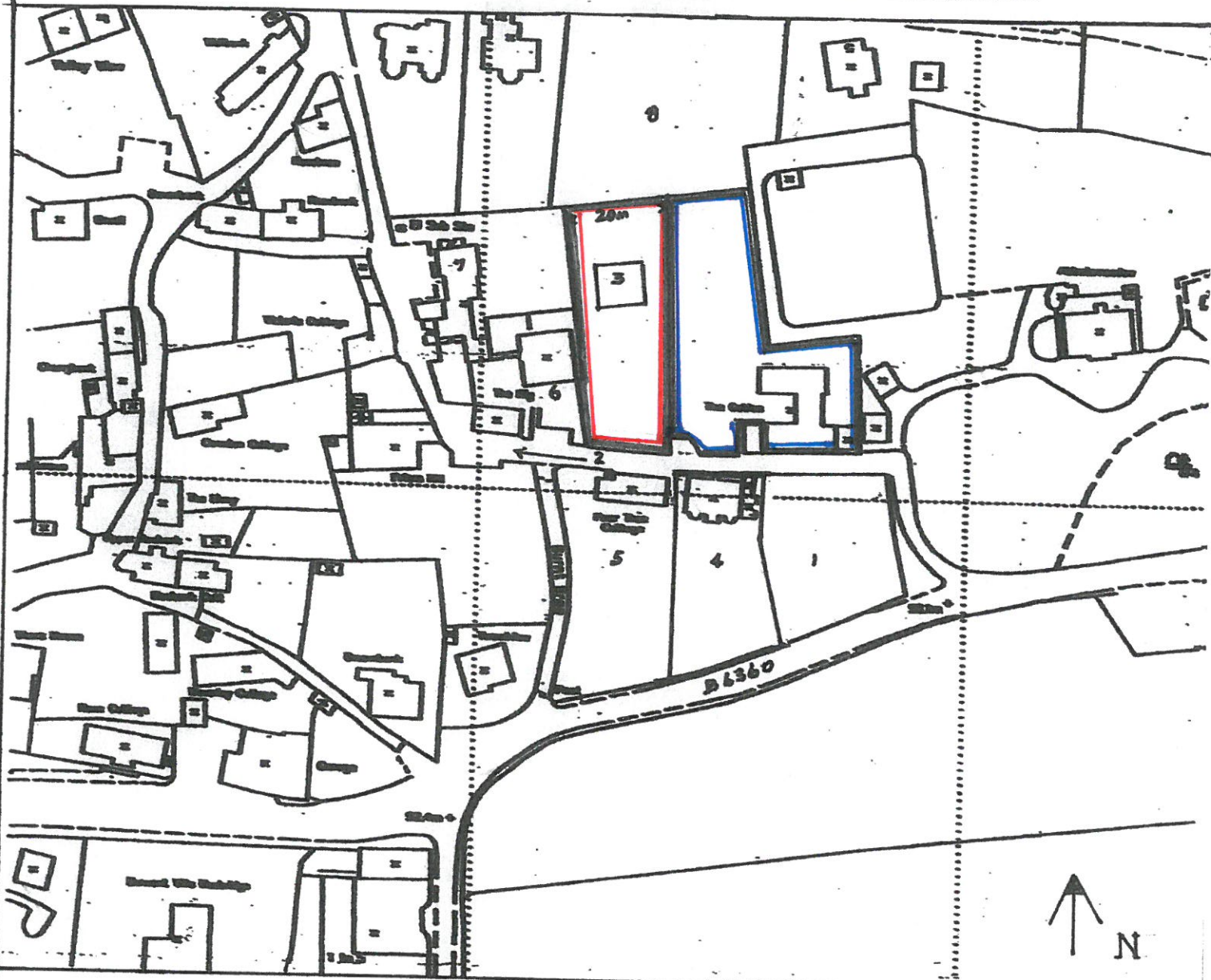


# LOCATION PLAN FOR PROPOSED SITE AT: THE GABLES, GATTONSIDE, MELROSE.



**NOTES:**

- 1 RECENT PLANNING APPROVAL FOR NEW DWELLING
- 2 ALTERNATIVE ACCESS TO B6360
- 3 ESTIMATED SITE FOR NEW DWELLING : MEASURED SIZE 20

**NEIGHBOUR NOTIFICATIONS:**

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**APPLICANT:**

Mr & Mrs A. MATTHEW,  
THE GABLES,  
GATTONSIDE,  
MELROSE TD6 9NJ.

**PROJECT:**

PROPOSED SITE FOR  
SINGLE DWELLING AT  
THE GABLES, GATTONSIDE

**TITLE:**

LOCATION PLAN  
SCALE 1:1250  
DATE 12/01/17



Site West of Abbotscroft, Priors Road, Gattonside, Melrose.

16 March 2018

**Planning Appeal Reference 17/01617/PPP**  
**Land N / NW of The Gables, Gattonside.**

My partner, Katrina Slater, and I, are the owners of the building plot lying immediately south of The Gables, Gattonside. We have owned this plot for some 9 years or so, and are shortly to commence work there.

I have become aware of the above planning application, and understand that a number of objections have been raised, albeit from only a small number of households.

As an immediate neighbour of the applicant at The Gables, and as a regular user of Priors Road, Gattonside, might I suggest that my opinion in respect of said application be taken in to account. I understand that an appeal process is currently underway.

Once complete, our build will add 2 cars to the dwellings immediately sitting along the length of Priors Road. This is a small, unadopted road which sees very little vehicular traffic. It is in effect somewhat "out of bounds" to larger commercial vehicles because of its physical dimensions, thus eliminating that element of vehicular traffic. Indeed, in the many times that we have worked at the plot, the traffic flow along Priors Road has, to all intent and purposes, been almost non-existent. The very occasional car passing is all that I have ever observed.

Priors Road is representative of a number of similar lanes within Gattonside. Of note, The Loan gives access to vehicular traffic from a number of directions – the ongoing commercial develop by Crawfords Builders at Monkwood (with a number of plots still to be developed); private houses north of this site; traffic coming N from the Main St B6360, and also from the easterly direction at the top end of Gattonside. The number of potential vehicles using this lane, therefore, is clearly significantly greater, yet I perceive no problems whatsoever with traffic flow or pedestrian safety here.

Throughout the village, and indeed on Priors Road itself, if there is ever an occasion where 2 vehicles do happen to meet from opposite directions, then there are a number of laybys etc that allow vehicles to pass one another safely and with minimal fuss. This is not an issue. This is in fact the nature of

the lanes of the village, is part of its charms, and is what I am sure attracts many home owners to Gattonside in the first place.

I understand the issue of refuse vehicles has been raised. They have never been able to gain access fully to Priors Road, because of their physical dimensions. Indeed, it would be preferable if they did not attempt to do so, as the lane is somewhat in need of surface repair, and heavy HGV traffic is significantly responsible for contributing to this issue (particularly at its junction with the B6360. That being said, the addition of one or two more private cars to the potential development being discussed here will have a negligible affect on what already exists. Rather, addressing where the refuse vehicles actually pick up would do much more to enhance the longevity of the road surface.

I understand at this time that costs for repairs to the road surface are undertaken by mutual consent with house owners of the lane. Perhaps in the future consideration might be given to having the road adopted – but that is of separate concern, and not pertinent to this matter in question.

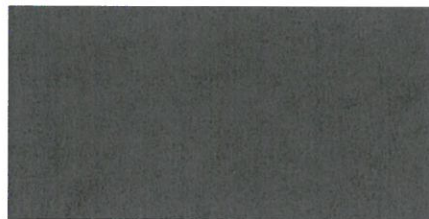
Whilst not the best, the junction of Priors Road with the B6360 can always be negotiated safely and without endangering other road users, provided a person exercises that amount of care and attention reasonably expected by a competent driver. Again, the actual volume of traffic, no matter how insignificant, does nothing to exacerbate this position. Moreover, there are a number of other routes from which entry and egress to Priors Road can be achieved, other than the one described here.

Given the foregoing, I would wish to register my support for the proposed planning application / development.

May I also take this opportunity to apologise for the late submission of this letter. I was not neighbour-notified of the application, and only latterly became aware of the matter.

With regards.

Mr. Stephen Andrews  
c/o Lower Ashtree House  
Tower Road  
Darnick  
TD6 9AX.





Borders Council – Planning  
Newton St Boswells

16 March 2018

Dear Sirs

**Site West of Abbotscroft, Priors Road, Gattonside, Melrose**

I would like to take up the opportunity to offer my support to Planning Appeal Reference 17/01617/PPP.

I have owned land in the village on Priors Road for some nine years with full planning permission, but only commenced developing it this month, and had previously not been made aware of the above application.

I appreciate I missed the initial period for commenting on planning, but feel it is now appropriate to comment as my development is underway and I will be a resident living on Priors Road later this year.

I am very familiar with the proposed site at the Gables as my own development is in close proximity.

Full Planning permission for my development West of Abbotscroft was met with not one word of dissent. The decision not to grant planning for this application does appear contradictory by all concerned given that the application above is for a site less than 50 metres from my own; has very good access (even better than my own); good line-of-sight to Priors Road and is set back from the road. Furthermore it has ample off-road parking, better than most of the existing properties, to accommodate resident's vehicles and vehicles associated with any development of the site.

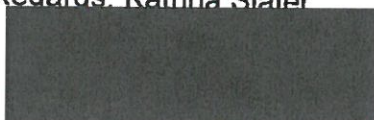
I bought the land, with my partner Stephen Andrews, on Priors Road with the purpose of building a dwelling house, with full knowledge of the lay of the land - single unadopted road, rural setting, no or little street lighting being some of the many selling points.

I have tended and visited our land and neighbours in Priors Road many times per week over the last nine years, in 'peak' and 'off-peak' times. I have in all of that time never had any issue with accessing the road and found the volume of traffic on Priors Road to be insignificant.

Our plot is situated on the main road B6360 on the junction with Priors Road, all cars using this junction pass by our plot. All of the cars I have witnessed joining the B6360 from Priors Road or accessing Priors Road from B6360 have negotiated the junction safely with no incidents or endangerment to other road users. There are a number of junctions within the Borders in villages close by that have much poorer accessibility.

In recent conversation with my neighbours residing in Abbotscroft, in the six or so years they have lived on and used Priors Road to access their property, they have had no issue with the road. I questioned the upkeep of the road. They informed me that the responsibility fell to those dwelling on and using the road to access their properties and it has never been raised as a communal concern.

Regards, Katrina Slater



Owner – Priors Road, Gattonside  
c/o Lower Ashtree House  
Tower Road  
Darnick  
TD6 9AX

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**Planning Application  
17/01617/PPP**

**Copies of Original Application  
with Site Plan,  
Access to Site and Additional  
Notes with photos showing  
access to Priors Road.**



# PLANNING APPLICATION

1. Name and Address of applicant	Name and Address of Agent
<p>MR &amp; MRS A. MATTHEW</p> <p>THE GABLES, GATTONSIDE,</p> <p>MELROSE Post Code TD6 9NJ</p> <p>Tel. No. [REDACTED]</p> <p>E-mail address.. [REDACTED]</p>	<p>.....</p> <p>.....</p> <p>..... Post Code.....</p> <p>Tel. No. ....</p> <p>E-mail address.....</p>

2. Full Postal Address of Application Site (edged in red on the site plan)

THE GABLES  
GATTONSIDE  
MELROSE TD6 9NJ

Is this address a flat?

Yes  No

3. Brief Description of Proposed Development

ERECTION OF A ONE/ONE & HALF STOREY MODERN DWELLING.  
PROVISION OF A GARAGE WITHIN DESIGN ADJOINING OR PART OF  
DESIGN IF 1 1/2 STOREY.

4. Type of Application (tick one box only)

(a) Full application for new building works and/or a change of use and/or engineering works

(b) Full application for a change of use not involving any building works

(c) Planning permission in Principle

(d) Approval of matters specified in conditions (pursuant to a Planning Permission in Principle)

(e) Application for removal or variation of a condition on a planning permission previously granted  
(Please indicate reference number of previous application)

(f) Application for renewal of a limited period permission  
(Please indicate reference number of previous application)

(g) Application for renewal of an unimplemented permission  
You need only answer Questions 17 and 18  
(Please indicate reference number of previous application)

5. Applications for Matters Specified in Conditions (if you ticked (d) in Q.4, please complete)

(a) State the reference number and date of the planning permission in principle .....

(b) State which of the conditions are submitted for approval as part of this application:

All Conditions (please tick)  or Condition Numbers



**6. Pre-Application Discussion and Consultation**

(a) Has assistance or prior advice been sought from Scottish Borders Council about this application?

Yes

No

*I AM INFORMED THAT PRE APPLICATION MEETING AND ADVICE IS SUSPENDED AND NOT BEING CARRIED OUT.*

If yes, please complete the following information about the advice you were given:

Officer Name:

Date:

Council Reference:

(b) Has Pre-Application Consultation taken place (for MAJOR developments: See Notes for Guidance)?

Yes

No

*NOT AVAILABLE : PRE APPLICATION CONSULTATION SUSPENDED BY S.B.C.*

If Yes, a Pre-application Consultation Report should accompany this application

**7. Site Area**

8. State whether applicant owns or controls any adjoining land (edged in blue on submitted plans)

*0.0980* hectares

Yes

No

**9. Existing/Proposed Uses**

Please indicate all existing and proposed uses that are the subject of this application:

Existing	Proposed
<i>GARDEN GROUND</i>	<i>NEW DWELLING TO BE 1 or 1 1/2 STOREY CHALET TYPE MODERN HOUSE.</i>

**10. Commerce and Business**

**(A) Floorspace**

Please indicate the total amount of floorspace (in square metres) to which this application relates

Existing -

Proposed -

**(A) Employment**

Please indicate the number of staff employed (including part-time):

Existing -

Proposed -

**(B) Traffic Flow**

What is the anticipated traffic flow to the site during a normal working day? (No. of vehicles moving in and out of the site) (Include all vehicles except those used by individual employees driving to work)

Existing -

Proposed -

**(C) Industrial Processes**

In the case of industrial development, please give a description of the processes to be carried on and of the end products, as well as the type of machinery to be installed:

**(D) Storage of Hazardous Substances**

Will the proposal involve the use or storage of any materials of a type and quantity defined as hazardous substances? If YES, please state materials and quantities below:



**11. Car Parking**

Please indicate car parking facilities/spaces:

Existing: *SPACE IN GARDEN GROUND FOR 2+ CARS* Proposed: *GARAGE WITHIN DESIGN OR FREESTANDING FOR 2 CARS.*

**12. Accesses and Rights of Way (Please tick those that apply)**

- (A) There will be no new access to a highway (either vehicle or pedestrian), no alteration to an existing access to a public road and no alteration to any public right of way or other public path
- (B) There will be a new or altered access to a public road                      Vehicular                       Pedestrian
- (C) A public right of way or other public path will be affected by the proposed development

**13. Trees**

Will the proposed development involve the felling of any trees?                      Yes                       No   
 (If YES, please indicate positions on plan)

**14. Drainage and Water Supply**

(A) Please state how surface water will be disposed of: *MAIN DRAINAGE TO MAIN SEWER -*

(B) How will foul sewage be dealt with?

Mains sewer                       Septic Tank and Soakaway                       Other (Please specify).....

(C) From where will the proposed development receive its water supply?

Public mains supply                       Private source

Where the water supply is from a private source, has any testing or analysis been undertaken?

Yes                       No

Please indicate position of source on location/site plan, and where possible provide details of the source (e.g. borehole, spring etc.), and of any related pipework or apparatus

**15. Materials**

Please state type and colour of materials to be used (if known)

	EXISTING	PROPOSED
Exterior Walls		<i>BRICK, BLOCKWORK, TIMBER DEPENDING ON DESIGN</i>
Roof		<i>SLATE - TILES</i>
Windows		<i>DOUBLE GLAZING</i>

**16. Additional Information**

Is there any additional information you wish to give in support of this application?

*ACCESS TO THE SITE IS PRESENTLY AVAILABLE FROM A PRIVATE ROAD (SEE PHOTOS) HOWEVER IT WILL PROBABLY REQUIRE TO BE WIDENED TO GIVE SPLIT ACCESS TO THE GABLES AND THE NEW PROPOSED SITE.  
 THERE IS ACCESS FROM THE PRIVATE ROAD TO THE PUBLIC B6360 AT THE JUNCTION OF PRIORS ROAD AND ALTERNATIVE ROUTE USING THE LOAN (SEE ADDITIONAL NOTES LOGGED WITH APPLICATION.  
 THIS IS THE LAST VIABLE DEVELOPMENT SITE ON THIS ROAD  
 RECENT APPROVAL FOR NEW DWELLING WITH NOTES GOOD ACCESS TO PRIVATE ROAD*

17. Declaration

I hereby apply for planning permission and declare that, to the best of my knowledge, the information contained in this application and on the submitted plans is correct.

I attach FOUR copies of the application forms and enclose the application fee of £ 410.00, together with:

- Four sets of the necessary plans and drawings
- In the case of MAJOR developments, a Pre-Application Consultation Report
- A Design and Access Statement or Design Statement, where the application site is situated within a conservation area, historic garden or designed landscape, a National Scenic Area, the site of a scheduled monument or the curtilage of an A Listed Building (see Notes for Guidance for further information)

Signed... [redacted] on behalf of MR + MRS A. MATTHEW Date 20/11/17

18. Please complete Certificate A and Certificate B (please tick ONE box in each)

**CERTIFICATE A** under Section 35 of the Town and Country Planning (Scotland) Act 1997, as amended

I certify that:

- At the beginning of a period of 21 days ending with the date of this application, nobody other than the applicant was the owner<sup>1</sup> of all of the land to which the application relates
- OR
- The applicant has given the required notice to everyone who, at the beginning of the period of 21 days ending with the date of the accompanying application, was the owner<sup>1</sup> of any part of the land to which the application relates, as listed below:

Owner's Name	Address at which notice was served	Date on which notice was served

Signed... [redacted] on behalf of MR + MRS A. MATTHEW Date 20/11/17

**CERTIFICATE B** under Section 35 of the Town and Country Planning (Scotland) Act 1997, as amended

I certify that:

- At the beginning of a period of 21 days ending with the date of this planning application, none of the land to which the application relates is, or is part of, an agricultural holding;
- OR
- The applicant has given the required notice to every person other than the applicant who, at the beginning of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:

Tenant's Name	Address at which notice was served	Date on which notice was served

Signed... [redacted] on behalf of MR + MRS A. MATTHEW Date 20/11/17

<sup>1</sup> An owner includes anyone with a lease on the land that has at least seven years left to run



# LOCATION PLAN FOR PROPOSED SITE AT: THE GABLES, GATTONSIDE, MELROSE.



### NOTES:

- 1 RECENT PLANNING APPROVAL FOR NEW DWELLING
- 2 ALTERNATIVE ACCESS TO B6360
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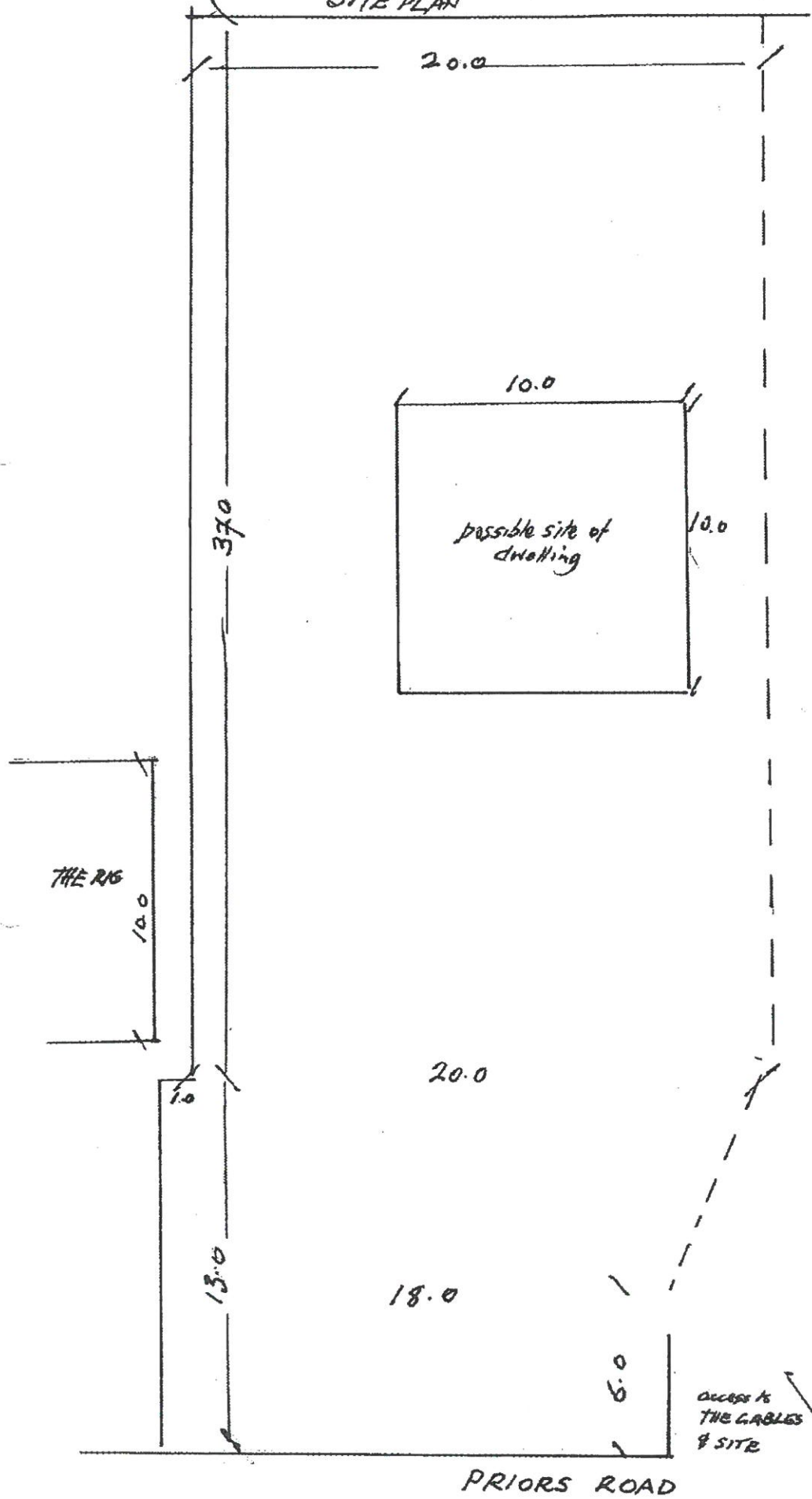
PROPOSED SITE FOR  
SINGLE DWELLING AT  
THE GABLES, GATTONSIDE

#### TITLE:

LOCATION PLAN  
SCALE 1:1250  
DATE : 20/11/17

PLANNING APPLICATION FOR NEW DWELLING  
 AT THE GABLES, GATTONSIDE, MELROSE

SITE PLAN



Main area  
 approx 20.0m x 37.0  
 18.0m x 13.0  
 974m<sup>2</sup>

Say 980m<sup>2</sup>  
 approx 0.0980ha



SCALE 1:200  
 ALL MEASURED  
 SIZES

access to  
 THE GABLES  
 & SITE

PRIORS ROAD