

PLANNING CONSULTATION

To: Archaeology Officer

From: Development Management

Date: 10th May 2017

Contact: Craig Miller ☎ 01835 825029

Ref: 17/00647/FUL

PLANNING CONSULTATION

Your observations are requested on the under noted planning application. I shall be glad to have your reply not later than 31st May 2017, If further time will be required for a reply please let me know. If no extension of time is requested and no reply is received by 31st May 2017, it will be assumed that you have no observations and a decision may be taken on the application.

Please remember to e-mail the DCConsultees Mailbox when you have inserted your reply into Idox.

Name of Applicant: Cleek Poultry Ltd

Agent: N/A

Nature of Proposal: Formation of hardstanding, steps, retaining wall and new foot path
Site: Land North West Of Kirkburn Parish Church Cardrona Scottish Borders

OBSERVATIONS OF: Archaeology Officer

CONSULTATION REPLY

Thank you for requesting an archaeology consultation. Please see my other comments for the site in question with respect to potential impacts to unknown and buried archaeological features or deposits. I recommend that previously consented conditions are carried forward if this application is consented.

I do not feel that the proposal will have a significant adverse setting impact on the formerly Scheduled Our Lady's Church and churchyard. However there is very little information in the application for what this proposal relates to and if this might form infrastructure for a wider development proposal which may have adverse impacts. I do note that the proposed footpath may run near to root systems of trees that line (and form the setting of) Our Lady's Church and churchyard. I recommend obtaining the opinion of the Landscape and Tree Officers on the potential impacts to the trees.

I do not object to this proposal, and I recommend that if consented previously archaeology conditions are carried forward.

REGULATORY SERVICES



To: **Development Management Service**
FAO Craig Miller

Date: **23 May 2017**

From: **Roads Planning Service**
Contact: **Paul Grigor**

Ext: **6663**

Ref: **17/00647/FUL**

**Subject: Formation of hardstanding, steps, retaining wall and new
footpath
Land North West of Kirkburn Parish Church, Cardrona**

Due to the lack of information accompanying this application, I am unable to make an informed decision on whether to support this application. There is no information on what the hard-standing is to be used for or the type, frequency and number of vehicles anticipated to be using this area.

A Transport Statement will be required to accompany this application. This statement should include the information detailed above.

Furthermore, I have concerns over the existing access onto the B7062 and the impact of any additional traffic movements at this junction needs to be assessed.

Until I receive this additional information, I am unable to support this application.

AJS

REGULATORY SERVICES

To: Chief Planning Officer
Fao: Craig Miller
From: Planning Implementation

Date: 17/05/2017

Contact: Mark Douglas, Principal Officer ☎ x6563
(Built Heritage & Design)

Ref: 17/00647/FUL

**Subject: LAND NW FORMER KIRKBURN CHURCH, CARDRONA
(DWG NO 92)**

It is recognised that a formal recommendation for a decision can only be made after consideration of all relevant information and material considerations. This consultation advice is provided to the Development Management service in respect of built heritage and design issues.

I refer to the above application and comment as follows:

BACKGROUND

The application site lies adjacent to the category B listed former Kirkburn (William Cree Memorial) Church that has been converted for residential use.

The application site forms part of a larger area of land holding that has been the subject to a considerable number of planning applications over recent years in many cases overlapping and duplicating site areas.

ASSESSMENT OF PROPOSALS

I have reviewed the application in terms of impact on the setting of the former church.

Only a site plan has been submitted with no supporting statement or additional information, such as elevations or site sections. It is not clear what the purpose of an area of hardstanding located immediately alongside the NW side of the former church will be. As well as the hardstanding (no details of surface treatment or finish), the works also involve the introduction of 2 rows of gabions (presumably stone filled) adjacent to the boundary of the former church with the hardstanding area set between 1 and 2m below the existing contour at the boundary.

Subject to boundary treatment, it appears that these gabions would be visible as the former church is approached on the road from the public road on the S side of the Tweed, my initial view, is that this will have an adverse impact on the setting of the listed building by changing the relationship of how the building sits in the landscape and in absence of any additional supporting information I have concerns about what the purpose of the hardstanding will be, as the current proposals only show a footpath providing access to it. Without further information it is impossible to say if these proposals will have a significantly adverse impact.

RECOMMENDATION / RECOMMENDED CONDITIONS.

I have concerns about the impact on the setting of the former church and in the absence of any additional information, applying the "precautionary principle", I object to the proposals at present. I am prepared to review these comments if further information comes available.

