

PLANNING CONSULTATION

To: Landscape Architect

From: Development Management

Date: 10th August 2017

Contact: Scott Shearer ☎ 01835 826732

Ref: 17/01039/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 August 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 August 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: Erection of temple

Site: Land South West Of Kirkburn Parish Church Cardrona Scottish Borders

OBSERVATIONS OF: Landscape Architect

CONSULTATION REPLY – 31st August 2017

Description of the Site

The site is a part of a larger north facing field on the southern side of the Tweed valley.

The site lies wholly within the Tweed Valley Special Landscape Area (SPA) and the designation recognises the special character of the valley landscape in the Designation statement as follows:

'The broad Tweed Valley is typical of the Borders, and is the most familiar of the Borders valleys.

Accordingly it has a strong sense of place, with certain views being instantly recognisable. The varied mix of landscape elements is highly representative, with forestry, woodland, open hillsides and pastoral farmland all juxtaposed. Added to this mix is a range of settlement types, with the valley providing the setting to several settlements. The landscape unfolds as the viewer follows the river through the valley, presenting new vistas alternately dominated by forestry, as around Walkerburn, or by the steep rocky slopes above Innerleithen. The contrast between the well settled valley and the bare heather and grass moors and landmark hills is striking. Well-designed forestry actively contributes to this visual experience in places.'

The Inventory Designed Landscape of Kailzie lies immediately across the minor road to the north. The field slopes

Nature of the Proposal

The proposal is for the erection a 32x 32 x 32 x 29.5m tall pyramidal shed to be used as a temple.

Implications of the Proposal for the Landscape including any Mitigation

There is precedent for development in this location – 4 holiday sheds and a laundry building having been approved in this location previously.

Due to the sloping nature of the field the 29m tall temple will be visible from the north side of the valley, and more locally from the B7062 immediately to the north of the field, seen as a pyramid above the intervening trees.

It has been tried to calculate from previous submissions, given the lack of information supplied, what the ridge

height of the building will be above ordinance datum (AOD) and suggest that the existing track is approximately 103.00 AOD, the pyramid tip height will be in the region of 132m AOD. The site plan and Sections submitted in support of 15/00965/FUL shows tree heights ranging from 105.30 – 110.43 AOD so I am clear that the temple will be seen from the A72 across the valley. (Please note my calculations are based on rather limited information gleaned from previous applications that has not been rigorously tested on site) The footprint of the temple is more than 450sq metres and this will require extensive earthmoving to achieve a level site. The height will be out of scale with all the adjacent buildings and will be very dominant in views across the valley. I suggest the scale, height and shape of this building has no precedent in the local area and would not achieve a landscape fit.

Conclusion

This building will be highly visible and due to its unusual shape will be very prominent in views across the valley, as well as being out of scale with all the adjacent development in the area. Therefore on landscape and visual grounds, I do not support this application.

Siobhan McDermott
LANDSCAPE ARCHITECT

PLANNING CONSULTATION

To: Archaeology Officer

From: Development Management

Date: 10th August 2017

Contact: Scott Shearer ☎ 01835 826732

Ref: 17/01039/FUL

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Name of Applicant: Cleek Poultry Ltd

Agent: N/A

Nature of Proposal: Erection of temple

Site: Land South West Of Kirkburn Parish Church Cardrona Scottish Borders

OBSERVATIONS OF: Archaeology Officer

CONSULTATION REPLY

Thank you for requesting an archaeology consultation. There are implications, both below ground and potentially to the setting of an historic environment asset.

There is a potential for buried archaeology within the proposed development area. This potential has been described in previous applications for this site. Existing consents include a condition for an archaeological evaluation, and I recommend this is carried forward should this application be consented.

There is potential that the scale of the structure will significantly impact the setting of the regionally significant site of Our Lady's Church. In order to determine this impact I require photomontage visualisations showing the development in the context of the existing churchyard. The visualisations should include those most pertinent to evaluating the site's setting, and it would be beneficial if this work is done by a suitably qualified archaeologist.

At present I am unable to determine the setting impacts and wish to object to the application as currently submitted. However, if the further information outlined above is forthcoming I would be happy to reassess the application.

REGULATORY SERVICES



To: **Development Management Service**
FAO Scott Shearer

Date: **18 Sept 2017**

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

Ext: **6663**

Ref: **17/01039/FUL**

Subject: Erection of temple
Land South West of Kirkburn Parish Church, Cardrona

There has been little information submitted in relation to traffic movements associated with this proposal.

I am unable to make an informed decision of the impact this proposal will have on the junction with the public road and the section of private road leading to the site, without details on the anticipated traffic movements.

A Transport Statement should be submitted which contains information on the anticipated number and frequency of vehicles associated with this proposed development. I shall also require a plan showing how the applicant proposes to accommodate vehicles associated with the use of the building.

Until I receive this additional information, I must withhold any support for this application.

AJS

Scottish Borders Council

Regulatory Services – Consultation reply

Planning Ref	17/01039/FUL
Uniform Ref	17/02486/PLANCO
Proposal	Erection of temple
Address	Land North West Of Kirkburn Church Peebles Scottish Borders
Date	6/9/17
Amenity and Pollution Officer	David A. Brown
Contaminated Land Officer	Reviewed – no comments

Amenity and Pollution

Assessment of Application

Noise

Nuisance

This is an Application to erect a multi-faith Pagan Temple.

No information has been provided regarding the activities that will take place within the Temple. These may impact on local amenity.

Recommendation

Further information required before Application is determined.

