

28 May 2017

From the Residents of Kirkburn

To Mr C Miller Senior Planning Officer

Scottish Borders Council

Subject Planning application 17 00647 FUL

We consider this application to be a retrograde step in term of landscaping provision. We see no justificatory need to set aside previously agreed soft landscaping areas considered necessary by council in earlier planning applications. Landscaping was considered necessary to separate proposed tourist accommodation from residential properties in order to protect the amenity of the existing residential properties. This application seems to direct tourist users towards the residential properties.

As before we note there is no history of an access from this field to the road serving the Kirkburn building group.

Information as provided indicates a large area of hardstanding and hard landscaping for uses unspecified which would impinge upon the setting of the listed building

Should the hardstanding be used by vehicles or for storage it would be highly visible from the residential properties of 7&8 . Vehicle lighting could become an issue impacting on these properties

Drainage water run off issues become more concerning. Gravel is not the most forgiving of surfaces in terms of noise generation when crossed or driven upon.

It seems ironic that this application seeks to introduce a flight of twelve steps given antecedent applications stressing it (the lodge complex) would be disabled accessible through out.

The footpath tail wanders off in close proximity to the bend in the Kirkburn road where it presumably either terminates or seeks access to said road.

We as a group feel acceptance of this application would introduce road conflict of no less significance as that outlined by ourselves in objection comments concerning planning application 17 00384 FUL , (please consider any pertinent points raised as applicable to this application also).

The loss of soft landscaping and buffer planting impacts on the designed separation promoted by council to ensure no loss of residential amenity and blurs the boundary between the established building group and the proposed tourist accommodations.

We fear you are being mired into a Catch 22 situation here by the bombardment of applications your department are being subjected too in this fieldscape.

Thank you for your diligence.

Accordingly in order to try and reduce your workload we are content to have this letter considered as a single objection to allow you to use your delegated powers

We are

A JOHNSTON & C Goodsir

William Cree Memorial Church EH45 9HU

E BARBER

3 Kirkburn Cottages

S & C Mitchell

4 Kirkburn Cottages

I & K Jackson

7 Kirkburn Cottages

J Wilson

8 Kirkburn Cottages

4 Kirkburn Cottages
Cardrona
PEEBLES EH45 9HU

26 May 2017

Mr Craig Miller
Scottish Borders Council
Newtown St Boswells
MELROSE TD6 0SA

Dear Mr Miller

Application 17/00674/FUL – Formation of Hardstanding, Steps, Retaining Wall and Footpath

We wish to make objection to the above application and would like to make some observations. We note that the applicant states that the hardstanding is not to be used for parking or for storage or recycling. Therefore, it is totally unclear as to what purpose this hardstanding will serve. Especially given the close proximity to both the B Listed William Cree Memorial Church property and the site of the Scheduled Ancient Monument of the Church of Our Lady and graveyard. We note that Heritage and Design, and Roads Planning also have serious concerns regarding this hardstanding on this application.

The proposed hard landscaping is situated on a sloping site and is in close proximity to our building group and road. There could be a danger of water run-off, drainage problems and flooding arising from such extensive hard landscaping. Our building group and road should be allowed to remain as they are without being exposed to a multitude of Kirkburn Field planning applications and extensive hard landscaping on some of the proposals. The field listed on the various planning applications may have been named Kirkburn Field by an owner in the recent past. It is a misnomer. It has never had any historic connection to our Kirkburn building group and road. Historically, this field was part of Laverlaw Farm land.


It should be mentioned that, on the applicants planning application form, in the section where it asks if there are any adjacent trees to the proposed site, the applicant has stated that there are no trees which is incorrect. There are trees directly adjacent to the proposed footpath.

For information, the proposed footpath runs directly behind the Kirkburn graveyard which contains the Scheduled Ancient Monument of the Church of Our Lady. The Kirkburn graveyard is encircled by mature trees within its boundary walls and is directly adjacent to the proposed footpath. Any damage to said trees or subsidence caused by any earth workings may have a detrimental impact on the ancient monument site. Please note that we find it strange that the tail section of the proposed footpath is indicated differently on the drawings (single hatched line) as it continues out with the red boundary line? It is also unclear which building is being referred to as Kirkburn Parish Church?

Such anomalies as noted above are of great concern.

At the very least the application should be rejected on the grounds that incorrect information has been provided. However, we urge you to refuse this application in its entirety.

Yours sincerely


Stuart and Cath Mitchell

