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The Floss  
Ashkirk  
TD7 4NY

Planning appeal on behalf of Mr and Mrs Mackay, Woodlands, Ashkirk  
Ref. 17/00023/RREF

As one of the two objectors to the original application, in addition to our original points we would like to comment on the proposed appeal as follows –

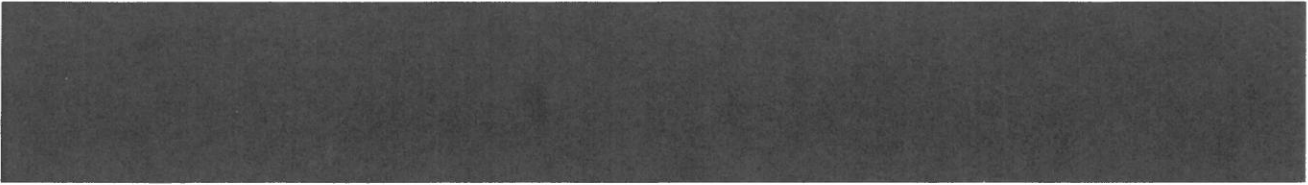
The proposed site is outwith the settlement boundary which was one of the main reasons for the refusal. We feel strongly that these restrictions should be adhered to so that there is not a case for future backland infilling which would be detrimental to the layout of existing houses.

It is stated that the objections received from the two neighbouring houses were not taken into consideration, one would hope that they were considered even though nothing specific was mentioned on the refusal document.

Ashkirk is a small settlement and has several vacant building plots which have not attracted developers over the course of the past few years. Surely if there was a considered need they would have been developed by now. With regard to affordable housing there was a reasonably priced flat on the market last year which we understand attracted no purchasers.

It is stated that there is a need to attract younger people to stay in the village to support the village hall and the church. Both the church and the hall are at the centre of a scattered community. There are several younger people living outwith the main centre of the village who, in the main, choose not to support these two organisations, one young lady staying within the village would not constitute a community benefit.

The community council apparently had no objection, commenting that “the proposals seemed to fit well into the settlement.” There is no mention of this having been discussed at a community council meeting in the minutes of what would have been the relevant meeting. Also, we were not asked for our opinion by any member of the community council which we would have thought to be the correct thing to do before a decision was reached. Who reached that decision and why was it not discussed at a meeting?



The report by the Roads Planning Service states that the existing access must be widened to allow two vehicles to pass in the bellmouth area and that the first 5 metres of the track must be surfaced. The access driveway is owned by a third party who is not prepared to allow such works to take place. Surely this would be the first thing to sort out before even considering an appeal to the initial planning refusal as without this consent the whole thing is a non starter.

The applicants state that the house plans shown on the initial application are illustrative only and that the intention would be to build a country cottage style with roof lights. This would still impose on our property due to the fall of the proposed site towards us.

It is stated that access rights would be transferred to the new house but the applicants still wish to retain an access right to the field as shown on the original plan.