

**From:** Andrea Beavon [REDACTED]  
**Sent:** 31 January 2018 20:20  
**To:** Hayward, Julie; Andrea Beavon  
**Subject:** Re: Community Council Consultation

Good evening Julie

I have gone on to record our comments re Southbank planning application and I have had to reset the password and not received an e mail confirmation as yet, given the closing dates, we wish to make the following comments on the planning application for Southbank:

**Bowden Village Committee - comments on planning application: Southbank**

1. We have concerns about access to the proposed car-parking and tennis courts being alongside an existing passing place that was erected to allow ease of access to a business at Bowden Mill, we are unsure as to the safety of this, and whether this is permitted?
2. We object to the change of use from agricultural land to domestic/amenity use, we feel that this affords no protection to future proposals to build a residential property on the same site.
3. the residence in question is within a Conservation area, and we feel that this should be considered when looking at the overall extension of the domestic/amenity area of the property.
4. we feel that there is a road safety issue in relation to sight lines east and west of the proposed entrance to the property
5. there is no information regarding current trees in the Conservation area, or plans for new planting?
6. we feel the drawings and information are of poor quality and makes it difficult to ascertain the materials being used, the types of vegetation being planted and any sense of the visual impact
7. There seems to be no plans indicated to shift existing lay-by's - see point 1

8. The current proposed plans are outwith the developmental boundary for Bowden Village and significantly extend the "built" areas of the village, which are traditionally on a ribbon-development model, there are no other residences that extend this far?

I hope that this is easily uploaded onto the electronic planning platform Julie, and had I had more time I would do as soon as the e mail confirmation of the password reset comes through!

Many thanks

Andrea

Regards

*Andrea Beavon*

Secretary,

Bowden Village Committee (*Trustees of Bowden Common*)

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**From:** JHayward2@scotborders.gov.uk <JHayward2@scotborders.gov.uk>

**Sent:** 05 January 2018 13:34

**To:** [REDACTED]

**Subject:** Community Council Consultation

Please see attached document

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# REGULATORY SERVICES



To: **Development Management Service**  
**FAO Mrs. J. Hayward, Council H. Q.**

Date: **5<sup>th</sup> Feb. 2018**

From: **Roads Planning Service**

Contact: **A. Scott**

Ext: **6640**

Ref: **17/01362/FUL**

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**Subject: Formation of access, drive, parking area and tennis court**  
**Southbank, Bowden, Melrose – 17/01362/FUL**

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Whilst I have no objections to the principle of this application, I shall require further details regarding the access. I shall require a drawing showing in more detail how the new access is to tie in with the existing passing place. I note there have been concerns raised regarding the location of the access, however I am satisfied that due to the low traffic figures on the road and the tight geometry in the vicinity, I will not object to the application subject to the additional information being satisfactory.

DJI

## PLANNING CONSULTATION

To: Archaeology Officer

From: Development Management

Date: 5th January 2018

Contact: Julie Hayward ☎ 01835 825585

Ref: 17/01362/FUL

### PLANNING CONSULTATION

Your observations are requested on the under noted planning application. I shall be glad to have your reply not later than 26th January 2018, 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 26th January 2018, 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:** Mrs Sarah Wilkinson

**Agent:** N/A

**Nature of Proposal:** Part change of use of paddock to form new access and drive to dwellinghouse, erection of gates and summerhouse and formation of new parking area and tennis courts

**Site:** Southbank And Paddock South East Of Southbank Bowden Melrose  
Scottish Borders TD6 0ST

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**OBSERVATIONS OF: Archaeology Officer**

## CONSULTATION REPLY

There are no known implications for this proposal.

## PLANNING CONSULTATION

To: Landscape Architect

From: Development Management

Date: 5th January 2018

Contact: Julie Hayward ☎ 01835 825585

Ref: 17/01362/FUL

### PLANNING CONSULTATION

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### OBSERVATIONS OF: Landscape Architect

## CONSULTATION REPLY

The site was visited on 19<sup>th</sup> January.

The site is part garden ground and part paddock immediately adjacent and south of the garden to Southbank. Southbank is located on the south side of Bowden and within the Conservation area which extends southwards from the village to include Bowden Kirk, the Manse and Bowden Mill and also the large field to the east of the minor road to the Kirk.

The proposal is to form a new driveway accessed off the minor road to the south of the house and garden and to build a tennis court with associated summerhouse in the paddock.

#### Driveway and Parking

To establish that the new parking area amongst the existing garden trees will not damage those trees, all of which are to be retained, we need to see a drawing showing the location of these trees in relation to the works and showing their individual Root Protection Areas (RPAs) calculated in accordance with **BS 5837:2012 Trees in relation to design, demolition and construction – Recommendations**. If any of the works lie within the

RPA of retained trees it must be demonstrated that the proposed driveway and parking could be achieved using a 'No –dig' method of construction within the RPAs.

Accordingly, the first action should be to establish RPAs of all trees adjacent to the proposed works and with this information, consider whether the proposals can be achieved with 'No – dig' construction or if an amended layout might be required.

#### New Gated Access

It appears that some excavations to the banking may be required to form an access from the public road into the paddock and this will require some local grading to accommodate any such excavation. Given the rural location, the gated access should be as simple as possible, ideally using a double agricultural gate or a wooden gate that reflects the style of the gate into garden, next to the house.

#### Tennis Court

I understand that a 2.7m high fence will be erected around the tennis court. Given that the minor road is within the Conservation Area and leads to the Kirk, I would be keen to see some planting to mitigate the impact of this new fence and tennis court on users of this laneway. It could simply be a mixed native hedge or if a hedge was not desirable, tree planting along the eastern boundary. This would not only mitigate the impact of the new tennis court and fence but would also provide a measure of shelter to the tennis court.