

Walling, Fiona

From: Helen Johnson <helenjohnson@bt.com>
Sent: 10 April 2018 15:37
To: localreview
Subject: Application Ref: 17/01617/PPP Land North West Of The Gables Gattonside

I am emailing with regard to the above application. Further to my objection of December 2017 I maintain that, as a current resident who has campaigned for road safety in this part of Gattonside for the past 5 years, no further vehicular use of any description should be encouraged within this tiny network of lanes which are single track and without pavements. Contrary to Mr Stephens' comments (5th, April 2018) the surrounding lanes may be appealing to local residents but they are not safe, with many properties being damaged, traffic driving too fast and several near misses for pedestrians. On these grounds the application should be refused. However, in order to gain planning consent, I would suggest to the applicants, Mr and Mrs Matthews, that they set up a 'pop up' Market Garden in their grounds, give it 8 months and then reapply in order for the RPS to remove their objection based on the historical use of the site, as this method proved highly successful for the recent application next door to Abbotsknowe.

Helen Johnson.

carruthers associates

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Scottish Borders Council,
Council Headquarters,
Newtown St. Boswells,
Melrose,
Scottish Borders,
TD6 0SA

12.4.2018

Dear Sir/Madam,

Ref. Application Number 17/01617/PPP Erection of Dwelling House Land North East of the Gables, Gattonside, Scottish Borders - Review.

I wish to add comments to the points raised in the appeal process for the above planning application.

1. My main objection to the proposed development, as a road user, council tax payer, is on the grounds of road and pedestrian safety.
2. Priors Road users, who are increasing in number, exit, over private land courtesy of the owners of Abbotsmeadow. This access in theory could be removed at any point.
3. The exit on the B6360, has very limited site lines in the east / west direction, with on-coming traffic hidden in a blind corner. The consequence is that traffic, often coming at speed, is forced to swerve to avoid a car exiting the B6360, which in order to check for traffic has to emerge considerably on to the road.
4. When travelling in west to east along the B6360, access by turning left necessitates travelling on to the other side of the road, there by halting traffic in both directions. Any traffic, again from west to east, even travelling within the speed limit, would meet stationary traffic around the blind corner.
5. Priors Road itself, which is privately maintained, has no so-called layby in which cars can pass, only occasionally un-occupied resident parking places. Otherwise all vehicles, which daily now include delivery vans, are forced to reverse some considerable distances.
6. Over 30 years ago, a planning application was refused in the grounds of Priors Hill on the grounds of traffic issues and road safety. I would ask what has altered and improved for road users that would change that situation?
7. As to the existing new build, as proprietors who are not adjoining, we did not receive notice of this intention, otherwise I would have objected on the same grounds.

Yours faithfully,


Sheila-Mary Carruthers (Professor)

Walling, Fiona

From: Stuart Foulkes
Sent: 11 April 2018 22:31
To: localreview
Subject: Appeal ref 18/00010/RREF Planning Ref 17/01617/PPP

Dear Ms McGeoch

Thank you for your letter dated 29th March 2018. In response to the appeal, I confirm that I support the decision to decline the application and the view of the council and the roads department that access is an obstacle to this proposal. My concerns remain and unfortunately I am not reassured by the applicant or the letters of support from non-residents.

Of course cars don't meet constantly on this quiet road but it does happen as any resident will confirm. Obviously, this will increase with more houses and we don't yet know the impact of the new properties on The Loan, or on Priors Road, or the newly opened access to Monkswood at the top of The Loan. Maybe we will in a few years but in the meantime I'm not sure it's sensible to build more.

I am not unhappy with the current state of the road for routine access by residents but for heavy construction traffic it would be a different matter. In any case, access for construction traffic will probably be impossible. There is a 90 degree bend either side of the site.

I don't think the plot next to Abbotscroft sets a precedent because I understand construction traffic is intended to enter that site across the strip of land to the east, almost directly from the main road and not negotiating either bend. This is clearly not an option for the proposed new site so it is probably an irrelevant comparison, despite the proximity.

Care and competence would be the only ingredients necessary for safely exiting Priors Rd if everyone on the main road were also careful and competent, but vehicles often drive too fast along that stretch. This is a hazard familiar to all residents.

Clearly confused rubbish collection arrangements aren't a massive issue but it adds to the picture of the access situation. To clarify, bin lorries used to reverse up from the main road to the first corner where everyone left their bins until last year when the council bought new larger lorries which didn't fit (we went three months without a collection while this was resolved). Therefore, we now have two different collection days each week and people leave their bins in various places on the different days.

Yours sincerely

Stuart Foulkes
Abbotscroft, Priors Rd, Gattonside

Walling, Fiona

From: Anne <[redacted]>
Sent: 12 April 2018 13:51
To: localreview
Subject: Review of Planning Appeal Ref. 18/00010/RREF

Dear Sir/Madam,

I am writing in answer to your letter informing us of a Notice of Review having been received by Scottish Borders Council concerning the decision of the Council to refuse planning permission in respect of 17/01617/PPP.

We would reiterate what we have stated in our letter opposing this application. We also wish to add the following information

Vehicles using Priors Road-

Originally 4 properties possibly 4 vehicles, now there is a total of 7 vehicles

A further 3 properties were added about 1960 – 6 more vehicles

Another property was given planning permission approx. 2015 a further 2 cars

This recent application potentially 2 more cars – making a total of 17 vehicles plus a number of service vehicles, gardening vehicles some with trailers and other local residents using Priors Road. This is WITHOUT ANY IMPROVEMENT to the original access/exit.

Yours faithfully,

W.G. and A.E. Highet

Sent from Mail for Windows 10

Walling, Fiona

From: Esme Allen <[redacted]>
Sent: 12 April 2018 21:15
To: localreview
Subject: Appeal ref. 18/00010/RREF and planning ref. 17/01617/PPP.

Dear Ms McGeoch

I am writing in response to your letter regarding Mr and Mrs Matthew's appeal (appeal ref. 18/00010/RREF and planning ref. 17/01617/PPP).

After reading all the items raised, I am still in full support the council's decision to decline the application. I also agree with the assessment made by the roads department that access and safety is a major issue and the lane (Priors Road) cannot cope with anymore traffic.

Unfortunately after reading the appeal application written by Mr Matthews and the notes of support from the couple who are yet to move to the village from Darnick, I still remain unconvinced and my concerns remain valid.

The new properties on The Loan and the newly opened access to Monkswood at the top of The Loan will without doubt mean more traffic accessing Priors Road and we have yet to see the outcome of the traffic from the new house yet to be built on the land previously belonging to Mr Matthews to the east of Abbotscroft.

The Loan is far too narrow to allow heavy construction traffic to access the proposed site and my understanding from the building next door is they are accessing the plot by bringing lorries and vans directly from the main road across a strip of land. This of course would not be possible with the proposed new build so the comparison that has been made in the appeal is irrelevant.

Yours sincerely

Esme Allen
Abbotscroft, Priors Rd, Gattonside, Melrose TD6 9N

Walling, Fiona

From: Carole Evans -
Sent: 13 April 2018 16:26
To: localreview
Subject: Application number17/01617/PPP
Attachments: IMG_5326.JPG; ATT00001.txt; IMG_5337.JPG; ATT00002.txt; IMG_5340.JPG; ATT00003.txt; IMG_5376.JPG; ATT00004.txt; IMG_5369.JPG; ATT00005.txt; IMG_5372.JPG; ATT00006.txt

Ref application number 17/01617/PPP . Erection of Dwelling House, Land North East of ThGables, Gattonside,Scottish Borders,- Review

Dear Sir/ Madam

With reference to the Review of the above application, I wish to make the following comments to endorse my concerns regarding increased vehicular access to Priors Road, Gattonside.

1) I have attached a series of photographs taken on 28/3/18 and on11/4/18 when inappropriate vehicles have followed their SAT navigation system, coming down Priors Road from The Loan. They were then unable to negotiate the right hand bend at the south end of Priors Road to exit onto the B6360. Both vehicles had to reverse and experienced great difficulty in returning up hill to rejoin The Loan. This emphasises my point of concern over access for construction vehicles to this proposed building site.

2) All residents of Priors Road have experienced the difficulty experienced on meeting an exiting vehicle when coming up Priors Road from the B6360. This often necessitates reversing back out onto the B6360 when visibility is impossible regarding oncoming traffic ,especially vehicles coming from the west. This is not an infrequent occurrence.

On exiting Priors Road one has to exercise extreme caution with regard to the blind corner at Tweed View. Many cars coming from the west are often unaware of the concealed exit from Priors Road and are often accelerating out of the Garage corner towards the end of the 30mph limit. This necessitates either a sudden stop on the part of the exiting vehicle or the oncoming vehicle has to swerve to the opposite side of the B6360 to avoid it.

3) Priors Road is an unadopted road and each household is responsible for the adjacent road surface to the midline of the road. Certain areas of the road have been maintained and these householders are consequently concerned about damage which may be caused by heavy construction vehicles.

4) There are no designated passing places on Priors Road, only street parking for individual houses which may be occupied at all times if the day or night, severely restricting the width of the road.

Yours faithfully

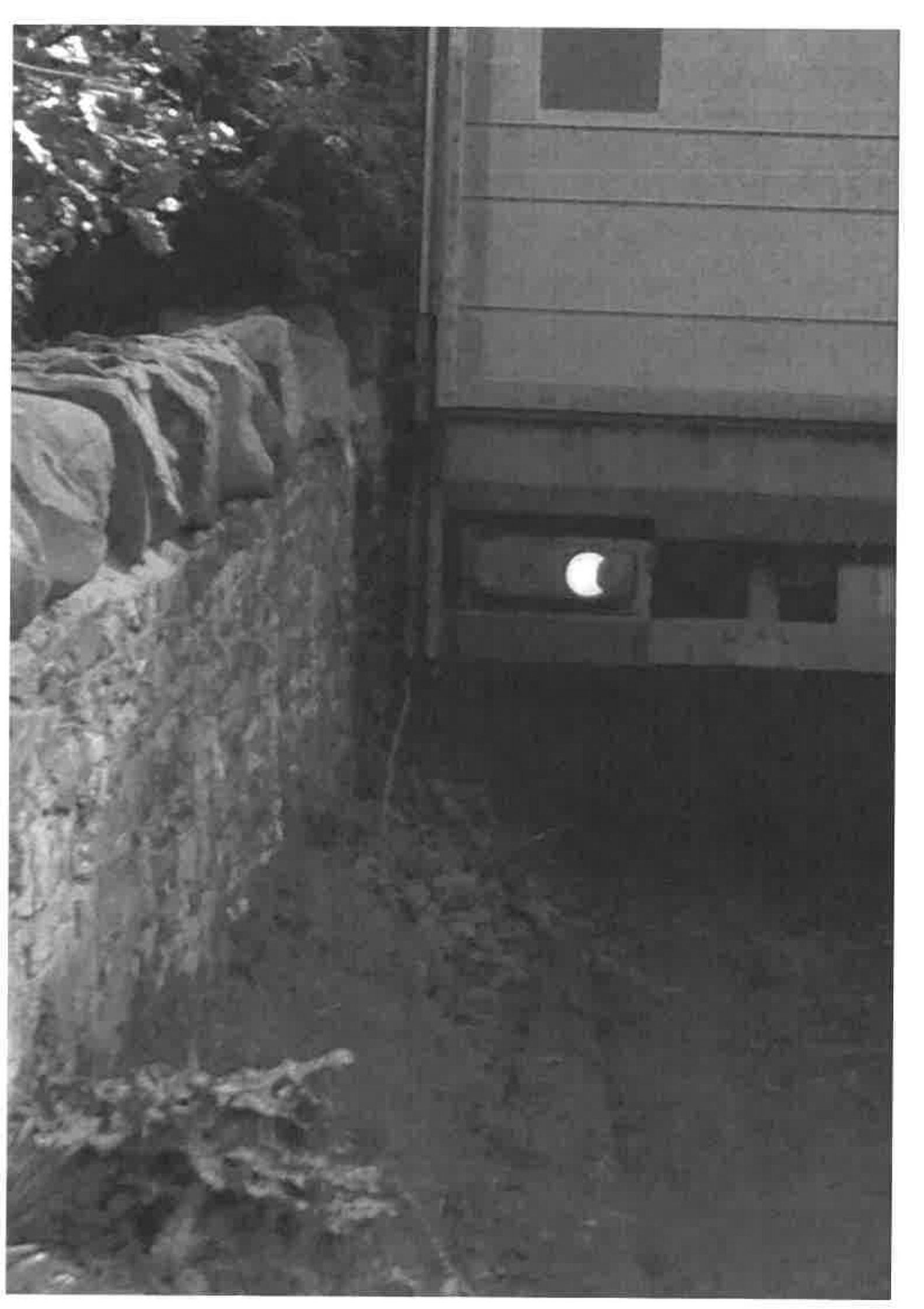
Carole L Evans
Victoria Cottage
Priors Road
Gattonside
Melrose
TD69NJ













Walling, Fiona

From: Hamish Ian Carruthers <
Sent: 12 April 2018 10:56
To: Clarke, Carlos
Cc: Committee Papers
Subject: Planning Application 17/01617/PPP Appeal
Attachments: SBC Letter 2 for 1701617PPP.docx; Van pic. 3.jpg; Van Pic 2.jpg; Van Pic 1.jpg

Dear Mr. Clarke,

Please see the attached letter and photos which are relating to the appeal for Application 17/01617/PPP.

The photos show recent commercial traffic which have had to use our part of Priors Road and our car park to turn or reverse into as it is the only place on Priors Road where they can turn. The vans had reversed back along Priors Road which is an extremely dangerous thing to do as it is narrow and there must be blind spots where children could easily be run over and also damaged my trees. There are no other passing places as stated by the Applicants.
Could someone please confirm receipt.

Best regards,

Hamish I Carruthers

Contact **Carruthers Associates** as follows:-

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Scottish Borders Council,
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12.4.2018

Dear Sir/Madam,

Ref. Application Number 17/01617/PPP Erection of Dwelling House Land North East of the Gables, Gattonside, Scottish Borders - Review.

I note that you have received a Notice of Review and have read the notes on this and would like to make the following points :-

1. Pear Tree Cottage, which is the white house noted on page 3 of the Applicants submission is owned by the Martin family and the passing place that the applicant suggests is where cars can easily pass, is actually where they park two cars when they are in residence. In other words, it is a parking place, not a passing place, as suggested.
2. The new letter of support for the Appeal from the developers of the site directly south of the Gables is interesting as they will be adding to the number of cars using Priors Road and have already left cars parked on Priors Road, blocking the entrance point to Priors Road to the B 6360. That was my personal experience and I had to reverse back along the length of Priors Road. There is now a question as to where they will access their site.
3. The suggestion that Priors Road is hardly used is inaccurate. Heavy vehicles with SAT Navigation are using this private road as a short cut to the B6360 from the Loan. There was a case very recently where a large van had to reverse all the way back from the Gables corner up to the Loan, taking out branches from trees on my premises. That is at least 200 metres. It blocked the road for some time. Another Yodel van did exactly the same thing last night when questioned the van driver said that he was following his SAT Nav. Instruction – see attached photographs.
4. As the plot to the South of the Gables is to be developed in the near future, where is the construction traffic going to go, as the Priors Road entry / exit on to the B6360 is dangerous? I understand that the intention is that the traffic – Cement Mixer Lorries - will come down from the Loan, past our property. This will obviously create major problems and blockage! This site was sold by the Applicants, but the land, road at this point and Oak Tree to the East of the site belongs to Abbotsmeadow.
Therefore, the final comments made by the applicants regarding the improvement of the gradient and surface are obviously questionable as the developer is not the owner!!
5. As to the B6360 being easy to navigate exiting Priors Road, and that traffic from the Galashiels direction is easily seen. This is completely inaccurate. To make a very sharp turn to the right, out of Priors Road is extremely difficult, as traffic from the Galashiels direction is hidden in a bend at the narrow point of the B6360 just past Gattonside Garage.

Traffic actually accelerates at this point up the hill towards Earlston. But when it meets traffic coming from the Earlston direction, particularly heavy vehicles, they all have to stop or slow down opposite the Priors Road exit onto the B6360.

6. The Applicant states in the box on page 3 of 4 in the comment paragraph, "The road is no narrower than others in the village: the construction is the responsibility of the users and no one has raised this question till now". The Applicant also suggests that those who have written against the Application have made no contribution to the upkeep of the road at the Gable and Abbotsmeadow section of the road. In my understanding, having lived on Priors Road since 1978, that each property on the road is responsible for maintaining the surface from the centre of the road adjoining their property, in order that all owners would have use of a well-maintained road from one end to the other. So, are we to be responsible for the whole road now? Our part of the road is well maintained. WE paid for the work done and did not consider asking other users to pay as it was our responsibility!!
7. The Applicant talks about 6 letters coming from 3 houses. It would have been more if the owners of Abbotsmeadow had received the original letter from SBC. Abbotsmeadow is an adjoining property and should have been a priority. Other properties which are on Priors Road did not receive notification of the Application, or they would have made comment for sure.
8. In the last highlighted paragraph, the Applicants talk of "full planning permission has been granted for a site some 35 metres distance away on the same road". I know of no existing site given permission. I do know that an application was made for permission to build a house on land at Priors Hill many years ago. This was turned down on the basis of increasing traffic on to Priors Road. So, what was relevant over 30 years ago must be relevant today. Is this what they are talking about or have I missed something??

Yours faithfully,



Hamish I Carruthers M.B.E

Attached pictures are recent examples – as recent as last night, 13th April, when we had to move cars and bins to allow the Yodel Van to manoeuvre round to face up Priors Road so that it could escape. It had had to reverse back along from the Gables end of the road where it could not get round the right angle corner. This, and the other bigger van had both been directed to Priors Road by their SAT Nav.

This happens constantly, so, so much for the argument that Priors Road is a quiet, easily manoeuvred lane !!





