

# Comments for Planning Application 16/01371/FUL

## Application Summary

Application Number: 16/01371/FUL

Address: Agricultural Buildings South East Of Merlewood Hutton Castle Barns Hutton Scottish Borders

Proposal: Change of use of agricultural buildings and alterations to form 12 No dwellinghouses

Case Officer: Lucy Hoad

## Customer Details

Name: Mr John Forrest

Address: Horncliffe Gardens, Horncliffe, Berwick upon Tweed TD152XW

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

- Privacy of neighbouring properties affected
- Smell

Comment: I originally bought the farm from Mr Houston and sold it to Mr McLean who has since died and it is now farmed by his son. The building which seems to be in question was sold as a Grain Store and I can see no reason for any change of use to be given especially as a livestock building which would be totally unacceptable to the present near neighbour who accepts its present use.

I can totally support the planning application as it would be of great benefit in every way to the area.

This will be the last chance to protect the original building and retain the character for ever.

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Proposal: Change of use of agricultural buildings and alterations to form 12 No dwellinghouses

Case Officer: Lucy Hoad

## Customer Details

Name: Mr Blair Harrower

Address: Blackadder Mount, Duns, Scottish Borders TD11 3LZ

## Comment Details

Commenter Type: Local Member

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I have studied the outline plans for the conversion of the agricultural buildings to affordable dwelling houses at Hutton Hall Barns and I fully support the scheme

The deterioration of these vernacular buildings will only increase and the use of the materials will be lost

The design and layout will complement their rural setting and will help to reduce the Borders rural affordable housing shortage

# Comments for Planning Application 16/01371/FUL

## Application Summary

Application Number: 16/01371/FUL

Address: Agricultural Buildings South East Of Merlewood Hutton Castle Barns Hutton Scottish Borders

Proposal: Change of use of agricultural buildings and alterations to form 12 No dwellinghouses

Case Officer: Lucy Hoad

## Customer Details

Name: Mrs Susan Davidson

Address: Merlewood Hutton Castle Barns U78-6 U73-6 West Of Hutton Castle Barns To U80-6 In Hutton, Scottish Borders, Berwick Upon Tweed, Scottish Borders TD15 1TT

## Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

- Alterations/Demolition of wall
- Listed Building
- Value of property

Comment: Please see email sent to [prs@scotborders.cgov.uk](mailto:prs@scotborders.cgov.uk).

MERLEWOOD  
Hutton Castle Barns  
Berwick upon Tweed  
TD15 1TT

2016-11-24

To Chief Planning Officer  
Scottish Borders Council  
Newtown St Boswells  
Melrose  
TD6 OSA

Dear Sirs

**PLANNING APPLICATION 16/01371/FUL**

As the occupants of Merlewood which is the closest dwelling place to the above proposed development, we have been observing with interest and sometimes alarm the various comments which have been posted on the Scottish Borders planning portal in connection with this application.

We built Merlewood 14 years ago investing our savings, considerable energy and time creating a home, new garden etc which we hope will be some form of a legacy for our family.

We have felt lucky to live here in a beautiful part of the Borders.

After much thought and consideration, and in the light of some of the comments posted on the planning website we **STRONGLY** support the above application to convert the derelict and historic farm buildings into 12 dwellings for the following reasons.

These buildings are part of Berwickshire's agricultural heritage and should be preserved before it is too late. They are what is left of a once thriving Hutton Castle Estate. Many local authorities would be only too willing to preserve them and create attractive housing.

There is surely a place in this day and age for the old to work alongside the new. The development of these buildings will greatly enhance the area, and from a personal point of view improve the quality of our life at Merlewood.

In response to some of the comments already presented.

Reference to the comment from Ms K Baker who states that road safety due to predicted traffic increase would be a concern for her as she cycles to work, ironically the increase in traffic on this single track road is largely due to the intensively farmed poultry business operated by her employers. (McLean Eggs) To meet the very large articulated truck going up the Pansy Brae is extremely intimidating, and potentially a road traffic accident waiting to happen.

Reference to the comment by Iain Thomson who states that from a commercial perspective he and his business partner Mr Maclean would like to establish Maclean Haulage behind the proposed development, more commercial vehicles. A chicken and egg situation?

We are deeply concerned by the comments submitted by Mrs J Maclean and Mr. R Gaston proposing that the large agricultural grain store which is situated **20 metres** from our dwelling be used for either "bed & breakfast" pigs, or the above mentioned haulage business. Without question there would be increased noise, smell, and even more rodents and be considered a "general nuisance" to neighbours.

This is outrageous, **we do** appreciate the vagaries of the commodity markets and the peaks and troughs of agriculture, but WHY does the might of large intensive and often aggressive farming enterprise always appear to win through against those with less "clout" at their disposal?

Yours sincerely

Susan Davidson

# Comments for Planning Application 16/01371/FUL

## Application Summary

Application Number: 16/01371/FUL

Address: Agricultural Buildings South East Of Merlewood Hutton Castle Barns Hutton Scottish Borders

Proposal: Change of use of agricultural buildings and alterations to form 12 No dwellinghouses

Case Officer: Lucy Hoad

## Customer Details

Name: Mr Wilson Nimmo

Address: 1 Castle Mains Farm, Castle Mains Farm Road, Duns, Scottish Borders TD11 3TP

## Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I would like to support this development which makes use of these old farm buildings which are no longer suitable for agricultural use.

This scheme has been well designed with a range of affordable dwellings for people who would wish to live to live in this rural setting.

The grain store should not be an issue as it has been used for a number of years with a residential dwelling in very close proximity. The main farm buildings are across the road beside Mr MacLean's house and his mother's house.

The parking has been designed so that there are ample spaces within the boundaries of the site and the access road has already been improved by Mr MacLean as was required for Mrs MacLean's new hen shed just along this road.

From Ms Gayle Meikle  
Managing Director  
Frontier Communications  
c/- 9 Mount Parade  
York YO24 4AP

RECEIVED  
25 NOV 2006

To Chief Planning Officer  
Scottish Borders Council  
Newtown St Boswells  
TD6 OSA

Dear Sirs

PLANNING APPLICATION 16/01371/FUL

I wish to comment on the above planning application in the Scottish Borders.

My comment is one purely borne out of a sentiment for the old farm buildings which are adjacent to Merlewood and within the Hutton Castle Barns policies.

My forebears left southern Scotland in the late 1800s to seek fame and fortune in Africa...they pioneered their way to Rhodesia and the first thing they did when established was to build an identical farm steading complex as depicted in the planning application.

These buildings over a century and a half later are still in use in spite of political turbulence in what is now Zimbabwe.

Sentiment does not often go hand in glove with planning departments, but please do not loose some of your agricultural heritage while there is still an opportunity to save it.

I fully support the application, it can only improve the area.

Gayle Meikle.



RECEIVED  
25 NOV 2016

3 Isis Court  
Grove Park Road  
London  
W4 3SA

23<sup>rd</sup> November 2016

Scottish Borders Planning Department  
Newtown St Boswells  
Melrose  
Roxburghshire.

Dear Sirs

**PLANNING APPLICATION 16/01371/FUL**  
**Agricultural Buildings South East of Merlewood Hutton Castle Barns**

With reference to the above application to develop 12 dwellings I would very much like to SUPPORT this application.

I am a frequent visitor to Merlewood, the residence which will be most affected by the proposed development. I feel it can only be a great improvement to the area to have these historic farm buildings restored, and reused as attractive housing.

Surely there should be room in the countryside for farming to co-exist alongside private residences, and nobody has the right to be anti social.

Yours sincerely



Judy Gilmartin (Mrs)



# Comments for Planning Application 16/01371/FUL

## Application Summary

Application Number: 16/01371/FUL

Address: Agricultural Buildings South East Of Merlewood Hutton Castle Barns Hutton Scottish Borders

Proposal: Change of use of agricultural buildings and alterations to form 12 No dwellinghouses

Case Officer: Lucy Hoad

## Customer Details

Name: Mr James Houston

Address: Hutton Castle Barns, Hutton, Scottish Borders TD15 1TT

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: This comment is in support of the development proposals for the old steading at Hutton Castle Barns submitted by the developer Mr G Bain.

Policy HD4 of the Scottish Borders Council Local Development Plan (LDP) identifies a shortfall in housing. Indeed there is a heightened emphasis on this by both the UK and Scottish Governments. This development would be a modest contribution to meeting this need.

The proposals provide a sustainable reuse of the traditional buildings and would appear to comply with LDP Policy EP7 (Listed Buildings). They meet LDP Policy HD2 (Housing in the Countryside) which aims to allow appropriate conversions and restorations in the countryside (para 1.1) Part (C).

The construction work required to create residential properties would provide employment. I do not envisage the 12 conversions creating vehicular problems as private, not commercial vehicles, can be accommodated on a rural road already serviced with passing places.

My grandparents came to Hutton Castle Barns in 1934 and I moved here with my family in 1979. Many changes have taken place and will continue to do so. There have been a number of pre-application discussions with the Council to find a use for the buildings to avoid further dilapidation including one as a distribution depot for hydraulic hoses for the north but this was not supported on the grounds of lorry movements in and out. A further approach for development died with the financial crash in 2008. The only potential use would seem to be conversion to housing.

This is a brownfield site with existing listed buildings which can be sensitively restored and reused to help meet housing demands. In view of the deteriorating state of these buildings of architectural interest this is a last opportunity to preserve their character by bringing them back into use.

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Proposal: Change of use of agricultural buildings and alterations to form 12 No dwellinghouses

Case Officer: Lucy Hoad

## Customer Details

Name: Mr James Houston

Address: Hutton Castle Barns, Hutton, Scottish Borders TD15 1TT

## Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: As a neighbour who has indicated support for the conversion of Hutton Castle Barns steading into houses I am alarmed by the lengthy 93 page objection lodged by James and Angela Maclean much of which is irrelevant to the current application. It seems to me that the introduction of pigs into the purpose built grain store is their way of blocking the development. When I owned this farm I kept about 25 head of cattle over winter in the cattle court next to the grain store. When Mr George Davidson applied for planning permission for Merlewood in 2002 I was the seller of the proposed plot. At that time, 2002, the Macleans owned the grain store and the yard. I built the grain store and before 2002 no animals had ever been housed there, indeed until now the housing of any livestock has not been an issue. The planning officer at the time, Mr Alasdair Maclean, approached me as grant of approval for a house would necessitate seeking approval for animals in the future. I was able to assure him that I was fully retired from farming, had no animals and understood change of use would be required if the situation changed. On this understanding Mr Davidson's application was approved.

The grain store and yard are surrounded by land not in the ownership of the Macleans. The keeping of pigs on a concrete floor requires frequent mucking out and clearing away of excrement. As the neighbours will not allow this to be drained through / onto their land (in the same way as Mrs Maclean senior states in her letter of objection) I am concerned as to how this will be dealt with.

SEPA states (Specific Design Measures for Pigs):

Solid floor systems should comprise:

- scraped areas that prevent ponding or build up of urine.
- dung passages and bedded areas sloped to drain urine and prevent ponding.

The floor will require to be washed and disinfected from time to time - how can this be achieved

without access to adequate drainage?

In conclusion, the conversion of the old steading buildings is the last opportunity to save them.

# Comments for Planning Application 16/01371/FUL

## Application Summary

Application Number: 16/01371/FUL

Address: Agricultural Buildings South East Of Merlewood Hutton Castle Barns Hutton Scottish Borders

Proposal: Change of use of agricultural buildings and alterations to form 12 No dwellinghouses

Case Officer: Lucy Hoad

## Customer Details

Name: Mr Roger Mac Ginty

Address: Ivy Cottage U78/6 U73/6 West Of Hutton Castle Barns To U80/6 In Hutton, Scottish Borders, Scottish Borders TD15 1TS

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I wish to support the proposal development for the following reasons:

- It is a brown field development and thus in keeping with the Local Plan
- It will offer housing (of a mixed type) and thus is in keeping with the Local Plan
- It will help re-balance the character of the local area - re-populating it and making it more sustainable
- The proposed development is visually and architecturally sensitive. Keeping the original steading design is in keeping with a number of local developments and a great re-use of a currently derelict site.
- The road infrastructure has been deemed suitable for heavy agri-industrial use so presumably the Roads Officers cannot object

If there are any access issue associated with this proposed development (and some of them are highly questionable) then I am sure they can be sorted via a right of way - system that has worked well for hundreds of years.

# Comments for Planning Application 16/01371/FUL

## Application Summary

Application Number: 16/01371/FUL

Address: Agricultural Buildings South East Of Merlewood Hutton Castle Barns Hutton Scottish Borders

Proposal: Change of use of agricultural buildings and alterations to form 12 No dwellinghouses

Case Officer: Lucy Hoad

## Customer Details

Name: Mr S & Mrs H Richards

Address: Hutton Castle Barns Cottages U78-6 U73-6 West Of Hutton Castle Barns To U80-6 In Hutton, Scottish Borders, Berwick Upon Tweed, Scottish Borders TD15 1TT

## Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Having been brought up on the farm I can remember when the steading buildings and stables were in full use. It is sad that unfortunately they are now redundant and falling into disrepair. I was lucky to be able to return to Hutton Castle Barns to bring up my own family when we bought and renovated the old derelict farm cottages. It would now be good to see the farm steading and stables re-vitalised. The proposed development is sympathetic to retaining the buildings in their form as much as possible and would enhance the local vicinity.

It would also bring work to the area for tradesmen both during and after the development.

If these roads are suitable for 44 tonne lorries and large farm machinery they are more than suitable for cars. Since when have lorries and farm machinery had preference on public roads? We should all be able to co-exist.

Hutton Castle Barns  
Hutton  
Berwick-upon-Tweed  
TD15 1TT

Ian Aikman  
Chief Planning Officer  
Scottish Borders Council  
Newtown St Boswells  
Melrose  
Scottish Borders  
TD6 0SA

3<sup>rd</sup> December 2016

Dear Mr Aikman

**APPLICATION NUMBER: 16/01371/FUL**  
**Change of use of agricultural buildings to 12 No dwellinghouses**  
**Agricultural Buildings, South East of Merlewood, Hutton Castle Barns**

Please find enclosed copy of correspondence submitted to the SBC Planning website.

Yours sincerely



**Mr James Houston Hutton Castle Barns Hutton Scottish Borders TD15 1TT  
(Supports)**

Comment submitted date: Sat 03 Dec 2016

**16/01371/FUL | Change of use of agricultural buildings and alterations to form  
12 No dwellinghouses | Agricultural Buildings South East Of Merlewood  
Hutton Castle Barns Hutton Scottish Borders**

As a neighbour who has indicated support for the conversion of Hutton Castle Barns steading into houses I am alarmed by the lengthy 93 page objection lodged by James and Angela Maclean much of which is irrelevant to the current application. It seems to me that the introduction of pigs into the purpose built grain store is their way of blocking the development. When I owned this farm I kept about 25 head of cattle over winter in the cattle court next to the grain store. When Mr George Davidson applied for planning permission for Merlewood in 2002 I was the seller of the proposed plot. At that time, 2002, the Macleans owned the grain store and the yard. I built the grain store and before 2002 no animals had ever been housed there, indeed until now the housing of any livestock had not been an issue. The planning officer at the time, Mr Alasdair Maclean, approached me as grant of approval for a house would necessitate seeking approval for animals in the future. I was able to assure him that I was fully retired from farming, had no animals and understood change of use would be required if the situation changed. On this understanding Mr Davidson's application was approved.

The grain store and yard are surrounded by land not in the ownership of the Macleans. The keeping of pigs on a concrete floor requires frequent mucking out and clearing away of excrement. As the neighbours will not allow this to be drained through / onto their land (in the same way as Mrs Maclean senior states in her letter of objection) I am concerned as to how this will be dealt with.

SEPA states (Specific Design Measures for Pigs):

*Solid floor systems should comprise:*

- scraped areas that prevent ponding or build up of urine.
- dung passages and bedded areas sloped to drain urine and prevent ponding.

The floor will require to be washed and disinfected from time to time – how can this be achieved without access to adequate drainage?

In conclusion, the conversion of the old steading buildings is the last opportunity to save them.

6 Hutton Castle Barns

Hutton

Berwick upon Tweed

TD15 1TT

1<sup>st</sup> December 2016.

Planning Department

Scottish Borders Council

Newtown St Boswells

Dear Sirs,

16/01371/FUL

I am writing regarding the change of agricultural buildings to form 12 No dwellings, I support this proposal as the buildings are no use for purpose. My husband used to work on this farm for a considerable amount of years and knows the buildings very well. His comments are they are no use for agricultural use now. The proposal for housing will make such a difference as the farm buildings are obsolete.

Yours faithfully

A solid black rectangular box used to redact the signature of Joan & Robert Purves.

Joan & Robert Purves.



# Comments for Planning Application 16/01371/FUL

## Application Summary

Application Number: 16/01371/FUL

Address: Agricultural Buildings South East Of Merlewood Hutton Castle Barns Hutton Scottish Borders

Proposal: Change of use of agricultural buildings and alterations to form 12 No dwellinghouses

Case Officer: Lucy Hoad

## Customer Details

Name: Mrs Karen Jones

Address: 22 Craigleith Hill Avenue, Edinburgh EH4 2JA

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: This is an electronic copy of my comments prior to the deadline. Postal copy received but yet to be logged on this site and uploaded to the supporting documents:

I am writing in support of the proposed application to convert the former steading at Hutton Castle Barns into 12 residential dwellings.

I am the eldest daughter of Mr James Houston, I grew up at Hutton Castle Barns and believe whole heartedly that the Listed Steading should be preserved. Converting the steading to housing is now the only way to do this to avoid complete dereliction and historical loss.

As others have said both to the positive and the negative, there has been significant change to the immediate surrounding area over the last 25 years. The residential changes have been factually documented in the appendices 8 and 9 provided by James and Angela MacLean reference - 16\_01371\_FUL-JAMES\_AND\_ANGELA\_MACLEAN-2806825.pdf, noting the recent residential development applications. I would urge the Planning Committee to consider the full gamete of significant agricultural changes that have also been permitted, enabling the late Colin MacLean, his wife Judy MacLean, their son James MacLean and his wife Angela MacLean to establish a successful egg business.

A summary of the key agricultural developments:

Poultry Houses for Border Eggs Ltd

Approved 24 March 2006.

- Siting of Mobile Poultry Unit, Land East Of Hutton Hall Barns, Hutton. 06/00326/FUL

Approved 8 October 2007.

- Erection of Mobile Poultry Unit
- Extension of Access Road
- Erection of Shed for Roadside Sales, Land North East of Hutton Hall Barns, Hutton.

07/01752/FUL

Approved 25 March 2009

- Erection of Mobile Poultry Unit for 15,000 free range hens
- Extension of Access Road. Land North East of Hutton Hall Barns, Hutton. 08/02047/FUL

Approved 10 May 2010

- Erection of 1418m<sup>2</sup> poultry unit for 16,000 free range hens and associated infrastructure, Land North East Of Hutton Hall Barns Approved 10.05.2010 10/00036/FUL

Approved 10 February 2015

- Siting of 533m<sup>2</sup> mobile Poultry Unit for 3,000 hens on land North East of Hutton Hall Barns, Hutton 14/01347/FUL

Poultry Houses for MacLean Eggs Ltd

Approved 01.02.2016

- Erection of 2710m<sup>2</sup> Poultry Building and associated works, for 32,000 birds at Hutton Hall Barns, Hutton 15/01173/FUL

Application received - 16th November 2016

- Proposal for the erection of 2940m<sup>2</sup> Poultry Building and associated works, for 32,000 birds at Hutton Hall Barns, Hutton 16/01430/FUL

Of course the Planning Committee will be well aware of the scale of these changes, the changes to land use and the resultant changes to the local balance between agricultural and residential activities for the residents of the fourteen closely located existing properties. I believe a greater residential / agricultural balance would be achieved with the approval of this steading re-development.

If so much progressive change can be permitted within 2km<sup>2</sup> of this beautiful and historic area, featuring the B Listed Hutton Castle, C Listed Hutton Castle West Lodge, C Listed Hutton Castle East Lodge, C Listed Hutton Castle Barns Cottages and the C Listed steading buildings all of which are of local historic interest in their current form. These buildings date in part from the early 19th century, with the exception of Hutton Castle, which dates back to the 16th century. I support the permission for further residential change, specifically as it will:

1. enable the conservation of the C Listed steading,
2. permit an important link to the past to be maintained
3. provide much needed small residential units
4. increase the local residential community
5. smarten up, what is sadly becoming a dilapidated old steading.

I would like to take the additional opportunity to pass a view on the point that James MacLean notes with regards to his intended change of use for pigs or cattle to his General Purpose Agricultural Building to the North of the proposed steading Development and sited within just 22m of the residential house, Merlewood. Although there has been email correspondence noted in the appendix 3 provided by James MacLean (ref - 16\_01371\_FUL-JAMES\_AND\_ANGELA\_MACLEAN-2806824.pdf) suggesting support of this, I find it exceedingly surprising that no change of use is required. When I was a young child this area was a riding arena that my Great Uncle the late George K Houston used, I even rode horses there myself. My father, Mr James Houston, then converted it by adding a concrete floor and steel grain walling to form a grain store. In over 40 years it has never been used for the housing of animals. I would urge you to formally consider this indicated change of use, specifically as it forms part of James MacLean's contestment to the proposed steading development.

The local community surrounding the proposed development already enjoy the rural life and splendid scenic Border countryside and local amenities that this area has to offer. A development of small residential units within the beautiful feature filled listed steading at Hutton Castle Barns, seems like a wonderful idea which I strongly support and truly hope that I will see come to fruition.

I do not envy the responsibility on the shoulders of yourself and the planning committee. There is much to consider in relation to this development. The need within the Borders for housing that is affordable, the preservation of a historic steading, the re-generation of local community, the balance of residential and agricultural pressures and the need to be fair and right in your consideration.

I trust that my comments in support of this application are helpful.

Yours sincerely,

Karen P Jones (née Houston)

# Comments for Planning Application 16/01372/LBC

## Application Summary

Application Number: 16/01372/LBC

Address: Agricultural Buildings South East Of Merlewood Hutton Castle Barns Hutton Scottish Borders Scottish Borders

Proposal: Internal and external alterations to form 12 No dwellinghouses

Case Officer: Lucy Hoad

## Customer Details

Name: Mr DOUGLAS NIMMO

Address: Hutton Castle Barns Cottages U78-6 U73-6 West Of Hutton Castle Barns To U80-6 In Hutton, Scottish Borders, Berwick Upon Tweed, Scottish Borders TD15 1TT

## Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I am delighted to support the application for conversion of the farm buildings to houses, gardens and parking at Hutton Castle Barns. This significant complex of historic stone farm buildings have been unused since the 1980's and can only have one purpose in 2016 and that's a sympathetic conversion to housing.

Its easy to see how a successful housing settlement could be formed for the buildings and the plans look sensible and well thought out. It would also bring an injection of new and interesting individuals into the Hutton area.

I have had the pleasure of using a portion of the buildings for storage since the 1980's and its been sad to see their gradual demise due to the effects of weather and sheer cost of upkeep.

I hope the application is approved in the form suggested and look forward to seeing the finished article.

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Address: Agricultural Buildings South East Of Merlewood Hutton Castle Barns Hutton Scottish Borders

Proposal: Change of use of agricultural buildings and alterations to form 12 No dwellinghouses

Case Officer: Lucy Hoad

## Customer Details

Name: Mr antony jones

Address: Ravelaw Farm Cottages Private Road From C100 West Of Whitsome Serving Ravelaw Farm Cottages Whitsome, Scottish Borders, Scottish Borders TD11 3NQ

## Comment Details

Commenter Type: Local Member

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Dear Planning

I would like to strongly support this application for new homes in this area. This will be massively beneficial to the locality and give much needed balance to the over development of continuous egg production facilities in this area.

# Comments for Planning Application 16/01371/FUL

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Address: Agricultural Buildings South East Of Merlewood Hutton Castle Barns Hutton Scottish Borders

Proposal: Change of use of agricultural buildings and alterations to form 12 No dwellinghouses

Case Officer: Lucy Hoad

## Customer Details

Name: Mr Harris Sofokleous

Address: The Old Manse, Kirk Lane, Hutton TD15 1TS

## Comment Details

Commenter Type: Local Member

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: We support the planning application to convert the former steading at Hutton Castle Barns into 12 residential units.

The conversion would ensure the preservation of this historic listed building for future generations.

It would provide much needed affordable and attractive residential accommodation for the area.

The conversion would be in keeping with this picturesque hamlet of residences and would be sympathetically landscaped and upgraded.

Increasing the local population would benefit the area's economy.

We would like to comment on Mr and Mrs Maclean's intended use of their grain store to house pigs. There would have to be an application for change of use as the infrastructure of this building would need to be changed to accommodate for animals. New building standards would need to be met. We fail to see how the steading conversion could be detrimental to their "intended" use.

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Address: Agricultural Buildings South East Of Merlewood Hutton Castle Barns Hutton Scottish Borders

Proposal: Change of use of agricultural buildings and alterations to form 12 No dwellinghouses

Case Officer: Lucy Hoad

## Customer Details

Name: Mr James Houston

Address: Hutton Castle Barns, Hutton, Scottish Borders TD15 1TT

## Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I wish to comment on James and Angela Maclean's letter of 8th December in which they refer to my comments on the 2002 planning application for Merlewood and state that I was not in a position to give assurance on land and buildings not in my ownership or control next to the house site. I made it clear that I was referring to my buildings adjacent to the Merlewood plot. For clarity I will state that I did not make any assertion relating to the grain store owned by Maclean and Co. The length of the wall of the grain store adjacent to Merlewood is approximately 75ft. The length of the building walls adjacent to the Merlewood site owned by me is 240ft.

The conversation with the then Planning Officer, Alasdair Maclean was on the basis of what I owned, and still own. If the Planning Officer did not have the same conversation with the Macleans as he had with me regarding the need for a "change of use" I am most surprised. Indeed the grain store never having housed animals would appear to require such an application.

The grain store at Hutton Castle Barns is separate from Hutton Hall Barns, the purpose built grain store has a yard and access from a public road and is surrounded by land in the ownership of people other than the Macleans. They claim they will continue to use the shed and yard as they choose. I would contend that the shed and yard have an established use since 1987 as a grain store separate from the farm of Hutton Hall Barns and if they wish to change the use of the shed, established over the past 29 years, then change of use should be applied for.

