

# Application Comments for 15/00890/PPP

## Application Summary

Application Number: 15/00890/PPP

Address: Redundant Water Treatment Works North East Of Broughton Place Cottage Broughton Scottish Borders

Proposal: Erection of dwellinghouse and upgrade access track

Case Officer: Dorothy Amyes

## Customer Details

Name: Mrs Jemima Elliott

Address: Broughton Place Farmhouse A701 A72 At Kaimrig End To A701 At Council Boundary At Tweedshaws, Scottish Borders, Biggar, Scottish Borders ML12 6HJ

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Contrary to Local Plan
- Detrimental to environment
- Inadequate access
- Inadequate drainage
- Increased traffic
- Legal issues
- Road safety
- Trees/landscape affected
- Water Supply

Comment: A planning application for erecting a single dwelling on this site was rejected on appeal in 2008.

The proposed site does not conform with Scottish Borders Council Structure Plan 2001-2018 Policy H8 Housing in the Countryside: Isolated Housing. "Proposals for housing in the countryside outwith settlements identified in the Local Plan, and unrelated to building groups, will not be supported unless its location is essential for the needs of an agricultural business, or other business use that requires a specific rural location."

Broughton Place was one of the first enclosed farms in Peeblesshire as shown on Armstrongs map of 1775, and the McQueen estate maps of 1799. Considerable care has been taken by the Elliott family to preserve and enhance its amenity since 1935.

The proposed site does not relate to the Grade A listed buildings of Broughton Place, or the other

traditional buildings relating to the farm. These were not considered to be a housing cluster by the reporter in 2008, but have some cohesion relating to their ownership and use. The proposed site is outwith and unrelated to the agricultural business.

The beech trees adjacent to the site were planted before 1799.

In 1974 the Water Board requested that they be allowed to purchase the site from the farm, to enable the new village water supply to be properly filtered etc. They erected a small timber shed to hold that plant, but the rest of the site remained in agricultural usage. In 2005 they decided that it was no longer needed, but rather than returning the site to the farm, sold it on the open market. At that time the Planning Officer in Peebles advised that no planning permission would be given for developing the site.

Policy H5 Brownfield Development The development of brownfield sites for housing development is supported where the site is no longer required for any employment use and where it will enhance the form and quality of the urban environment. The proposed site was not a brownfield site under the terms above, and is not in an urban situation.

Access to Broughton Place from the A701 is difficult due to the narrow bell-mouth and bridge.

Access to the site past Broughton Place Cottage was not designed for regular traffic. The timber bridge is inadequate for non-agricultural vehicles, and access beyond the cottage is on a specified route across farm land. This access is unsuitable for daily use.

The application proposes a water supply connection to the public supply. However this is not adjacent to the site, and no permissions have been given.

The application proposes a septic tank and soakaway. We question whether these could be accommodated within the site and comply with the Building Regulations, particularly given the soil structure. We would urge the Planning Department to request a full drainage design before considering this application.

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## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Further to my earlier objections, it is now come to light that the applicants and their family have been re-housed in a specially adapted house for the disabled in Broughton Village by Eildon Housing Association, which is a more suitable location than the proposed site with its considerable access difficulties.

THE POTTING SHED · BROUGHTON PLACE  
BROUGHTON · BIGGAR · SCOTLAND · ML12 6HJ

[REDACTED]

The Service Director, Regulatory Services,  
Scottish Borders Council,  
Newtown St Boswells  
MELROSE  
TD6 0SA

5<sup>th</sup> October 2015

Dear Sir,

**Planning Application No. 15/00890/PPP**  
**Erection of dwelling house at former Water Board plot, Broughton Place**

I would like to register my objection to this planning application on the following grounds:

1. As far as I am aware, the site is well outside the boundary of the area scheduled for possible settlement at Broughton, under the Scottish Borders Local Plan.
2. There has been no previous building on this site.
3. The site for the proposed dwelling does not associate with any of the existing buildings in the area and could not be considered as forming part of a "housing cluster".
4. The proposed house would have an adverse impact on the landscape, viewed from Broughton to the South West.
5. Broughton Place House is 'A' listed.

I would be grateful if these points could be noted when this application is considered.

Yours faithfully,

[REDACTED]


Graham Buchanan-Dunlop

Corp Mgt Team

06 OCT 2015

DA

**Broughton Place  
Broughton  
Biggar  
ML12 6HJ**

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

DQA

1 October 2015

'0'  
Dear Sir  
**Application No 15/00890/PPP  
Erection of Dwelling House  
Redundant Water Treatment Works, Broughton.**

I would like to lodge an objection to this planning application, the reasons for which are similar to those which I stated in opposition to the original application in 2007. They are as follows.

- The site is outside the settlement boundary in the Scottish Borders Local Plan. I suggest that if a development was granted on this site, it would difficult to justify refusing similar ones on other sites outside the established boundaries.
- There are already at least two housing development sites within Broughton which have been approved but where no work has yet started.
- The proposed house will not be part of a housing cluster group.
- There has never previously been an inhabited dwelling on this site.
- The site is in an area of outstanding natural beauty and classified as a National Scenic Area. Any building on this site would be very visible from a considerable distance spoiling the fine views into the hills looking North or North East from Broughton - see attached photograph taken from the Kilbucho Road showing location of site.
- Broughton Place and the associated cottages have recently been upgraded by Historic Scotland to an A listed property and this proposed development would not be in keeping with those buildings.

Finally, although it may not be a valid reason for objecting, I think it should be known that in extreme weather conditions it would be virtually impossible for emergency vehicles to get to the proposed site. I give this opinion having lived here for over 30 years and having had personal experience of this problem during a serious health emergency.

Yours faithfully



Richard Carr

Copies: Councillor Willie Archibald, Councillor Catriona Bhatia, Councillor Keith Cockburn.



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Address: Redundant Water Treatment Works North East Of Broughton Place Cottage Broughton Scottish Borders

Proposal: Erection of dwellinghouse and upgrade access track

Case Officer: Dorothy Amyes

## Customer Details

Name: Mrs Claudia Ferguson-Smyth

Address: The Gallery Flat E Broughton Place A701 A72 At Kaimrig End To A701 At Council Boundary At Tweedshaws, Scottish Borders, Biggar, Scottish Borders ML12 6HJ

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Contrary to Local Plan
- Inadequate access
- Inadequate drainage
- Land affected
- Loss of view
- Water Supply

Comment: I would like to object to this planning application on the following grounds:

1. The design of the new house is out of character with the other buildings at Broughton Place. Broughton Place House is an A listed building and I feel that the proposed modern design is out of keeping with other buildings on the farm.
2. There has never been a building on the proposed site and I am concerned that this new house will just appear to have been dropped on the landscape.
3. I am concerned about the water supply to the proposed new house. I am not certain that the private water supply now supplying Broughton Place House is robust enough to include another house. I understand that there are going to be major problem with bringing a supply from the village.
4. It is my understanding that this proposed new house would be outside the boundary of the area scheduled for new buildings under the Scottish Borders Local Plan.
5. Further I am concerned about the increase in traffic on the private drive and to the damage to the drive which might occur during building. I assume that if this permission is granted that the applicant will become responsible for repairs to the drive, including the removal of fallen trees and snow.

6. It seems so short sighted to build on undeveloped land and then create access across good farm land.
7. When Andrew Elliott sold the land to the water board he did not foresee that the water board would ever sell it on the open market. Nor did he image that a house would ever be built on the site. While nothing can be done about the Water Board's greed, it is within your powers to stop this application.
8. I suspect that permission would not be granted for any other similar site on the farm.

Sincerely yours,  
Claudia Ferguson-Smyth



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Case Officer: Dorothy Amyes

## Customer Details

Name: Mr Alan Warnock

Address: Dreva Farmhouse C9 C9 At Entrance To Cheat-The-Beggars To A701 At Broughton,  
Broughton, Biggar, Scottish Borders ML12 6HH

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Inadequate access
- Inadequate drainage
- Land affected
- Privacy of neighbouring properties affected
- Trees/landscape affected

Comment: Besides the reasons given in the other objections, I think the proposed house, and access to it, will interfere with the agricultural activity of the farm.

