

**2 Craigmyle Gardens,  
Clovenfords,  
Selkirkshire,  
TD1 3LP**

**Planning & Regulatory Services,  
Scottish Borders Council, Headquarters,  
Newtown St. Boswells,  
Melrose,  
TD6 0SA.**

**21st July, 2017**

**Dear Sirs,**

**PLANNING APPLICATION NO. 17/01008/FUL  
MESSRS. CAMERONS ON BEHALF OF MR. ADAM ELDER**

**I am writing to object to the above Planning Application for a dwelling house to be built on woodland by Mr. Adam Elder for the following reasons:-**

**The area Mr. Elder proposes to build a house on is woodland and has always been woodland. This woodland contains paths which the public use and have used for many, many years. I also believe the woodland borders and includes an area of Special Scientific Interest and many of the trees in the area have Tree Protection Orders.**

**The Planning Application refers to the proposed new house being built on the footprint of an existing dwelling. This was a dog kennel and, as far as I can ascertain, has never been a dwelling. The footprint of the existing building is approximately, 21 sq.m. This building is split into four sections. The overall footprint (building and yard) measures 8m x 7m (approximately 57 sq.m.) The footprint of the proposed new house looks to measure approximately 100 sq.m., double the existing footprint and five times the footprint of the original building minus the yard. Add to this the proposed height of the building and this is going to have a huge impact on the existing environment.**

**Document 7 of the Planning Application (Contextual Visual) shows what the proposed new house would look like within the woodland setting. However, this proposed house does not seem to be in proportion to the surrounding trees and, therefore, looks much smaller.**

**While my property does not directly overlook the proposed new house, I will have to drive past this daily.**

**The access road to The Craigmyle Estate is where Mr. Elder proposes to take his access. This road is of a uniform width over its entire length. The width of this road is just enough for two cars to pass.**

**Document 1 of the Planning Application (Existing Site Plan) appears to show a widening of the road or a layby just past Peel Lodge, this is not the case.**

**I am assuming that Mr. Elder proposes to bring in his building plant and materials off the Craigmyle access road rather than Ashlestiel Road. This will cause disruption to our ability to access and exit the Craigmyle Estate.**

**I have also noted that Mr. Elder proposes parking for two vehicles and a turning circle. Mr. Elder appears to own at least two vehicles and I am concerned that any visiting vehicles would use our access road for parking.**

**In the past when vehicles have had to park on this road to carry out essential work, passing vehicles have had to drive on to the opposite bank causing damage. This bank is owned by The Craigmyle Residents and we have to have this repaired.**

**The design of the proposed new house is not in keeping with any of the surrounding properties.**

**One of my main concerns is that this could set a precedent for further development within the woodland or the surrounding area.**

**While Mr. Elder has stated that he proposes to live in this house, there is no guarantee that this would be the case - circumstances can change.**

**Should you require me to provide any further information or clarification, I will be happy to do so.**

**Yours faithfully,**

A large black rectangular redaction box covering the signature area.

**Mrs. Carol Morton**

**2 Craigmyle Gardens,  
Clovenfords,  
Selkirkshire,  
TD1 3LP**

2017

(9)

**22<sup>nd</sup> July, 2017**

**Planning and Regulatory Services,  
Scottish Borders Council Headquarters,  
Newtown St. Boswells,  
Melrose,  
TD6 OSA.**

**Dear Sirs,**

**PLANNING APPLICATION NO. 17/01008/FUL  
MESSRS. CAMERONS ON BEHALF OF MR. ADAM ELDER**

**I am writing to object to the above Planning Application for a dwelling house to be built on woodland by Mr. Adam Elder, for the following reasons:-**

**The area Mr. Elder proposes to build a house on is woodland and has always been woodland. Part of this woodland is an area of Special Scientific Interest and many of the trees have Tree Protection Orders on them.**

**There is also reference to this proposed house being built on an existing dwelling footprint. As far as I am aware, this is a dog kennel and always has been. The documentation attached to the Application does not state whether this is a building of historical interest or not. The old sewage works on the opposite side of Ashlestiel Road is.**

**The footprint of the existing building is approx. 21 sq.m. The existing building is split into four sections, each measuring less than 2m wide. The overall footprint of the building and the yard is approx. 57 sq.m. The footprint of the proposed new house would appear to measure approx. 100 sq.m., almost double the existing overall footprint. If you take the existing building on its own, the proposed new house would be approx. five times the size.**

**If you add the approx. 10m height of the proposed new house, this is going to have a considerable impact on the woodland and surrounding environment. The proposed design, in my opinion, is not in keeping with other properties in the area either.**

**The access road to the Craigmyle Estate is where Mr. Elder proposes to take his access. This road is of a uniform width over its entire length. The width of this road is just enough for two cars to pass.**

**Document 1 of the Planning Application (Existing Site Plan) appears to show a widening of the road or a layby just past Peel Lodge, this is not the case.**

**I assume Mr. Elder proposes to bring in his building materials off the Craigmyle access road, rather than the Ashiestiel Road. This will cause disruption to our ability to access and exit the Craigmyle Estate, although I do appreciate that this will only be temporary during the construction of the proposed house.**

**I also note that Mr. Elder proposes parking for two vehicles. It would appear that Mr. Elder owns at least two vehicles and I am, therefore, concerned that any visiting vehicles would use our access road for parking.**

**In the past when vehicles have had to park on this road to carry out essential work, passing vehicles have had to drive on to the opposite bank causing damage. This bank is owned by the Craigmyle Residents Association and we are responsible for any repairs.**

**I am concerned that allowing this development could set a precedent for further development within the woodland or the surrounding area.**

**While Mr. Elder has stated that he proposes to live in this house, circumstances can change!**

**Should you require me to provide any further information or clarification, please do not hesitate to contact me.**

**Yours faithfully,**

A solid black rectangular box used to redact the signature of Robert Morton.

**Robert Morton**

# Comments for Planning Application 17/01008/FUL

## Application Summary

Application Number: 17/01008/FUL

Address: Derelict Dwelling Land West Of Glenkinnon Lodge Peelburnfoot Clovenfords Scottish Borders

Proposal: Erection of replacement dwelling house

Case Officer: Andrew Evans

## Customer Details

Name: Miss Paula Stannard

Address: 5 Craigmyle Park, Peel, Scottish Borders TD1 3LA

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Detrimental to environment
- Detrimental to Residential Amenity
- Inadequate drainage
- Increased traffic
- Land affected
- No sufficient parking space
- Noise nuisance
- Privacy of neighbouring properties affected
- Road safety
- Trees/landscape affected
- Water Supply

Comment: Objection for Planning Permission

Whilst the idea of the dwelling seems idyllic and would naturally be a lovely place to reside, if achieved in a manner as detailed in the application, I do have the following concerns and therefore object:

1) Possible additional buildings.

Giving this dwelling the go ahead paves the way for future dwellings of which could potentially be, sold, rented or hired! (Vacation Homes spring to mind) For obvious reasons (traffic, noise, environmental issues the list is long!) this is in no way acceptable. The land was sold and bought as Woodland with areas of SSSI.

Unless there is a legal stipulation categorically stating that under NO circumstances could ANY other building of any nature be built or constructed on the site in its entirety, without any get out

clause (we all know how lawyers earn their money).

2) Site traffic and access, on going.....

The access road to Peel Lodge, Peel House and Craigmyle Estate is two cars wide for its entire length, with an almost blind bend between the two speed bumps, to have vehicles parked along this is neither practical nor safe, especially as it's the only access road.

During construction any vehicles involved in the development must seek alternative parking.

3) Environmental.

"It will tread lightly as possible on the land respecting the sensitivity, history and amenity of the entire site" sadly this is hard to believe in light of the way in which several of the trees on the site have already been cut down and the state in which they have been left.

"The new house has been designed to fit among the existing trees as far as possible" What if it is not possible?

I think the Contextual Visual is a gross misinterpretation of what it would realistically and actually look like, to achieve a dwelling of this size far more trees would need to be cut down destroying the nature of the woodland.

4) Sewage!?!?!

# Comments for Planning Application 17/01008/FUL

## Application Summary

Application Number: 17/01008/FUL

Address: Derelict Dwelling Land West Of Glenkinnon Lodge Peelburnfoot Clovenfords Scottish Borders

Proposal: Erection of replacement dwelling house

Case Officer: Andrew Evans

## Customer Details

Name: Mrs Anne Wilson

Address: Craig Lodge Glenkinnon, Clovenfords, Galashiels, Scottish Borders TD1 3LH

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Contrary to Local Plan
- Designated Conservation Area
- Detrimental to environment
- Inadequate drainage
- Trees/landscape affected

Comment: I live in Glenkinnon and for the past few years I have achieved in Glenkinnon becoming a more identified community. Craigmyle residents consider themselves as a community in their own right. The proposed dwelling would be independent to both communities as a stand alone property. Even some of the paperwork in the application refers to different names for the woods - undermining the identity of both communities.

I understand surveys have been carried out on the proposed site, however I am concerned about the impact on wildlife in the wider area and the impact on the SSSI.

One further consideration and concern is the impact of drainage and sewage from the site. In removing trees to build, this is likely to increase the risk of water flowing from the area onto the roadway, which in turn runs downhill to Glenkinnon, which would cause flooding and increased standing water, not only on the road but into residents driveways and gardens. Due to this natural downhill direction, any sewage overflow would also travel in this way, affecting not only residents but Glenkinnon Burn and in turn the River Tweed.

# Comments for Planning Application 17/01008/FUL

## Application Summary

Application Number: 17/01008/FUL

Address: Derelict Dwelling Land West Of Glenkinnon Lodge Peelburnfoot Clovenfords Scottish Borders

Proposal: Erection of replacement dwelling house

Case Officer: Andrew Evans

## Customer Details

Name: Ms Louise Gibbard

Address: Peel Lodge, Craigmyle Park, Peel Galashiels, Scottish Borders TD1 3LH

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Designated Conservation Area
- Detrimental to environment
- Inadequate access
- Inadequate drainage
- Increased traffic
- No sufficient parking space
- Poor design
- Privacy of neighbouring properties affected
- Smell
- Trees/landscape affected
- Water Supply

Comment: Dear Sirs,

I would like to object to the application to build a house in Peel Wood. The site which is mature woodland was sold to the applicant recently as mature ancient woodland and not as a building plot the sites unsuitability for this was made clear by the selling agents.

The application refers to a replacement dwelling. This is incorrect. The building has never been a dwelling it was a dog kennel for the original Peel House and as such has no services to it.

This woodland and the Glenkinnon burn that borders it is a SSSI and I am concerned that the wildlife this is designed to protect may be damaged by the construction process or the resulting damage of a residential property in such close proximity to it. I was very surprised to see the bat survey cited no evidence of bats. I can assure you there are many bats in this woodland and



would suggest someone visits at dusk to see them for themselves as I have many times. There is a huge diversity of plants insects and animals in this woodland some of which are rare and protected.

There is no mention of waste treatment so it is difficult to judge what damage this may cause to the surrounding environment. If he wishes to join the local sewage treatment plant the people that own this have not been consulted and it would be arrogant to assume this is okay. If he is planning a local septic tank this will impact the SSSI land.

The applicant states he wants to install a wood burning stove which due to the lay of the land will mean smoke coming out at roughly the level of my garden which will not be very pleasant when the wind is blowing towards the house.

The applicant wishes to place a parking area between two mature Beech trees that have TPO protection. This concerns me for two reasons. Firstly in order to gain access for vehicles lower branches of these trees will have to be removed. This is purely cosmetic and nothing to do with benefit to the trees themselves. My understanding of TPO states this is not allowed. My second concern is the quality of the ground here particularly in the autumn and winter. This ground is incredibly wet and soft. In order to create a parking area this will have to be stabilized and I don't think this can be done without damaging the roots of these trees. Parking on the access road to Craigmyle park is not feasible as the road is not wide enough and has a blind bend on it so if this parking area is not able to be formed this building would have none causing problems for existing residents. The applicant appears not to be bothered by this as he regularly parks vehicles on this road when he visits the site.

The size of the proposed dwelling is at least double the footprint of the existing structure and most of the existing structure is a fenced yard not a building. The design of the proposed structure is not in keeping with anything locally.

I feel the applicant is trying to push through a dwelling by the back door by stating the woodland management will be easier. So far the management has consisted of cutting down three mature oak trees that are meant to be infected with a beetle. The waste wood in the main is still lying there and has been since March leaving the beetles free to move on to other mature ancient oaks. The only wood removed came back in the shape of a table and chairs which presumably the applicant who makes furniture wanted the wood for. The other trees that need management because they are rotten and/or falling down have not been touched.

Putting a dwelling on this land will set a precedent for further development of this nature which would destroy the this rare corner of the Scottish Borders.

Yours sincerely

Louise Gibbard

Peel lodge

# Comments for Planning Application 17/01008/FUL

## Application Summary

Application Number: 17/01008/FUL

Address: Derelict Dwelling Land West Of Glenkinnon Lodge Peelburnfoot Clovenfords Scottish Borders

Proposal: Erection of replacement dwelling house

Case Officer: Andrew Evans

## Customer Details

Name: Mr Alistair M Smith

Address: 2 Glenkinnon Ashiestiel, Clovenfords, Galashiels, Scottish Borders TD1 3LH

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Designated Conservation Area
- Detrimental to environment
- Detrimental to Residential Amenity
- Inadequate access
- Inadequate drainage
- Increased traffic
- Privacy of neighbouring properties affected
- Trees/landscape affected

Comment: Having reviewed the application submitted on behalf of Mr. Adam Elder we have the following comments to make:

- 1) Review of the Landmark Historical Maps from 1899 to 1982 show no cottage having existed on the site.
- 2) We note that none of the site plans submitted have contours shown to OS which makes it difficult to prepare a visual impact assessment of the development.
- 3) We understand there is a SSSI adjacent to the site
- 4) The proposed property is contained within a wood which require root protection zones to apply.
- 5) As there is only one property adjacent the application is contrary to Policy.
- 6) Should the council be minded to approve this application a Section 75 Agreement requires to be entered into to restrict any future development of the wood.
- 7) There will be an increase in surface run-off from the site which will flow onto the public road.
- 8) The foul drainage system refers to a soak-away being installed however on plan this will extend beyond the development boundary and no plans supporting the application show that the applicant controls any other land.

9) Any development should have a standoff from trees in accordance with FCS standards.

10) We note from the historical maps that a public footpath has existed on this site since before 1900.

# Comments for Planning Application 17/01008/FUL

## Application Summary

Application Number: 17/01008/FUL

Address: Derelict Dwelling Land West Of Glenkinnon Lodge Peelburnfoot Clovenfords Scottish Borders

Proposal: Erection of replacement dwelling house

Case Officer: Andrew Evans

## Customer Details

Name: Mr Christopher Whitmore

Address: Glenkinnon Lodge Peelburnfoot, Clovenfords, Galashiels, Scottish Borders TD1 3LH

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Contrary to Local Plan
- Designated Conservation Area
  - Detrimental to environment
  - Detrimental to Residential Amenity
  - Health Issues
  - Inadequate drainage
  - Land affected
  - Litter
- Noise nuisance
- Overlooking
- Smell
- Trees/landscape affected

Comment: Dear Sirs

## Peel Wood and Glenkinnon Burn

The proposed site is part of the ancient deciduous woodland west of the Glenkinnon Burn. It is possibly the last remaining part of the old Ettrick Forest. It is a special place. The storyboard (Glenkinnon Burn Biodiversity Trail) in the community woodland on the east side of the burn describes it thus:

"Ancient woodland like that which grows on the opposite bank of the Glenkinnon Burn is very special."

It goes on to detail the reasons.

This storyboard has been supported by Borders Forest Trust and Scottish Borders Council, among others.

Most of the ancient woodland west of the Burn is covered by an SSSI. For some reason, when the SSSI was established, a small part of the woodland was not covered by it. The natural western boundary of the woodland is the road to Peel House and Craigmyle estate. Those who established the somewhat artificial boundary of the SSSI could not have imagined that the small remaining part of the woodland which was left out would one day be considered for residential development. Anyway, this piece of woodland is precious in its own right and should not have to rely on the protection of the SSSI to prevent it from being exploited.

### Existing Derelict Building

The title of this planning application is misleading and a misnomer. It cannot refer to a replacement dwelling as there is no dwelling to replace. The ruin is the remains of the dog kennels of Peel House and has not been occupied, even by dogs, for several decades. (It was probably last used for dogs prior to 1938).

The application is to build on the footprint of the ruin yet the proposed design is for a building with a footprint far larger than the original kennel together with the fenced yard attached. To all intents and purposes, therefore, this application is for a new build, not a replacement. So, presumably, it could be built anywhere on the site.

### Destruction of Woodland

Obviously some trees will need to be removed to allow the house to be built. However, the proposed design of the house, with its large picture windows, would suggest that more trees will be removed to provide light and views, if not now, then at some date in the future. Also, trees will have to be cut back or removed to make the house safe from the threat of falling trees - in recent years we have had two "near misses" at Glenkinnon Lodge from tall trees falling. Removal of trees around the site will also expose to the prevailing wind the tall trees which overshadow our house, thus posing an increased threat to our own house which is downwind of them.

If trees are cut back or removed to provide views from the windows, the house will become visible from the Nest roundabout and the road on the other side of the Tweed. No representation has been produced to show the effect on the view of the Tweed Valley and the Southern Uplands from there. Are we not in a Special Landscape Area?

It also looks from the plans that, if trees and vegetation were to be removed from the North side of the building, it could significantly overlook our house and garden and affect our privacy.

## Drainage/ Sewage

Of major concern to us at Glenkinnon Lodge is the proposed location of the drainage system - not specified, but presumably a septic tank with a soakaway. In the 8 years we have lived in the Lodge, water has frequently seeped from the proposed site onto the road - on many occasions running along the road down to the Glenkinnon Car Park entrance. When there has been really heavy rain, the runoff has made the road become like a river which has flowed through our gate and across our garden to the Tweed.

The site obviously becomes saturated with water. How then can a soakaway effectively absorb the effluent from a septic tank? We could be faced with the prospect of the existing water runoff, contaminated with effluent from the drainage system, flowing along the road outside our gate, into our garden, and ultimately into the Tweed.

## Communities of Glenkinnon and Craigmyle

There are two discrete and cohesive groups of houses separated by the woodland of the proposed site, namely, the group at Glenkinnon and the estate at Craigmyle. The proposed building will not fit comfortably with either of these established communities, each of which has its own identity.

Peel Wood was advertised to be sold as "woodland" with no suggestion that it would be able to be built on, particularly using technicalities such as the delineation of the SSSI or the tenuous description of a dog kennel as a derelict dwelling. Had this been a possibility, the local communities would certainly have considered buying the wood to protect it and preserve the amenity for the residents and visitors. It is continuously used by walkers, runners, children, and dog walkers.

## Present and Future Use of Building and Site

The premise of the application is that the applicant, Mr. Elder, will live in the proposed house. There will be no garden and the woodland will be preserved. But, Mr. Elder will not always live there. He may never live there. Once it is built, the house and site could easily be used for any other purpose such as holiday letting, Airbnb, etc. In the event of there being an absentee landlord, there would be no control over noise, nuisance, destruction of the woodland, disturbance of the wildlife, or the leaving of rubbish as we see at the Glenkinnon campsite. The good intentions expressed in the application would become meaningless.

Change of use from woodland to residential could have major negative consequences for our two communities.

## Objection

For the reasons outlined above we wish to object to planning permission being granted for the proposed development in the woodland. We would be happy to have the opportunity to explain our objections in more detail if required.

Yours faithfully

Christopher Whitmore and Patricia Wyllie  
Glenkinnon Lodge



# Comments for Planning Application 17/01008/FUL

## Application Summary

Application Number: 17/01008/FUL

Address: Derelict Dwelling Land West Of Glenkinnon Lodge Peelburnfoot Clovenfords Scottish Borders

Proposal: Erection of replacement dwelling house

Case Officer: Andrew Evans

## Customer Details

Name: Mrs Jacqueline Dormand

Address: 3 Craigmyle Park, Peel, Scottish Borders TD1 3LA

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Contrary to Local Plan
- Designated Conservation Area
- Detrimental to environment
- Detrimental to Residential Amenity
- Fire Safety
- Inadequate drainage
- Inadequate screening
- Increased traffic
- Land affected
- No sufficient parking space
- Noise nuisance
- Poor design
- Road safety
- Smell
- Trees/landscape affected

Comment: Comments on and objections to Planning Application 17/01008/FUL

I wish to express my concerns re the proposal for the development of the old dog kennels in Peel Wood into a very large one-bedroomed, two-storey property.

I can see no justification for agreeing to the building of this property based on the reasons given by the new owner.

The applicant proposes to build a property "based on the premise that the house will have a minimal impact on the existing landscape, it will tread as lightly as possible on the land, respecting the sensitivity, history and amenity of the entire site". He suggests " the house will complement rather than stand out from its surroundings".

I strongly disagree with his premise. The proposed property will have a big impact on the existing landscape and in terms of size and appearance shows a total lack of sensitivity to the history and amenity of the surrounding landscape.

The original stone kennels measured approximately 3.4m by 7.3m, while the proposed structure is to be built using mainly glass, slate and wood with a small amount of stone and will measure approximately 7m by 15m with a height to its ridge of about 10m. This constitutes a significantly larger building than the original stone kennel building. I, therefore, cannot reconcile the proposal with the applicant's statement "the initial move is the placement of the new house within the context by building upon the footprint of the historic inhabitation of the landscape by man and animals in the form of the existing, dilapidated, stone building"(sic).

INITIAL MOVE? WHAT NEXT?

The new owner of the wood implies that his aim is to build a one bedroom house in order to live there, thus enabling him "to manage the wood in a positive, sustainable manner".

However, Peel Wood is a Site of Special Scientific Interest (SSSI) and should require minimal management, hence no accommodation on the site should be needed.

On the other hand, if one were to accept that there would be some benefit to managing the land by allowing the owner the opportunity to build a property for that purpose then one would argue that a small stone-built, one storey cottage with sufficient floor space to accommodate a single bedroom, a bathroom, kitchen and sitting area would be adequate and would have "minimal impact on the existing landscape thus respecting the sensitivity, history and amenity of Peel Wood", which I understood was an important objective for the new owner!

With regard to the size of the proposed new property, I wish to point out that a number of studies have been carried out on behalf of various Councils to advise on a Minimum Internal Dwelling Area (MIDA) of a property based on the number of inhabitants. I have been unable to obtain the necessary data for Housing Space Standards in Scotland but based upon the data I have looked at for various regions in England, it is clear that the proposed dwelling far exceeds the MIDA for one person as recommended in various independent studies which in one case had a MIDA of 37sq.m. for a single person and 44 sq.m. for two people, while the Housing and Communities Agency standards had recommended minimums of 47sq.m. and 71 sq.m. for a 1 bedroom flat and a 2 bedroom house respectively.

Thus, I fail to understand this proposal for a one bedroom house which has a footprint of 105sq.m. and which offers a dining space for 8 people and a living room which can accommodate a similar number on the ground floor (as shown on the plans submitted by the applicant). On top of this there is a sizeable double bedroom and study area on the first floor.

There can be no justification for approval of a building of this size and appearance which would look totally out of place and spoil the appearance of this SSSI.

Furthermore, there would be no control on the future use of such a property if it were to be built, (for example, let as a holiday home) nor the detrimental effects that this might have on the environment nor the nuisance it may cause to local residents in terms of noise or parking on the narrow driveway to the Craigmyle development.

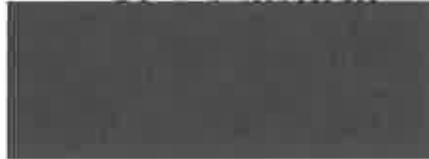
I would be grateful if the Council will give careful consideration to my concerns and my objections to this planning application.

Jacqueline Dormand

RECEIVED  
- 2 AUG 2017

**James Paton Murray BSc PhD CSci ARCST FIBD**

*4 Craigmyle Gardens  
Craigmyle Park  
PEEL  
SELKIRKSHIRE  
TD1 3LP  
United Kingdom*



31 July 2017

Planning and Regulatory Services  
Scottish Borders Council Headquarters  
Newton St Boswell  
Melrose  
TD6 0SA

AE OBJ.

Dear Sirs,

**Re: Planning Application No 17/01008FUL  
Messrs Cameron and on behalf of one, Mr Adam Elder of North Berwick**

I am objecting to the above noted Planning Application.

I enclose my objections in some detail on the accompanying document: "Objection to Planning Application No 17/01008FUL - Messrs Cameron and on behalf of one, Mr Adam Elder", for your consideration.



**Objection to Planning Application: No.17/01008FUL- Messrs Cameron and on behalf of one, Mr Adam Eider**

***I object to the loss of amenity:***

This will be suffered by residents from Galashiels, Clovenfords and other locals who currently enjoy dog-walking, strolling, picnicking, bird-watching, photography, mushrooming in a glorious woodland setting. A private development of the nature proposed by an opportunistic business entity will have a profound effect on accessibility to this amenity. The woodland as it stands adds immeasurably to the quality of Border life to the general public who are privileged to use it on a daily basis

***I object to loss of habitat:***

This loss will be felt by the current and future denizens of the woodland. Despite the extraordinary denial by the survey report the wood is rich in flora and fauna. The *walk-in bat survey* asserts that there are no bats affected by the planned destruction of the kennels. Yet evidence of seasonal bat residency has been noted on a number of occasions over the years. At the last Bat Society teach-in for local residents (held on the contiguous Border Trust site) I recall we identified four bat species in one evening all flying within the perimeter of Peel Wood. [see appendix]

I have noted in the years I have had the pleasure of walking through it many nesting bird species using under-storey, tree boles and top canopy (see appendix). It also provides shelter and roosting for yet another group of seasonal visitors. As for disruption to flora, the footprint of the proposed development superimposes precisely on a great swathe of snowdrops leading to their putative demise (snowdrops can only be relocated in a small window of their lifecycle otherwise they will succumb).

***I object to the implied change of use of the proposed building:***

The change in use which the developer proposes concerns the ruined dog kennels. (He proposes that the kennel site should be part of a grand development in the form of a substantial human dwelling.) According to my research the last dogs to occupy these kennels went before 1940. The structure has been quietly decaying ever since. At seventy five years old, at least, they have acquired historic status. Preservation, rather than destruction, should be the objective.

Rather than destroy such an iconic building I propose that the new owner should be encouraged to stabilise the structure, attend to any Health and Safety issues regarding unauthorised access and complete the process by installing signage (placard) explaining its history in a similar way to that of the Glenkinnon Oak some 150 metres due east. That would be a fine gesture by him.

***I object to the natural fallout expected from such a proposed development.***

The proposed dwelling as shown in the graphics would lie buried deep in dense woodland. The light incidence necessary for human habitation would not be sufficient. Inevitably the developer would seek, post-development, the destruction of even more mature trees to open the canopy to gain light to satisfy light incidence building standards. So far two mature oaks have needlessly been destroyed on the perimeter by the developer. Indeed, all that was required to safeguard the access road to Craigmyle was the removal of one overhanging branch. He implies that it was done at the behest of Craigmyle residents. All action of such a nature is the business of the Craigmyle Residents Association [CRA]. No such request was ever made in writing by the CRA. This claim is both false and self serving. Destruction of more trees to open up the canopy will inevitably lead to more demands for further houses. Before the public realise it the woodland will have gone!

**Appendix**

***flora:*** mixed broad-leafed trees, conifers, understorey shrubs, fruiting shrubs, daffodils, wood anemones, snowdrops, nettles(butterflies), bluebells, ferns spp.

***fauna:*** common pipistrelle, Daubenton's bat, brown long-eared bat, soprano pipistrelle, red squirrel, bank vole, weasel, roe deer, rabbit

***nesting birds:*** blackbird, bullfinch, chaffinch, g.s.woodpecker, goldfinch, nuthatch, robin, song thrush, tree creeper, woodpigeon, wren

***seasonal visitor birds:*** crossbill, goldcrest, jackdaw, jay, missel thrush, sparrowhawk

17 Craigmyle Park  
Clovenfords  
Galashiels  
TD1 3LA

31 July 2017

AE (O)

Planning and Regulatory Services  
Scottish Borders Council Headquarters  
Newtown St. Boswells  
Melrose  
TD6 0SA

RECEIVED  
3 AUG 2017

Dear Sir/Madam

**Planning Application Ref: 17/01008/FUL**

We are writing to object to the application for planning permission for the erection of a replacement dwelling house west of Glenkinnon Lodge, Peelburnfoot, Clovenfords, Scottish Borders. Our concerns are as follows:

**Existing Use**

The application describes the site as a 'Ruined dwelling'. As far as we know this building has only been used as dog kennels and has never been a residential dwelling.

The proposed building would appear to exceed the existing footprint.

**Trees and Environment**

The proposed changes would suggest the removal of additional trees in the woodland to fulfil the proposed parking and turning area. Any additional loss of trees would potentially damage the woodland.

**Access and Parking**

Proposed planning for two cars and a car turning area would add further disruption to the woodland area.

Any potential usage of the Craigmyle access road for additional parking by visitors to the proposed building would result in increased congestion on an existing narrow road.

The delivery of building materials for the proposed development using the Craigmyle access road, would increase traffic on a road that is not suited to heavy commercial vehicles.

**Sewage and Water**

Proposed private sewage is a potential impact to the woodland.

**Future Development**

Any proposed residential dwelling raises the potential precedent for future building development in a woodland area that is unsuited to residential or commercial usage.

Finally the woodland was initially marketed by John Clegg & Co., Chartered Surveyors & Forestry Agents and the following paragraph is noted within the particulars of sale in July 2016:

*'Peel wood is ideally suited to those with a conservation outlook and an appreciation for biodiversity'.*

The proposed erection of a dwelling house appears to be in conflict with the original definition of the purpose and usage of the woodland area.

We trust our concerns will be duly noted and considered.

Yours faithfully,  
  
Mr James B Critchton & Mrs Jennifer L Critchton



4 Craigmyle Gardens  
Craigmyle Park  
Clovenfords  
Selkirkshire TD1 3LP

AE (C)

31 July 2017

Planning and Regulatory Services  
Scottish Borders Council Headquarters  
Newton St Boswells  
Melrose  
TD6 0SA

RECEIVED  
- 3 AUG 2017

Dear Sirs,

**Planning Application No 17/1008/FUL**  
**Messrs Cameron and on behalf of Mr Adam Elder**

I wish to lodge objection to the above Planning Application for the following reasons:

- Mr Elder wishes to erect a substantial building on now derelict dog kennels. This must therefore be considered "change of use". There has never been a human habitation on this woodland site.
- The proposed new building would be wholly inappropriate in this woodland setting and totally out of keeping with the surrounding area.
- This woodland area is rich in flora and fauna which would be adversely affected if such a new, large dwelling house were to be erected.
- The area covered by the above application contributes greatly to the quality of life of local residents and those from Clovenfords, Galashiels and, in fact, much further afield - all individuals who take a keen interest in birdlife and wildlife and who appreciate what this area has to offer. Whole species would be devastated were such an application approved.
- Trees which have taken a lifetime to mature would need to be taken down should a building be erected in this wood. Already two great trees have been lost - ostensibly at the behest of the residents of Craigmyle. This is not correct!! It was my understanding that the trees adjacent to the roadway that have already been demolished (by Mr Elder) had preservation orders attached to them\* - but they are now gone! One oak was probably approx 100 years old. How many other ancient trees will Mr Elder need to demolish so that he can incorporate them into his grand scheme? He has stated in his application that he will use whatever felled trees he can put to use in this proposed new building!

- I was also led to believe that the woods surrounding Peel were areas of Special Scientific Interest.
- If Mr Elder's construction team were to use the access road to Craigmyle Park (as opposed to Ashiestiel Road) during building work, this would greatly impinge on Craigmyle residents' access and egress to and from their properties. This is a narrow road and any proposed construction work would create great disruption to all Craigmyle residents.
- If consent for one property was granted what guarantee would there be that others would not follow? A precedent would have been set!!

The above are my objections to Mr Adam Elder's planning application.

Yours faithfully,

  
Maureen E Appleyard 

# Comments for Planning Application 17/01008/FUL

## Application Summary

Application Number: 17/01008/FUL

Address: Derelict Dwelling Land West Of Glenkinnon Lodge Peelburnfoot Clovenfords Scottish Borders

Proposal: Erection of replacement dwelling house

Case Officer: Andrew Evans

## Customer Details

Name: Mrs Judith Wilson

Address: 20 Craigmyle Park, Peel, Scottish Borders TD1 3LA

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Contrary to Local Plan
- Designated Conservation Area
- Detrimental to environment
- Fire Safety
- Health Issues
- Height of .....
- Inadequate access
- Inadequate drainage
- Inadequate screening
- Increased traffic
- No sufficient parking space
- Noise nuisance
- Poor design
- Privacy of neighbouring properties affected
- Road safety
- Trees/landscape affected
- Water Supply

Comment: I strongly object to the proposed development of an inappropriate new dwelling house on the site of two derelict kennels (never occupied or classed as "dwelling land") in the ancient and unique forest/woodland near the Glenkinnon burn and Craigmyle Park. There are no services to the site (water, electricity or drainage). Despite claims to the contrary by the applicant, the woodland is wild and adjacent to an SSSI and does not require "maintenance". The design of the property is wholly inappropriate for the site and will occupy at least twice the area currently occupied by the derelict kennels and fenced runs. Access for construction or habitation pose major

problems and would require many TPO trees to be severely trimmed or felled. The topography of the site is ill-suited for car parking or drainage of rainwater. It already runs across the Ashiestiel Road during heavy rain (freezes in winter) and SBC have tried repeatedly to control this using "French drains" or pipework with limited success. The sewerage system is inadequately defined, but risks draining into the Glenkinnon burn or via properties nearby en route to the River Tweed. The ground proposed for multiple car parking and turning lies immediately behind our property and is soggy at best and currently provides a soak away for rainwater. The TPO trees in this area would have to be trimmed or felled and their roots would be damaged at the very least. We fear added noise and traffic entering/turning near a blind corner on our relatively busy roadway. The applicant recently purchased this woodland and has made many eco-friendly comments regarding the design and operation of the new house, doubtless to expedite planning permission. However, he has recently felled several TPO trees on this land and many more would have to go in order to provide sunlight for the solar panels and views from the large glass walls/windows. The height and scale of the property is too great for the site proposed and would result in considerable disturbance to the wildlife during construction and habitation. Despite claims to the contrary in his report, we see many bats flying around our house and in the wooded area on summer evenings and there is much avian wildlife in the forest.

I strongly suspect that this property will be used for commercial letting and may be the first of several planned for this area of ancient natural woodland. This would add greatly to the noise, litter and disturbance in the woods.

I hope that this application will be rejected for all the reasons (and more that could be) outlined above.

Sincerely

Judith L. Wilson

# Comments for Planning Application 17/01008/FUL

## Application Summary

Application Number: 17/01008/FUL

Address: Derelict Dwelling Land West Of Glenkinnon Lodge Peelburnfoot Clovenfords Scottish Borders

Proposal: Erection of replacement dwelling house

Case Officer: Andrew Evans

## Customer Details

Name: Mrs Jayne Pearce

Address: 3 Craigmyle Gardens, Peel, Scottish Borders TD1 3LP

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Designated Conservation Area
- Detrimental to environment
- Detrimental to Residential Amenity
- Inadequate access
- Inadequate drainage
- Increased traffic
- No sufficient parking space
- Overlooking
- Road safety
- Trees/landscape affected

Comment:Objection to Planning Application 17/01008/FUL

## Additional comments

### 1, Title of Application

The title of the application is very misleading.

'Erection of replacement dwelling house/Derelict dwelling'

The existing structure is not and has never been a 'dwelling', a place of residence. The proposed 'house' to be erected will therefore be, in effect, 'a change of use' rather than replacement.

### 2, Size of proposed building

The proposal stipulates that 'the house will be built on the footprint of the existing stone building'

but the plans indicate that the new construction will be four times the size of the present stone structure and twice the size of the total footprint.

### 3, Tree Life

- The tree survey identifies 4 mature specimen trees to be maintained in within their RPA (Root Protection Area). The RPA is the minimum area in square metres which should be left undisturbed around each tree to maintain its viability. The RPA is calculated by the stem diameter x 12. the RPA(BS 5837) The RPA for each tree has been underestimated, e.g, Beech 1 with a stem diameter of 90cms has an RPA of 10.8m not 6m as stated in the report.

I am assuming these trees do not have Tree Preservation Orders on them?

- In the Woodland Management Plan, the applicant states that he removed 'after consultation with the SBC Tree Officer', 4 oak trees. As there is no evidence of a Tree Works Application on the SBC website for such removal, I am assuming that there were no Tree Preservation Orders in place relating to these trees.

Finally I would like to express the view that I would support an application by Mr A Elder to renovate the dilapidated stone building to its original specifications using existing materials where ever possible. This would be a more desirable project in keeping with the surrounding natural habitat and a more than appropriate building to manage his wood in a sustainable manner.

Jayne Pearce

August 2017

# **Comments for Planning Application 17/01008/FUL**

## **Application Summary**

Application Number: 17/01008/FUL

Address: Derelict Dwelling Land West Of Glenkinnon Lodge Peelburnfoot Clovenfords Scottish Borders

Proposal: Erection of replacement dwelling house

Case Officer: Andrew Evans

## **Customer Details**

Name: Mr Alistair Smith

Address: 2 Glenkinnon Ashiestiel, Clovenfords, Galashiels, Scottish Borders TD1 3LH

## **Comment Details**

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: History of Peel House confirming that there was no house built where the kennels were erected in the 1930s.

The house was built between 1899 and 1905 by William Roberts Ovens who died in 1936 and the house was put up for sale as his wife predeceased him. It was then bought by Lord and Lady Craigmyle who offered it as a hospital.

There is a book about Peel Hospital "The story of Peel Hospital" by Trevor Austin published in 1996 which I am sure someone must have locally.

This information has been provided by the great granddaughter of William Roberts Ovens.

Signed Alistair Miller-Smith

Factor

Drumpellier and Mount Vernon Estates

# Comments for Planning Application 17/01008/FUL

## Application Summary

Application Number: 17/01008/FUL

Address: Derelict Dwelling Land West Of Glenkinnon Lodge Peelburnfoot Clovenfords Scottish Borders

Proposal: Erection of replacement dwelling house

Case Officer: Andrew Evans

## Customer Details

Name: Mrs Anne Wilson

Address: Craig Lodge Glenkinnon, Clovenfords, Galashiels, Scottish Borders TD1 3LH

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Designated Conservation Area
- Trees/landscape affected

Comment: Further to my noted concerns and comment. I would like to add that my husband spotted a red squirrel, today 21st Sept 2017 in the SSSI area bordering the proposed site. We were aware these Protected species under the Nature Conservation (Scotland) Act 2004 were in the area a number of years ago, but this is the first seen in recent times. I have concerns they may be living in the proposed area and where trees are to be felled. I wish this information to be taken into consideration.



**Supplementary Comment on Planning Application 17/01008/FUL** RECEIVED

29 SEP 2017

**Application Summary**

Application Number: 17/01008/FUL

Address: Derelict "Dwelling Land" West of Glenkinnon Lodge, Peelburnfoot, Clovenfords, Scottish Borders

Proposal: Erection of "replacement" dwelling house

Case Officer: Andrew Evans

**Commenter Details**

Names: Dr. Thomas Michael Wilson & Mrs Judith L. Wilson

Address: 20 Craigmyle Park, Clovenfords, Galashiels, TD1 3LA

As one of the closest and most affected neighbours of the proposed development, we have already lodged multiple objections to the proposed development under several of your formal categories; however, we would wish to reinforce our objections based on Designated Conservation Area as well as Wildlife, Trees and Landscape affected.

Recently, we (and our daughter) were excited and surprised to witness a rare red squirrel in our garden (the first in 8 years living here). It was near our bird feeders, positioned immediately opposite the site of the proposed vehicular access point and less than 150 m from the proposed building development. In addition, these feeders are frequently visited by woodpeckers and a wide range of the bird species mentioned by others in their responses.

Every year, and almost every evening during the summer months at dusk, we witness bats flying around our home and around the street light in front of us. Some are relatively large and some are small. We cannot identify the species, but they are VERY active. Indeed, some have nested in our chimney stack and porch canopy in recent years! They fly high and cover large distances around and over the very tall trees which lie in the direction of the proposed development site.

We thought these observations may assist you in the decision-making process.



28 September 2017



Mrs. Judith L. Wilson



16 Craigmyle Park  
Clovenfords  
Galashiels  
TD1 3LA

21 July 2017

Planning and Regulatory Services  
Scottish Borders Council Headquarters  
Newtown St. Boswells  
Melrose  
TD6 0SA

Dear Sir/Madam

**Planning Reference: 17/01008/FUL**

We are writing to you in relation to the proposal for a new dwelling house on land west of Glenkinnon Lodge, Peel, Clovenfords, Galashiels. Firstly, we should like to express our concerns that the planning application describes the proposed development as a replacement dwelling. The plans show that the proposed house partly occupies the site of derelict former kennels within the grounds of the former Peel Estate. The existing single storey building measures roughly 7 metres by 3 metres with outside runs, surrounded by an iron fence some 2½ metres high, measuring 7 metres by 4 metres. There is no evidence that this building has been used for residential purposes; it simply contained two separate kennels with a very small boiler room at one end used to cook the dog's food and a small store at the other end. We would submit, therefore, that the description of the proposed development as a replacement dwelling is inaccurate and should be amended to erection of dwellinghouse. We would also draw your attention to the fact that the footprint of the proposed dwellinghouse measures 7 metres by 15 metres. Consequently, the replacement building would be more than double the size of the footprint of the existing kennel facility and more than four times the size of the footprint of the existing building.

In relation to the impact of the proposed dwellinghouse on the surrounding area, our main concern is the potential conflict between the proposed development and the designation of Glenkinnon Burn and associated woodlands as a SSSI (Site of Special Scientific Interest) and the associated Tree Preservation Order. The woodland is thought to be quite ancient with evidence found on old maps dating back to the 15<sup>th</sup> century. The site is a SSSI because it supports a number of lichen species and trees, including ash, elm, oak, hazel, alder, birch and rowan. Examples of ancient woodland are rare in the Borders, which makes Glenkinnon such an interesting site. The range of habitats at Glenkinnon support many species including common frog, slow worm, adder, common lizard, butterflies, dragonflies and wild flowers. Over 190 species of flowering plants can be found and 106 species of lichen have been recorded. Birds like redpoll, goshawk, sparrow hawk, sedge warbler, kingfisher, long tailed tit, short eared owl, nightjar and buzzard can also be spotted. Our concern is related not simply to the erection of the dwellinghouse within this wood but also the associated use of the surrounding area for residential purposes and the detrimental effect this would have on the SSSI. We would submit that the erection of the dwellinghouse and the accompanying residential use of the surrounding area would have the potential to conflict with the purpose of the SSSI designation, contrary to the Scottish Borders Native Woodland Habitat Action Plan and to policies EP2 and EP3, amongst others, of the Scottish Borders Council Local Development Plan.

We are also concerned at the lack of detail regarding the treatment of soil/waste and surface water from the proposed dwellinghouse and the potential impact on the SSSI, including the Glenkinnon Burn and ultimately the River Tweed. The indicative site plan shows a notional location for the soil/waste treatment plant and soakaways situated immediately above the public road (Ashiestiel Road). We note that policy IS9 of the Local Development Plan indicates that, for development in the countryside, the use of private sewerage treatment may be acceptable, providing it can be demonstrated that this can be delivered without any negative impacts to public health, the environment or the quality of watercourses or groundwater. We would submit that the proposal does not demonstrate that satisfactory private sewerage treatment can be delivered without any negative impacts to the environment, the SSSI and nearby watercourses.

Lastly, we note that the planning application design statement suggests that the erection of the new house would enable the new owner of the woodland to manage the wood as detailed in the Woodland Management Plan. Our understanding is that minimal management is required within this SSSI in order to retain its status as a native woodland; managed regeneration being the key. We would submit that there is no justification for a house in Glenkinnon Woodland for the purposes of carrying out the minimal management required.

We would ask that the council gives serious consideration to our concerns regarding the impact of the proposed new dwellinghouse on the surrounding area and refuses planning permission for the proposed dwellinghouse. No doubt the council will be consulting with the relevant environmental bodies such as SEPA, SNH and SWT and we shall look forward to seeing whatever consultation responses are received. We should be pleased to have the opportunity to comment on any response received and any response from the applicant regarding the above areas of concern.

Yours faithfully,



Dr Douglas Hope & Mrs Brenda Hope

email:



DEC 13 13 SEP 2017

16 Craigmyle Park  
Clovenfords  
Galashiels  
TD1 3LA

12 September 2017

Planning and Regulatory Services  
Scottish Borders Council Headquarters  
Newtown St. Boswells  
Melrose  
TD6 0SA

Dear Sir/Madam

**Planning Reference: 17/01008/FUL**

Further to our letter dated 21 July 2017, we should like to respond to the further information submitted on behalf of the applicant, Adam Elder, including the undated letter from Mr. Elder to Camerons Architects and the Planning Statement prepared by Ferguson Planning, dated August 2017, both of which were uploaded onto the SBC Public Access Portal on 6 September 2017.

With regard to the undated letter from Mr. Elder, we do not wish to question Mr. Elders life-long passion for woodlands or his long-held dream to live in the middle of a woodland, but we do question whether Mr Elder has made the right choice in purchasing for such purposes a woodland designated as a SSSI. It might have been prudent for him to ascertain whether planning permission would be forthcoming for a new house before purchasing the woodland in question. Also, as you will be aware, planning permission goes with the land not the applicant and, notwithstanding Mr. Elder's reassurances regarding the treatment of the woodland, there is no guarantee that he will reside there for any length of time, anything can happen. We remain concerned at the impact of introducing a residential use into this woodland, which is of conservation value. We also remain concerned at the lack of detail concerning the treatment of soil/waste and surface water from the proposed dwellinghouse and the potential impact on the Glenkinnon Woodland SSSI and the River Tweed. We are not reassured by the applicant's promises. As regards the potential for further development, we note that Mr. Elder would be content to enter into a Section 75 Agreement to limit future development. However, planning obligations made under section 75 of the Town and Country Planning (Scotland) Act 1997 (as amended) require to meet a number of tests and it is doubtful whether such an agreement would meet all the tests.

The case for a new house at this location put forward by Ferguson Planning rests on the assertion that the current building is a dwelling and thus the proposal complies with policy HD2(E) of the adopted local development plan. We note that Ferguson Planning do not seek to argue that the proposed house is within a building group. As regards the past use of the building, Ferguson Planning argue that the primary function of the building was entirely residential in nature and base this assertion on the flimsiest of evidence. Is the planning consultant seriously asking the council to believe that a building measuring roughly 3metres by 7metres, with no water or drainage provision, lighting or heating and with an associated dog enclosure surrounded by a 2½ metres high metal fence was primarily used as a dwelling? As mentioned in our previous letter, the building consists of four rooms; two kennels, a small store and a boiler room (for cooking dog

food). The remains of an old bedstead in one of the rooms simply suggests that during the past 80 years (since 1939, when the building's use as kennels ceased and the building has been lying empty), it may have been used, on occasions, illicitly. It could also have been used simply as a store for rubbish. Reference is made to the 1915 Valuation Roll; this confirms that the building was 'Kennels' not a 'Dwelling', and it was valued as such (as an ancillary building to the dwellinghouse, Peel House). The copy attached with the Planning Statement purports to show an Andrew Douglas 'occupying' the Kennels. However, this does not necessarily mean that he resided there. More importantly, we should like to refer the council to the attached copy of the same page (page 8) in the Valuation Roll of the County of Selkirk for the Year 1915-1916-Parish of Caddonfoot, obtained from the Heritage Hub in Hawick. I have perused the valuation rolls for Selkirkshire for the years 1914-1915 to 1940-1941 at the Council's Archives in the Heritage Hub whilst I was there undertaking other research and to my surprise find that there is no mention of any inhabitant occupier of the Kennels in all these years. The photocopy attached to this letter, which can be verified by the staff at the Heritage Hub, is from the official bound copy of the valuation roll for 1915-1916 and is the same page as that attached to the Planning Consultants Statement; BUT there is one major difference. No name appears in the column 'Inhabitant Occupier not rated' against the Kennels at Peel. In fact, Andrew Douglas appears at the bottom of the page, inhabiting a house on the neighbouring Fairmilee Estate. I am at a loss as to why this page 8 should be different to that attached to the Planning Consultants Statement. All I would say, is that my examination of the valuation rolls for a period of almost 30 years until the estate was taken over for a hospital confirms that the building was valued as 'Kennels' and was never occupied as a dwelling.

In the Planning Consultant's Statement (paragraph 5.10) it is suggested that no evidence has been presented by objectors to dispute that the property has been used for a residence. We are of the view that there is no evidence that the Kennels building has been used primarily for residential purposes. To suggest as the Planning Consultant does, that the primary function of the building was entirely residential in nature (paragraph 5.7), is totally without foundation. The building was built and used as a Kennels, and nothing more, until it became disused when the estate was taken over at the beginning of the Second World War, since when it has gradually fallen into a state of disrepair.

We hope you will give consideration to the further evidence that we have submitted in response to the further submissions by the applicant and come to the conclusion that the proposed dwellinghouse does not comply with policy HD2(E) of the adopted local plan as well as undermining the aims of policy EP13, which seeks to protect woodland from the loss of its landscape, ecological and biodiversity value.

Yours faithfully,



Dr Douglas Hope & Mrs Brenda Hope

