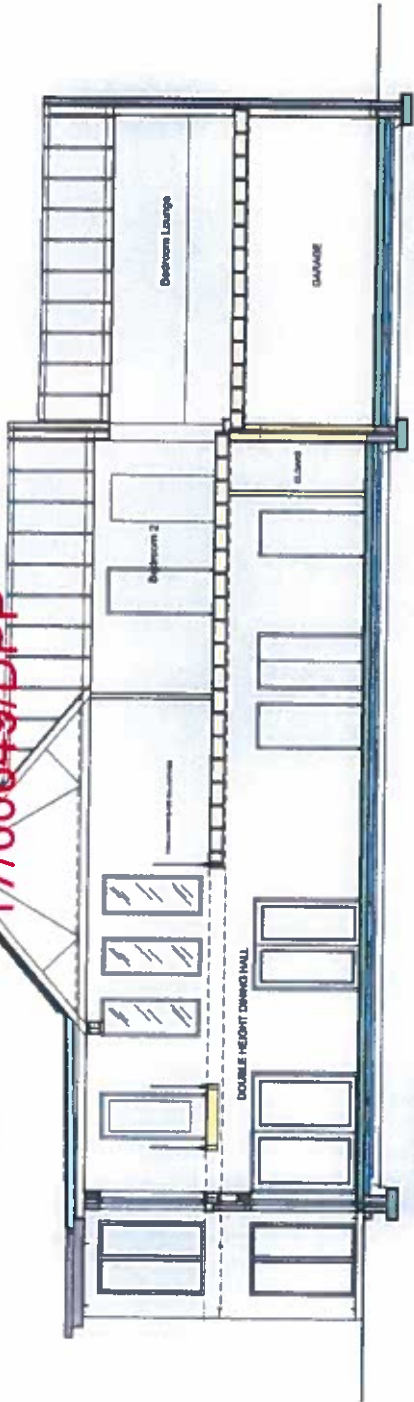
AIRYBANK-HOUSE
COUSLAND

HOUSE TYPE Y
ELEVATIONS & SECTIONS

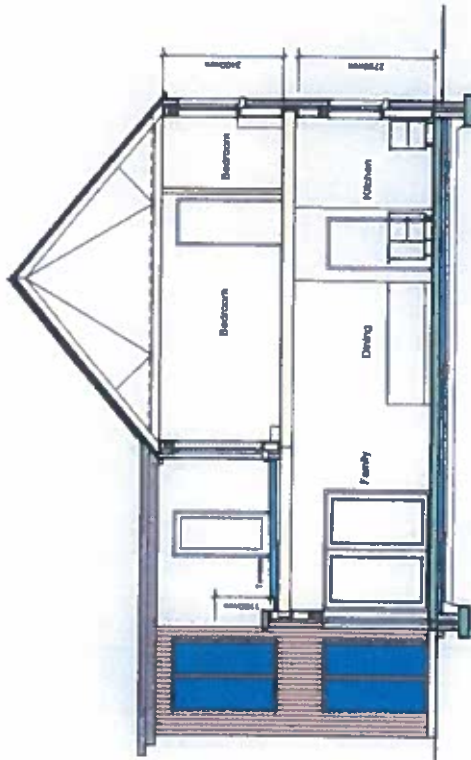
NO.	1:100@A3	DATE	Sept 2015
NO.	1327	NO.	(Y)BW04
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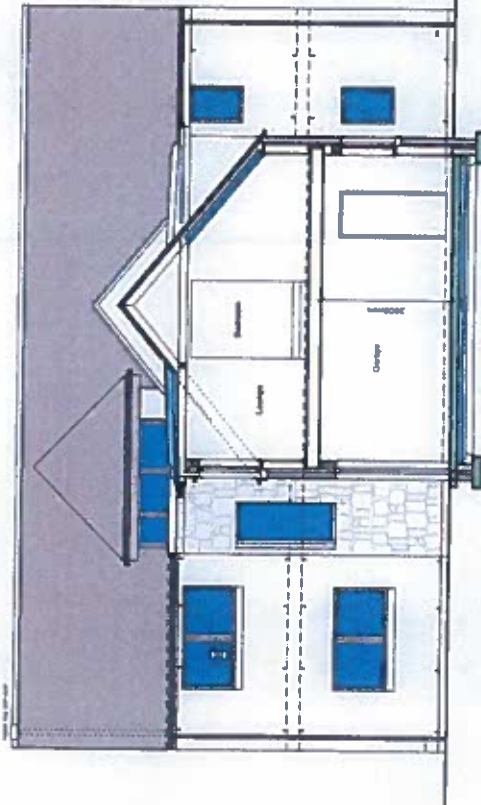
THIS PLAN HAS BEEN PREPARED BY A MEMBER OF THE INSTITUTE OF ARCHITECTS AND IS A PROFESSIONAL DESIGN. IT IS THE PROPERTY OF THE INSTITUTE OF ARCHITECTS AND IS NOT TO BE REPRODUCED OR USED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE INSTITUTE OF ARCHITECTS.



Section AA



Section BB



South Section Elevation CC

FINISHES

ROOF : INTERLOCKING CONCRETE TILES - CHARCOAL GREY
WALLS : SELF COLOURED WHITE RENDER
CLADDING : CEDAR TIMBER BOARDING
WINDOWS : DARK GREY UPVC
STONE FEATURES : SMOOTH ASHLAR IN BUFF

Ground Floor - 172.8m²
First Floor - 154.7m²
Total = 327.5m²
Garage = 35.3m²



House Type Y

REVISIONS		DATE	
NO.	DESCRIPTION	DATE	BY
A	REVISIONS		
B	REVISIONS		

CORPORATE RESOURCES	
FILE	17/00649/DPP
REVISED	15 AUG 2017

AIRYBANK-HOUSE	
COUSLAND	

HOUSE TYPE Y	
SECTIONS	

Drawn	1:100000	Scale	Sept 2015
Project	1327	Revision	(Y)BW05
Drawn	1327	Revision	(Y)BW05
Drawn	1327	Revision	(Y)BW05

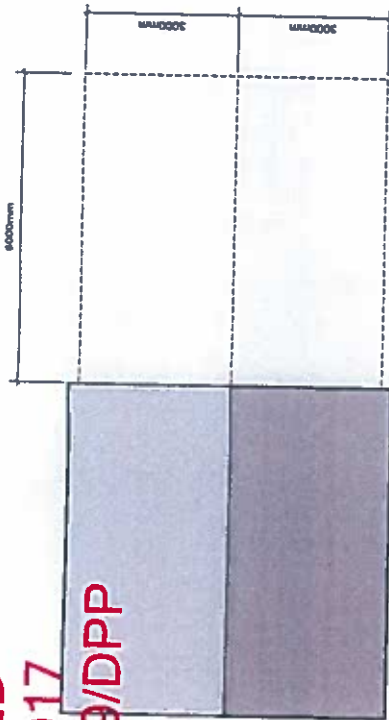
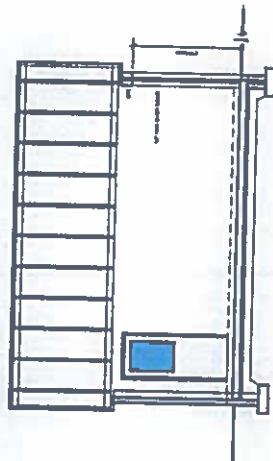
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Diagram illustrating a door position relative to a wall and a window. The door is shown as a vertical rectangle on the left, with a horizontal line indicating its position. The wall is represented by a horizontal line. A window is shown as a rectangle on the right, with a horizontal line indicating its position. The text indicates that the door position should be on a wall or near elevation depending on site orientation.

A detailed floor plan of a rectangular room, labeled '4.32x7.32m' on the right side. The room is yellow and contains a black car parked in the center. The room has a door on the left wall and a window on the right wall. The dimensions are 4.32m by 7.32m. The car is a sedan, shown from a top-down perspective. The room is surrounded by a grey border, which appears to be a hallway or another room. The overall dimensions of the area shown are 8.40m by 10.71m. The car is positioned such that it is centered within the room's footprint.

DOOR POSITION TO BE ON GABLE
OR REAR ELEVATION DEPENDING
ON SITE ORIENTATION



VIEW AND PLAN FROM EXISTING LEVELS
 THE NAME A BOX OF 11 SLANT PROPERTY OF THE FLOOR AREA



A line drawing of a house with a gabled roof and a chimney. The house is oriented horizontally, with the chimney on the left side. The roof is a simple triangle with a horizontal line across the middle. The walls are represented by a few lines, and the chimney is a small rectangular structure on the left. The drawing is simple and schematic, typical of a floor plan or a basic architectural sketch.

ROOF : INTERLOCKING CONCRETE TILES - CHARCOAL GREY
WALLS : SELF COLOURED WHITE RENDER ON BLOCKWORK
CLADDING : CEDAR TIMBER BOARDING
WINDOWS & DOORS : DARK GREY UPVC
STONE FEATURES : SMOOTH ASHLAR IN BUFF

Detached double garage - 37.9m2



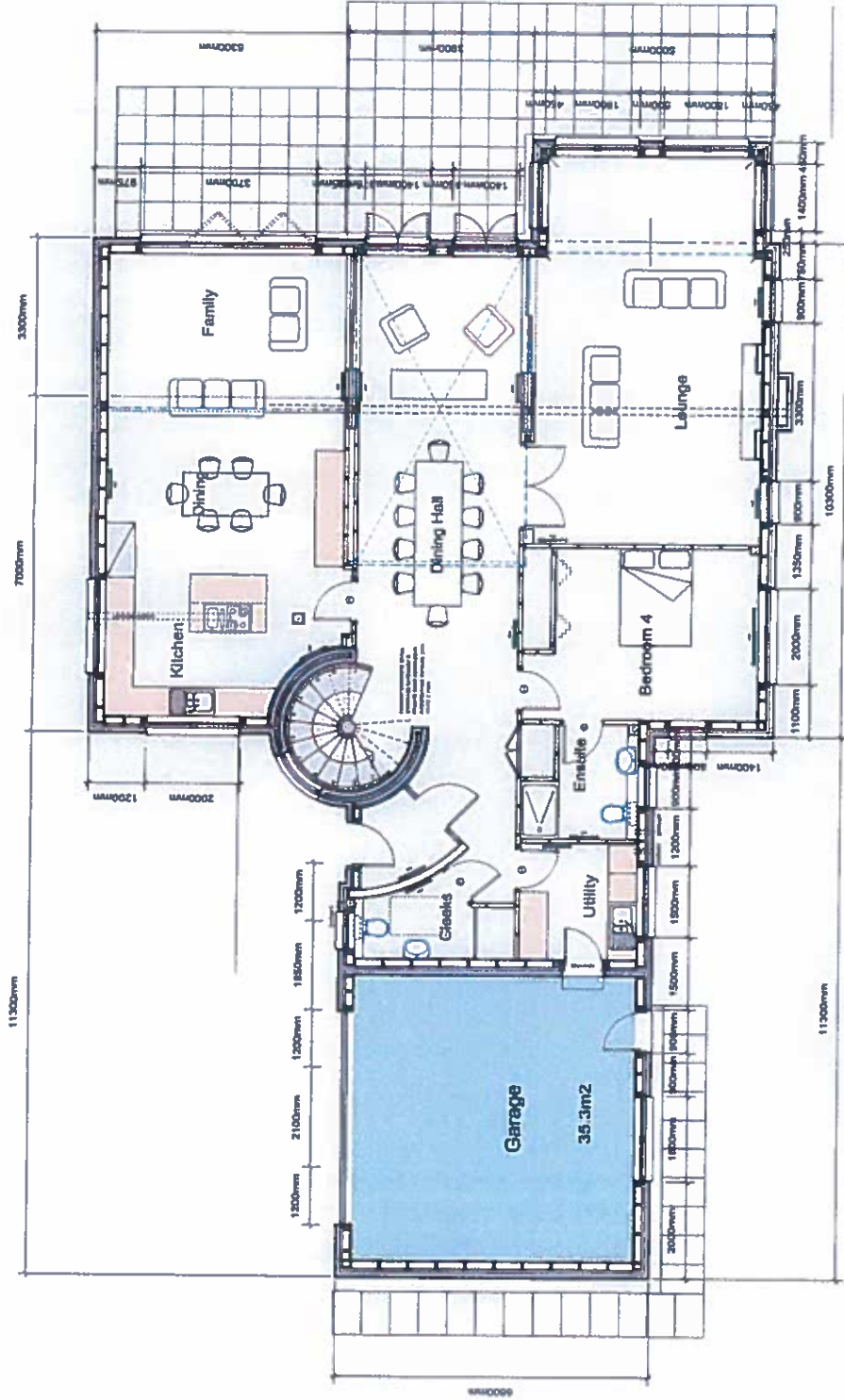
Garage

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17/00649/DPP



FINISHES
ROOF: INTERLOCKING CONCRETE TILES - CHARCOAL GREY
WALLS: SELF COLOURED WHITE RENDER
CLADDING: CEDAR TIMBER BOARDING
WINDOWS: DARK GREY UPVC
STONE FEATURES: SMOOTH ASHLAR IN BUFF



Ground Floor Plan 172.6m²

Ground Floor - 172.6m²
First Floor - 154.7m²
Total = 327.3m²
Garage = 35.3m²

House Type Y

REVISIONS		DATE
No.	DESCRIPTION	DATE
A	WARRANT AMENDMENTS	15 AUG 2017
B	WARRANT AMENDMENTS	15 AUG 2017

ELECTRICAL KEY

- 1. 10mm x 10mm junction box (J.B.)
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CORPORATE RESOURCE
FILE: 17/00649/DPP
RECEIVED 15 AUG 2017

AIRYBANK HOUSE - COUSLAND
HOUSE TYPE Y
GROUND FLOOR PLAN

Sheet: 1/1000A3 Date: Sept 2015
Drawing No: 1327 Project No: (Y)BW001
Scale: 1:100
Author: RB
Check: A
Rev: B

[illegible]

ROOF: INTERLOCKING CONCRETE TILES - CHARCOAL GREY
 WALLS: SELF COLOURED WHITE RENDER
 CLADDING: CEDAR TIMBER BOARDING
 WINDOWS: DARK GREY UPVC
 STONE FEATURES: SMOOTH ASHLAR IN BUFF



Ground Floor - 172.8m²
First Floor - 154.7m²
Total = 327.3m²
Garage = 35.3m²

House Type Y

REVISIONS		DATE		BY		REASON	
A.		DESCRIPTION		DATE		BY	
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CORPORATE RESOURCES		FILE: 1710160101	
RECEIVED		5 AUG 2017	

AIRRYBANK-HOUSE		COUSLAND	
HOUSE TYPE Y		FIRST FLOOR PLAN	

REVISIONS		DATE		BY		REASON	
A.		DESCRIPTION		DATE		BY	
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BX.		REVISIONS		DATE		BY	
BY.		REVISIONS		DATE		BY	
BZ.		REVISIONS		DATE		BY	
CA.		REVISIONS		DATE		BY	
CB.		REVISIONS		DATE		BY	
CC.		REVISIONS		DATE		BY	
CD.		REVISIONS		DATE		BY	
CE.		REVISIONS		DATE		BY	

REVISIONS		DATE		BY		REASON	
A.		DESCRIPTION		DATE		BY	
B.		REVISIONS		DATE		BY	
C.		REVISIONS		DATE		BY	
D.		REVISIONS		DATE		BY	
E.		REVISIONS		DATE		BY	
F.		REVISIONS		DATE		BY	
G.		REVISIONS		DATE		BY	
H.		REVISIONS		DATE		BY	
I.		REVISIONS		DATE		BY	
J.		REVISIONS		DATE		BY	
K.		REVISIONS		DATE		BY	
L.		REVISIONS		DATE		BY	
M.		REVISIONS		DATE		BY	
N.		REVISIONS		DATE		BY	
O.		REVISIONS		DATE		BY	
P.		REVISIONS		DATE		BY	
Q.		REVISIONS		DATE		BY	
R.		REVISIONS		DATE		BY	
S.		REVISIONS		DATE		BY	
T.		REVISIONS		DATE		BY	
U.		REVISIONS		DATE		BY	
V.		REVISIONS		DATE		BY	
W.		REVISIONS		DATE		BY	
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Y.		REVISIONS		DATE		BY	
Z.		REVISIONS		DATE		BY	
AA.		REVISIONS		DATE		BY	
AB.		REVISIONS		DATE		BY	
AC.		REVISIONS		DATE		BY	
AD.		REVISIONS		DATE		BY	
AE.		REVISIONS		DATE		BY	
AF.		REVISIONS		DATE		BY	
AG.		REVISIONS		DATE		BY	
AH.		REVISIONS		DATE		BY	
AI.		REVISIONS		DATE		BY	
AJ.		REVISIONS		DATE		BY	
AK.		REVISIONS		DATE		BY	
AL.		REVISIONS		DATE		BY	
AM.							