

SIR FRANK MEARS ASSOCIATES LTD  
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Our Ref:  
HWJC cmc  
L/SS/SBC/JP/07.11.13

Your Ref:

Date  
7 November 2013

Mr Scott Shearer  
Scottish Borders Council  
Department of Planning  
Newtown St Boswells  
Melrose  
TD6 0SA

SS AE  
Re-app.

Dear Scott

**James Purves: Development at Midlem, Scottish Borders**

I wrote to the Council in 6 May 2009 about our client's proposals to develop the land which he owns at Townhead in Midlem. Since that time Mr Purves has been granted planning permission for the house on the land beside his home at Braid Lea. This house was intended for his son who lives locally.

I prepared and submitted a test plan showing two further areas for development for consideration in the review of development land in the village. The development boundary, embraces the developed land which lies to the western edge of the village. The Conservation Area includes the houses fronting the main road at Townhead, but the boundary line does not extend up to the western edge of the developed area.

Mr Purves land ownership in the area, is defined on the OS map extending beyond the western boundary of his house at Braid Lea, but does not go as far as the boundary of mature trees on the ridge beyond. It appears that this area could well be included in the community boundary, and would be contained within the natural topography of the land, with a strong tree belt beyond.

Mr Purves wishes to build a purpose made guest house to support the tourist trade in the Borders. A residential scale of building would provide bedrooms with en-suite bathrooms on two levels, with facilities for breakfast and laundry. The accommodation would be advertised as Bed and Breakfast accommodation, and provide work for local people. The nearby house, Trimontium View, fronting the main road, is let out for holiday accommodation and has a high level of occupancy.

The land owned by Mr Purves across the access road from his own house, is partly within the development boundary, and it is proposed that the land there would be suitable for a very modest expansion to the village for a group of affordable houses. In the test plan attached there is shown

The land owned by Mr Purves across the access road from his own house, is partly within the development boundary, and it is proposed that the land there would be suitable for a very modest expansion to the village for a group of affordable houses. In the test plan attached there is shown two blocks of semi detached houses providing four dwellings. The group might also be built as a small courtyard development, in an L shape to suggest termination of that cul-de sac.

I enclose a copy of the test plan and statement which I prepared and submitted in May 2009, and would be grateful if the proposal as set out could be taken forward for consideration in the review of the Village Plan. The statement in the approved Development Plan raises the need for provision for affordable housing and mentions the potential for expansion in Midlem. What is proposed responds to the local need and is proportionate to the size of the community. The guest house would provide local employment.

Yours sincerely

A large black rectangular redaction box covering the signature of Hugh W J Crawford.

Hugh W J Crawford

ENC: copy letter, planning statement and test plan

Copy to James Purves

**Proposed Development at Townhead, Midlem for Mr J Purves**

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Mr Purves owns land at Townhead, adjacent to his home at Braid Lea, and seeks to bring forward an application for three proposals. These are illustrated on a test plan of the area and we seek officer opinion on the acceptability of these proposals.

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Firstly, Mr Purves wishes to create a purpose made bed and breakfast establishment of 7 – 10 rooms in a domestic style of accommodation on the land adjacent to his house. It is proposed that bedrooms would have en suite facilities and there would be a breakfast room and kitchen to cater for residents. Mr Purves has examined the market and identified a need for such a facility. He has prepared a business plan for the project.

It is expected that the accommodation would be run by his family and with help hired in locally. There would be a creation of jobs and facilities, which would encourage tourists to visit the village. It is proposed that the building would be built and clad in timber and would be provided with car parking, patio and garden area and glazed sun spaces would be created in the building to take advantage of natural heat gain.

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Secondly, Mr Purves wishes to provide four affordable dwellings in two semi-detached blocks with substantial gardens and parking. The buildings would be constructed with a timber frame and would have an exterior finish of timber cladding, in a style to suit the rural location and the background of mature trees. Four dwelling units such as proposed, would go some way towards meeting the needs of the community for affordable dwellings.

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Thirdly, Mr Purves wishes to provide a home adjacent to Braid Lea for his son who is a local tradesman. The house would be 1.5 storeys high and would be timber framed and would sit comfortably within the site. It is noted also that of the three proposals, the housing unit falls within the present community boundary.

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In bringing forward these proposals Mr Purves seeks to bring the access road up to an adoptable standard. It is expected also that the community envelope would need to be extended. There is a natural boundary of mature trees, which would be reinforced with further new planting as part of this proposal.

Hugh W J Crawford  
Chartered Architect and Town Planning Consultant  
Sir Frank Mears Associates Limited  
Edinburgh  
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6 May 2009

# Midlem

Scale 1:5,000

## Key

### Policy Boundaries

-  Development Boundary (G8)
-  Conservation Area (BE4)

Protection of the amenity of established residential areas (H2) and open space (BE6) cover the whole area within the Development Boundary. Refer to Policy Maps P0-P5 for policy protection of environmental assets.

For further information, including help reading this document, please contact:

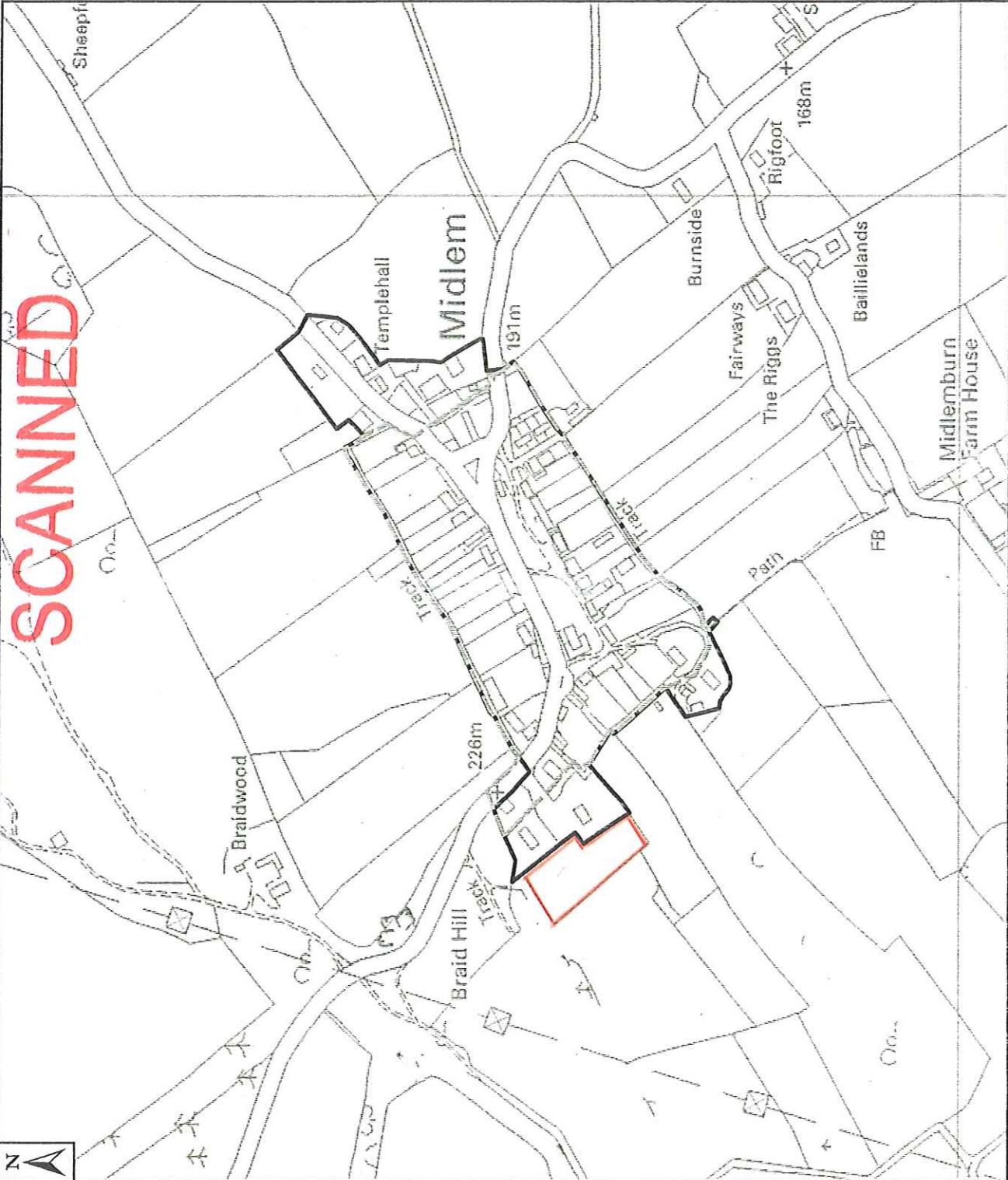
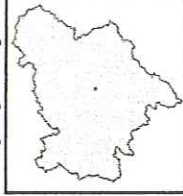
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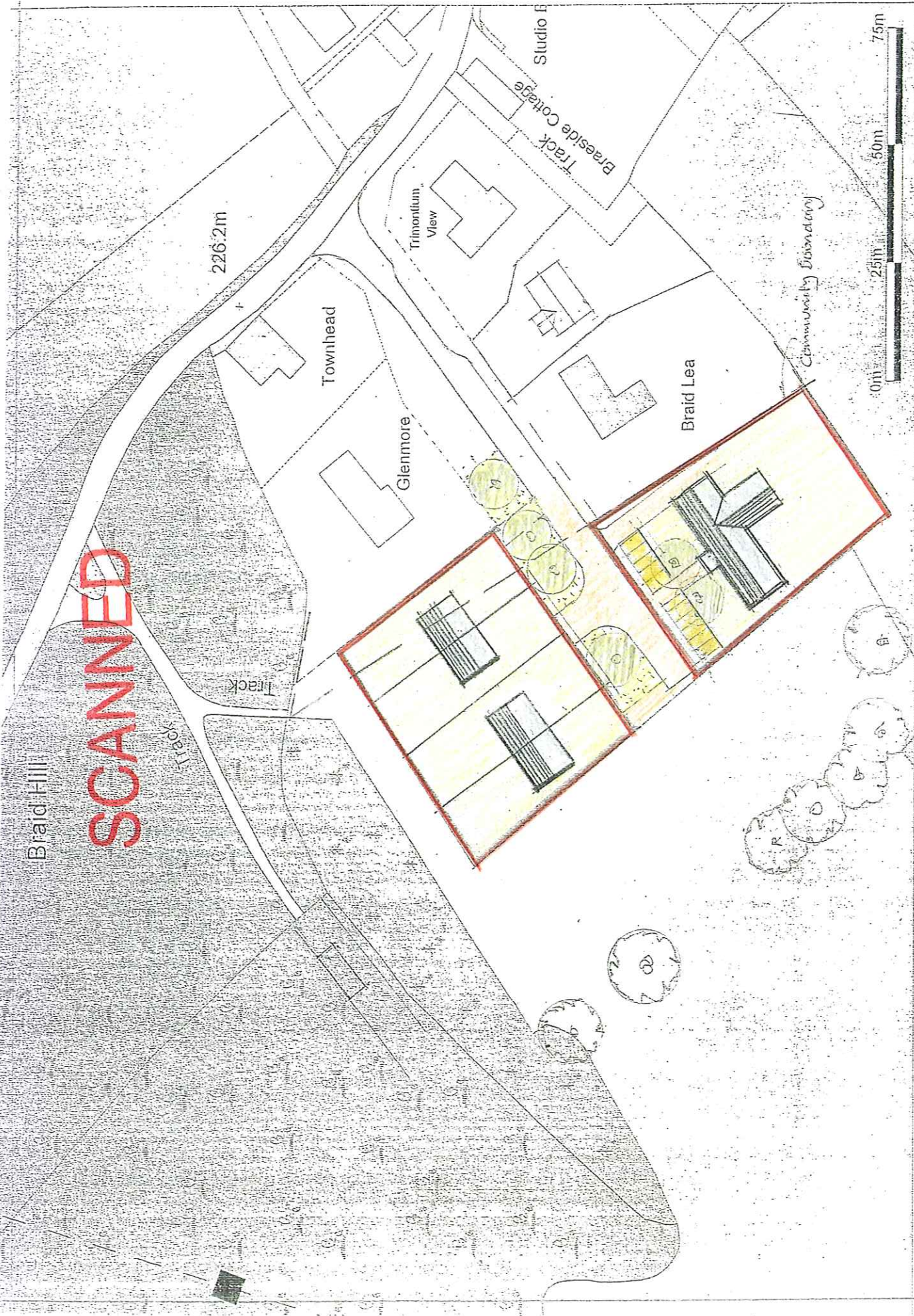
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Disclaimer: Scottish Borders Council uses spatial information from a range of sources to produce the mapping contained within this document. The mapping is for illustrative purposes only. The original sources should be consulted to confirm information.

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