

Archived: 25 January 2021 11:42:29

From: [REDACTED]

Sent: Fri, 22 Jan 2021 18:17:36 +0000ARC

To:

Subject: PLDP Representation | Land north and east of Tweed Lodge, Gattonside

Sensitivity: Normal

Attachments:
[REDACTED]

CAUTION: External Email

Dear Sir/Madam,

Please find attached, the representation we have prepared relating to our client's land in Gattonside.

The site is shared with that of Planning Permission 19/01753/PPP.

We would be grateful for confirmation of receipt.

Thank you.

Kind regards,

Ruaraidh

Ruaraidh Thompson
Planner

FERGUSON
PLANNING



T.
[REDACTED]

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Scottish Borders Council
Forward Planning Team
Council Headquarters
Newtown St Boswells
Melrose
TD6 0SA

22 January 2021

Dear Sir/Madam,

**REPRESENTATIONS TO LOCAL DEVELOPMENT PLAN 2 (PERIOD 2021-2026) –
PROPOSED PLAN CONSULTATION**

Introduction

Ferguson Planning has been instructed by [REDACTED] to prepare a representation to the consultation currently being conducted by Scottish Borders Council upon the Proposed Local Development Plan (PLDP2).

[REDACTED] interest relates primarily to their land lying north and east of Tweed Lodge, Gattonside, which is identified on the appended Location Plan. Planning Permission 19/01753/PPP approved a new dwelling on-site on 12 March 2020. Subsequently, the approved development was lawfully initiated on 16 November 2020.

Site Details

The site is located on land mostly enclosed by the south-east of the Development Boundary defined for Gattonside. The Development Boundary bisects the site, as shown on the attached plan. The approved dwelling and all built form are to be erected within the Development Boundary. This arrangement is underpinned by the functional logic of obtaining vehicle access to the dwelling and garage directly from the surfaced access track and delivering improvements in amenity by setting development back from the boundary shared with [REDACTED]. Our clients are keen to retain the backland of their plot as residential garden for their own private use.

Opportunity

The existing Development Boundary is not fixed to any physical features on-site. Condition 8 of Planning Permission 19/01753/PPP requires that the boundaries of the



application site are treated and defined to the satisfaction of the Planning Authority. This represents an opportunity to establish an appropriate boundary to the developed area of Gattonside and shall represent a far more befitting feature upon which to define the Development Boundary.

The impact in planning terms of the approved development was actively considered by the appointed Planning Officer in Report of Handling 19/01753/PPP. The full extract from the Report has been copied below:

“The section of site to the south, garden ground, would be outwith the Development Boundary, within the area designated as Countryside Around Towns and on land designated as prime quality agricultural land. This area is within the field margins and clearly not of prime quality and so policy ED10 is not undermined in this case. The built development itself would not stray beyond the defined Development Boundary, and enclosing this southern area of the field as garden ground would not conflict with the objectives of policy EP6. Approving this development presents an opportunity to reinforce this boundary, consolidating the existing arrangement of buildings and agricultural land in a more formal manner, tying in with the field boundary immediately to the north. It is accepted that the development does not strictly comply with policy EP6, however, it does not significantly undermine the policy objectives.”

Although [REDACTED] have subsequently purchased the site from the successful Applicants, they do fully agree with the assessment of the appointed Planning Officer. It is both our position and that of the Development Management team that the area which we propose to move inside the Development Boundary is surplus to agricultural requirements and makes no meaningful contribution to the character or quality of the countryside around Gattonside.

Conclusion

We consider that the Development Boundary for Gattonside should be revised in Local Development Plan 2 to enclose the site. The erection of a new dwelling has been approved and lawfully initiated. A detached dwelling will stand upon the site before long, entirely independent of the LDP process.

A plan of the site AT3419-L(-1)110 showing the existing Development Boundary and the proposed revision in relation to the approved dwelling has been submitted to assist in considering the suggested revision.

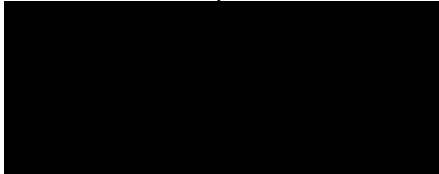
It is considered that sufficient information has been included to enable the Planning

F E R G U S O N
P L A N N I N G



Authority to revise the Development Boundary for Gattonside. If you require anything further then please do not hesitate to contact Ruairaidh Thompson or Tim Ferguson.

Yours Sincerely



Ferguson Planning

Ferguson Planning Ltd

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Company Registration Number: 614302 (Registered in Scotland)

F E R G U S O N P L A N N I N G



APPENDIX 1 Supporting Plans

Ferguson Planning Ltd

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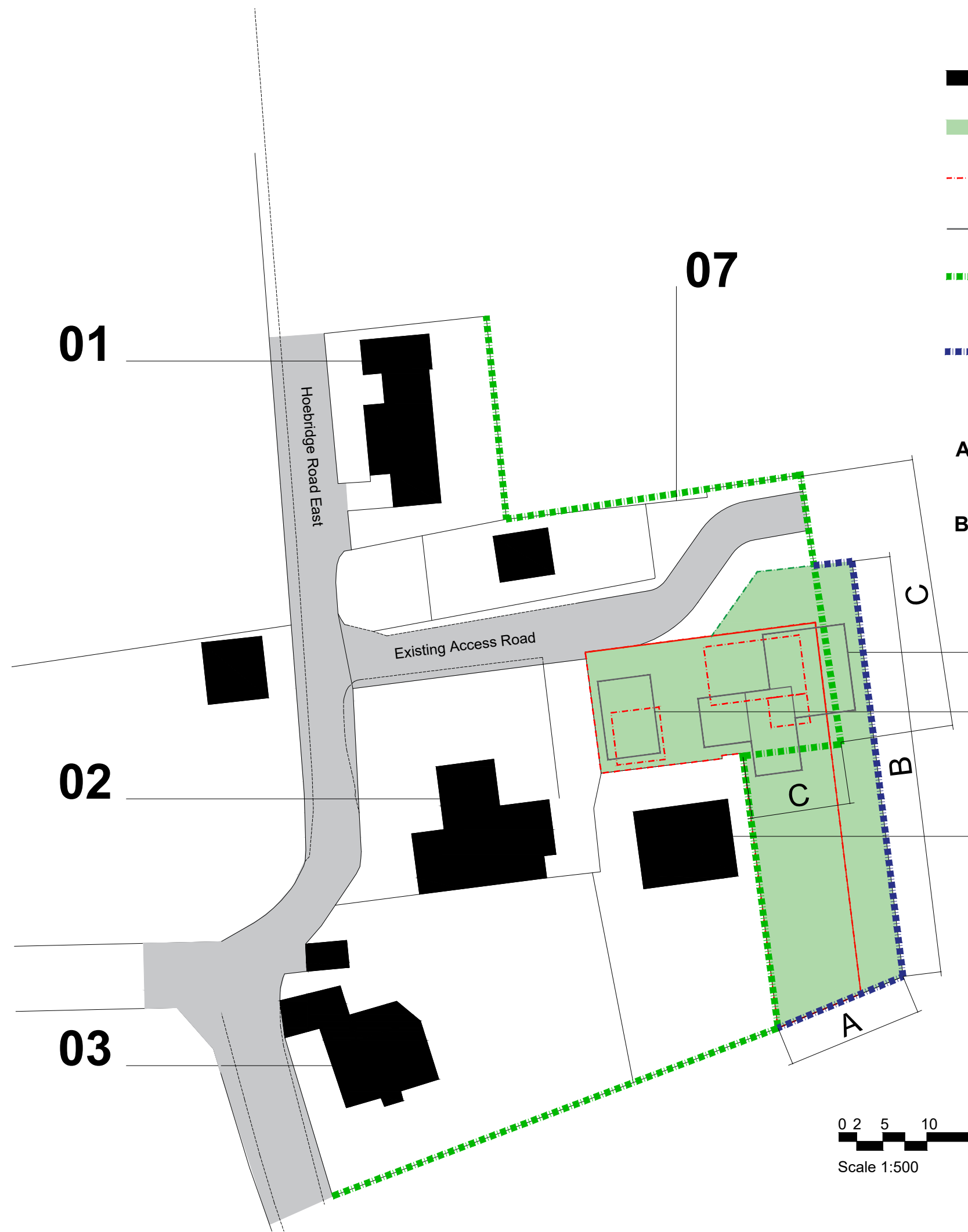
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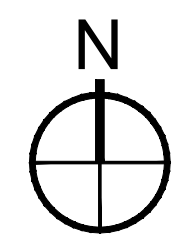
Company Registration Number: 614302 (Registered in Scotland)



- Existing Development
- Garden Ground (ownership)
- Existing PPP Approval
- Proposed Residential House & Garage
- Existing Development Boundary
C - section without physical boundary
- Proposed Development Boundary
Correspond with existing / proposed planted boundary

- A** Defined Boundary
Existing field hedgerow boundary
- B** Undefined Boundary
Proposed planting

06
05
04



notes:

1. This drawing is Copyright reserved and should be used only for the purposes intended in its original issue.
2. This drawing is to be read in conjunction with all relevant drawings and specifications including those from other Consultants.
3. Any existing dimensions should be checked on site and any discrepancies reported to the Architect.
4. Do not scale off this drawing, use only figured dimensions. The Contractor is to bring to the attention of the Architect any discrepancies contained in this drawing prior to work commencing.

- 01** Cedarwood Bank
- 02** Hoehridge Inn
- 03** Ashtrees
- 04** Tweed Lodge
- 05** Proposed Garage
- 06** Proposed Residential House

| Revision | Description | By | Chk |
|----------|-------------|----|-----|
| project | | | |

Site North East of Tweed Lodge
Hoehridge Road East
Gattonside

title
Site Plan

| scale | size | date | drawn | checked |
|-------|------|------|-------|---------|
| 1:500 | A3 | | | |

drawing status

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Also at Edinburgh & Dumfries



| project no. | drawing no. | revision |
|---------------|-----------------|----------|
| AT3419 | L(-1)110 | |