

**From:**Robin Chisholm  
**Sent:**Mon, 18 Dec 2017 09:32:31 +0000  
**To:**DCConsultees  
**Subject:**Comments from Melrose & District Community Council

Good Morning

*Our Ref:* 17/01617/PPP

*Your Ref:*

*E-Mail:* JHayward2@scotborders.gov.uk

Melrose Community Council

Mr R Chisholm

*Date:* 30th November 2017

**NAME OF APPLICANT:** Mr And Mrs A Matthew

**NATURE OF PROPOSAL:** Erection of dwellinghouse

**SITE:** Land North West Of The Gables Gattonside Scottish

Borders

**Our only concern re this application would be Will additional traffic and traffic movements on these already congested lanes have a detrimental effect on existing residents?**

# REGULATORY SERVICES



To: **Development Management Service**  
**FAO Mr. C. Clarke, Council H. Q.**

Date: **8<sup>th</sup> Jan. 2018**

From: **Roads Planning Service**  
Contact: **A. Scott**

Ext: **6640**

Ref: **17/01617/PPP**

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**Subject: Erection of Dwelling**  
**Land at 'The Gables', Gattonside – 17/01617/PPP**

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I am unable to support this application on the grounds of road safety.

The junction of the private road (Priors Road), serving the site, and the B6360 is not suitable for additional traffic. The acute angle at which Priors Road joins the B6360 means that any vehicle making a left turn in has to utilise the opposite lane to make the manoeuvre in a single movement. This geometry combined with the width of the junction and private road means that vehicles cannot pass in the junction area or on the initial length of road. This means that when a driver is coming out of Priors Road and another driver is trying to enter, the main road driver is stranded, possibly having to reverse to allow the Priors Road driver out. Alternatively, the main road driver has to wait while the Priors Road driver attempts to reverse around the tight 90 degrees bend. This situation is exacerbated by the steep gradient of Priors Road in the junction area and excessive amount of loose road material and uneven nature of the surface. Furthermore, junction visibility where Priors Road joins the B6360 is slightly below standard.

Priors Road itself, between the B6360 and The Loan, suffers from poor construction make-up, tight geometry, lack of width combined with limited forward visibility, inadequate passing provision, absence of on-street parking and inadequate street lighting.

The junction of the road serving the site and The Loan is substandard in geometry meaning that a left turn out of Priors Road or a right turn in is extremely difficult.

All matters considered, I am unable to support further development served by Priors Road and recommend this application be refused in the interests of road safety.

DJI

## PLANNING CONSULTATION

To: Landscape Architect

From: Development Management

Date: 30th November 2017

Contact: Julie Hayward ☎ 01835 825585

Ref: 17/01617/PPP

### PLANNING CONSULTATION

Your observations are requested on the under noted planning application. I shall be glad to have your reply not later than 21st December 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 21st December 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:** Mr And Mrs A Matthew

**Agent:** N/A

**Nature of Proposal:** Erection of dwellinghouse

**Site:** Land North West Of The Gables Gattonside Scottish Borders

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**OBSERVATIONS OF: Landscape Architect**

## CONSULTATION REPLY – S MCDERMOTT

The site was visited on 1<sup>st</sup> December.

### Description of the Site

The site is garden ground of The Gables and there are quite a number of trees along the west, north and east boundaries in the northern half of the site, as well as trees in other locations in the southern half. A number of conifers have been recently granted permission to be felled along the west boundary and the south boundary, and this work has been carried out.

The site lies within the Gattonside Conservation Area.

### Nature of the Proposal

The proposal is to build a single detached house towards the north end of the site.

### Implications of the Proposal for the Landscape including any Mitigation

Before an assessment of the proposal can be made, a tree survey should be undertaken by a competent arboriculturalist to BS 5837:2012 to establish whether there is adequate area to allow a dwellinghouse to be built, i.e. to establish the developable area of the site, including access and service runs.

**Once we have the requested tree survey information we will be better able to assess the impact of the proposal**

## PLANNING CONSULTATION

To: Archaeology Officer

From: Development Management

Date: 30th November 2017

Contact: Julie Hayward ☎ 01835 825585

Ref: 17/01617/PPP

### PLANNING CONSULTATION

Your observations are requested on the under noted planning application. I shall be glad to have your reply not later than 21st December 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 21st December 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:** Mr And Mrs A Matthew

**Agent:** N/A

**Nature of Proposal:** Erection of dwellinghouse

**Site:** Land North West Of The Gables Gattonside Scottish Borders

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**OBSERVATIONS OF: Archaeology Officer**

## CONSULTATION REPLY

Thank you for requesting an archaeology consultation on this application. There are no known implications for this proposal. However, the location is within an area of some archaeological sensitivity.

Gattonside formerly had a medieval grange linked to Melrose Abbey. The remains of a supposed 'castle' were identified near Springbank house to the north-west in the 18<sup>th</sup> or 19<sup>th</sup> century. This may partly have been the remains of the grange. Its extent is unknown, and it may have extended further to the south into Gattonside.

I do not anticipate related archaeology being present on this development site. However for the sake of precaution on the basis of the above evidence I recommend the following informative:

There is a low potential for encountering buried archaeology during excavations. If buried features (e.g. walls, pits, post-holes) or artefacts (e.g. pottery, ironwork, bronze objects, beads) of potential antiquity are discovered, please contact the planner or Council's Archaeology Officer for further discussions. Further investigation secured by the development may be required if significant archaeology is discovered per PAN2(2011) paragraph 31. In the event that human remains or artefacts are discovered, these should remain in situ pending investigation by the Archaeology Officer. Human Remains must be reported immediately to the police. Artefacts may require reporting to Treasure Trove Scotland.

## REGULATORY SERVICES

To: Chief Planning Officer  
Fao: Julie Hayward  
From: Planning Implementation

Date: 20/12/2017

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

☎ x6563

Ref: 17/01617/PPP

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**Subject: LAND NW THE GABLES, GATTONSIDE, ERECTION OF  
A DWELLING**

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*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 within the Gattonside conservation area but is located away from the main street. The land appears not to have been developed before (nothing evident on the first OS mapping) and appears have been used previously as "orchard" land. The site lies adjacent to the category B listed The Rig, designed by Peter Womersley.

### **ASSESSMENT OF PROPOSALS**

I consider that there is some scope for residential development on this site which would not adversely impact on the character and appearance of the conservation area. Care would be needed in terms of the positioning within the site, scale and massing of any house to ensure that this does not have an adverse impact on the setting of the important Womersley designed house to the west; this may suggest that a single storey house may be more appropriate.

### **RECOMMENDATION / RECOMMENDED CONDITIONS.**

No objections to the principle of development on this site, but there would need to be a series of appropriate conditions to cover the detailed design, including siting, scale, mass and external materials.

## PLANNING CONSULTATION

On behalf of: Director of Education & Lifelong Learning

From: Director of Assets & Infrastructure

Contact: Neil Hastie, Estates Manager

To: Head of Planning & Building Standards

Date: 18 December 2017

Contact: Julie Hayward ☎ 01835 825585

Ref: 17/01617/PPP

### PLANNING CONSULTATION

**Name of Applicant:** Mr and Mrs A Matthew

**Agent:** n/a

**Nature of Proposal:** Erection of dwelling house

**Site:** Land North West of The Gables, Gattonside, Scottish Borders

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**OBSERVATIONS OF: Education & Lifelong Learning (Neil Hastie)**

### CONSULTATION REPLY

I refer to your request for Educations view on the impact of this proposed development which is within the catchment area for Melrose Grammar and Earlston High School.

A contribution of £2,438 is sought for the Primary School and £3,428 is sought for the High School, making a total contribution of £5,866.

Contributions are sought to raise capital to extend or improve schools or where deemed necessary to provide new schools in order to ensure that over capacity issues are managed and no reduction in standards is attributed to this within the Borders Area.

This contribution should be paid upon receipt of detailed planning consent but may be phased subject to an agreed schedule.

*Please note that the level of contributions for all developments will be reviewed at the end of each financial year and may be changed to reflect changes in the BCIS index – therefore, we reserve the right to vary the level of the contributions.*

If you require any further information please do not hesitate to contact me by emailing [estatementagement@scotborders.gov.uk](mailto:estatementagement@scotborders.gov.uk)