

4 Kirkburn Cottages
Cardrona
PEEBLES EH45 9HU

24th June 2017

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

Dear Mr Miller

Application 17/00806/FUL – Erection of agricultural building and formation of new access track land south of 3 Kirkburn Cottages Cardrona Peebles

This application should be refused on the following grounds:

That the access road at Kirkburn is not only owned by the Forest Enterprise Scotland. The Kirkburn residents also have rights to this road and the access in question at the end of no. 3 Kirkburn leads into a Forest Enterprise owned field. This road was built to serve the needs of the hamlet of Kirkburn during the time the properties were owned by the then Forestry Commission. It was never meant to serve construction vehicles and equipment and following on from that, if this application is passed, agricultural vehicles and equipment and livestock. It is totally unsuitable for this type of traffic. It is not a public road. It should also be noted that Mr and Mrs Van Wyk, nor any previous owners of this field, have ever required access from our Kirkburn road to their land in the past. There is already suitable access from Laverlaw Road.

The B7062 leading up to Kirkburn Road is a tortuous route and is not suitable for large vehicles as noted on the road signs. Kirkburn Road itself is a narrow winding single-track road leading to four private properties, the privately-owned William Cree Memorial Church and Kirkburn Graveyard with scheduled ancient monument. Road safety would be of the utmost concern if traffic was increased at this junction.

The shed in question is located on the field adjacent to the Forest Enterprise field on land owned by Mr and Mrs Van Wyk, although Mr and Mrs Van Wyk no longer live and work in the area. Mr Cleghorn, Mr and Mrs Van Wyk and others have met with Forest Enterprise officials to try to persuade them to agree to give them access across their land. We are not aware that this has been forthcoming.

The question is, why is the developer named on the application, submitting planning applications in his name on behalf others who wish to develop their land?

We urge you to refuse this application.

Yours sincerely



Stuart and Cath Mitchell

Cc: Forest Enterprise

Kirkburn Church
EH45 9HU
24th June 2017

To S.B.C Planning Department

Dear Mr Miller

Planning application number 17/00806/FUL | Erection of agricultural building and formation of new access track

We wish to submit the following objections to this proposed development;

The proposed access route, which passes through the hamlet of Kirkburn, is clearly unsuited to the increase in traffic that would arise in construction and use.

The proposed development would have a negative visual impact on a designated Special Landscape Area.

Thank you in anticipation of your consideration of these objections.

Yours sincerely,

A Johnston and C Goodsir.

William Cree Memorial Church

Rec. 286 11

26 June 2017

7 Kirkburn Cottages

Peebles EH45 9HU

To Mr C Miller (Lead Planning Officer)

Subject application number 17\00806\FUL

Proposed erection of agricultural building and formation of new access track

CM
①

Dear Sir

We have the following concerns regarding this application.

Increased traffic volumes generated on the narrow road which serves the five residential properties at Kirkburn. We note the application requests ten parking spaces.

There is limited space at the frontage of 3 and 4 Kirkburn cottages if any resident occupant of those properties chose to park a car at their front gate (not an unusual action) access beyond would be blocked. There is no space to widen the existing road at this pinch point without disruption to the boundary dyke of the graveyard.

Water supply safety however is our greatest concern the water supply pipe to Kirkburn cottages runs through the fields in question along a similar line to parts of this proposal. Pipeline damage is a concern as would be access to affect repair in future years.

We note access to these fields is historically taken from gates on the Laverlaw road or the gate from field 0328 at the rear of the graveyard. We see no need to disrupt the lives of five families by introducing agricultural and additional traffic volumes on a narrow road.

We feel such a large shed in this position would detract from the visitor experience of walkers and forest users in that it will impact on the currently open pastoral views that rise up above the serpentine twists of the Kirkburn watercourse.

There is no justified agricultural need provided for this shed.

Accordingly we object to this proposal

Yours sincerely K & I JACKSON



(P.S. As far as we are aware Peebleshire has never been considered as a crofting county. This small agricultural unit remains we assume in other ownership and is unlikely to be registered as a croft.)

4 Kirkburn Cottages
Cardrona
PEEBLES EH45 9HU

1st July 2017

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

Dear Mr Miller

Application 17/00806/FUL – Erection of agricultural building and formation of new access track land south of Kirkburn – new drawings dated 19th June 2017

This change of application should be refused on the following grounds:

The private water supply and drainage are not depicted on the latest drawing. If the drainage is leading to a watercourse, one can only assume that watercourse is the Kirk Burn. Surely this will impact on the water quality of the Kirk Burn and also have a detrimental effect on the wildlife. For example, salmon use the burn to spawn, otters and kingfishers have been seen in its environs. It could be especially detrimental given that this is to be an agricultural building which could, at times, contain livestock, i.e. cattle. Cattle run-off can be particularly noxious to natural water courses.

Most important of all is that the drainage system and the earthworks to install it, will conflict with the water pipe system in the field that serves Kirkburn Cottages. Kirkburn private water supply was created especially for the cottages when newly built, by the then Forestry Commission from a natural spring up in the hills and is piped down through forest and fields to supply the Kirkburn Cottages. The water supply and its equipment is owned severally by the Kirkburn Cottages residents. We object on the grounds that this will have a direct impact on our water.

With regard to sewage treatment, any treatment plant near our properties could have an impact because of bad odours. Reed beds are notorious for smelling badly. One only has to walk through parts of Cardrona Village to smell their reed bed.

While the new access track proposal does not impact upon Kirkburn Road any longer, as previously noted, the B7062 leading up to Kirkburn is a tortuous route and is not suitable for large vehicles as noted on the road signs. Road safety would be of the utmost concern if traffic was increased in this area.

We urge you to refuse this application.

Yours sincerely

Stuart & Cath Mitchell

Stuart and Cath Mitchell

Rec 25-6-17

8 Kirkburn Cottages,

Peebles ,

EH45 9HU

26-07-17

Planning & Technical Services Department

Scottish Borders Council

RE ; Application no 17-0086-FUL

17/00806/FUL



CM

Dear sir,

I have lived here the longest of all current residents arriving soon after kirkburn cottages were built in 1958 during that time much has changed . the church has closed and been reincarnated in to a house with visually sympathetic extension .

The yew hedging around the grave yard has grown beyond recognition when my children were young I could watch them play safely in the old churchyard from my garden.

Forest Horses were once kept in the low ground at the back of the houses.

The workers used to have a painting week every few years when the men were given time off to maintain each- others homes.

The last small forestry commission van departed several years ago when Mr Mitchell at number 4 retired . Three of the four Swedish houses still are occupied by people whose livelihoods were forest related one still working as a forest contractor.

Then as now we retain a strong community bond

A constant throughout my years here has been the road it is twisty but you learn to appreciate that, but its awkwardness provides its own safety as generations of children playing or riding bikes could testify .

This unnecessary application can only increase traffic levels something the council has long resisted due its perception of our road.

Its fair to say I am less sprightly than I was now and my hearing less acute, but I still walk my dog on the road daily and into the space beyond number 3 to enjoy the view up the valley . The space immediately beyond the graveyard gate is only wide enough for a single vehicle to park.

I am worried this plan will endanger our water supply which runs through the two Laverlaw fields indicated in the submitted plan.

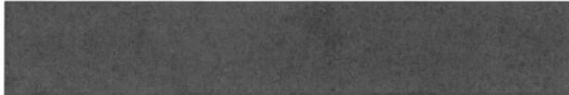
Laverlaw fields have never been serviced from the kirkburn road .The boundary dyke and fencelines of forest land both run straight downhill to the forestry road. Red squirrels use this area just last week I enjoyed watching one running along the graveyard dyke.

I cannot find words to adequately describe the ongoing anxiety each of these applications from Cleek Poultry causes me . I don't type and time and time again I have to get my children to assist me in relaying my thoughts to the planning department. I would much rather be gardening.

I object to this application, I am sorry to take up your time.

Yours faithfully

Jean.R. Wilson



3 Kirkburn Cottages

27 Jun. 17

EH45 9HU

To Planning and Development Scottish Borders Council

Subject Planning applications reference numbers 17/00806/FUL &

17/00809/FUL

Dear Sir

I object to these proposals with reference to policy HD3 . I believe these applications will impede on my residential amenity via the generation of traffic noise.

I and my family live literally and physically at the end of the road . These applications indicate 46 parking spaces for agricultural and tourist usage. I have for the last seventeen years exited my front gate and accessed my parked car (as did previous occupants). The road here is narrow. Stepping out of my gate places me directly onto the road, this normal everyday activity would become a very different and potentially dangerous situation should these plans be approved.

The physical nature of the space bounded by my house on one side and the tall yew hedging on the other tends to trap and funnel noise and vehicle fumes. In winter or on still nights downdrafts can cause chimney smoke to funnel into this space and beyond.

The construction and groundworks for the road track and associated components pose the risk of damage to our water supply pipe.

These applications would suggest increased traffic flows of a level hitherto unknown on this road.

In my opinion for the applicant to try and extend his consented holiday facilities via this route is both inconsiderate and ill-conceived.

Euan Barber



1 July 2017

7 Kirkburn Cottages

Peebles EH45 9HU

To : Mr C. Miller (Lead Planning Officer)

Subject ; Planning application reference 17\00806\Ful

Having viewed the council web portal yesterday I became aware following reading the reply from the councils Landscape architect that a revised drawing had been submitted and registered on 19 June 17.

This drawing whilst not perhaps a material change does appear to be significant enough to merit comment.

In principle I am less concerned with potential traffic impacts on Kirkburn cottages suggested by this access route option but feel I must maintain my objection as no similar traffic routing appears to be forthcoming regarding the concurrent application 17\00809\FUL.

Should these two applications both be approved a loop system of routing could be established to the detriment of Kirkburn residents.

The implications of the revised drawing presumably will require an archaeological condition as the proposed track passes in close proximity to the graveyard bounding the Historic monument and is in a zone not considered by the councils Heritage officer in earlier planning applications and as yet undisturbed.

The yew hedging surrounding has a substantial break on the southern boundary towards the rear of the graveyard which surrounds the listed monument. The setting of the monument and graveyard should be considered and respected from within as well as from without, development or advice regarding mitigated planting may wish to consider this. This hedge break \window\ offers the only surviving view from the grave yard to the countryside beyond its bounds. This open view of the landscape should be retained for the benefit of visitors to the monument.

My water supply pipeline concerns remain.

I trust that as latest advert expiry date has not yet arrived these comments are able to be considered.

Yours sincerely I JACKSON.

CC Landscape architect.