

Comments for Planning Application 18/01654/FUL

Application Summary

Application Number: 18/01654/FUL

Address: Land North East Of The Rest Murrayfield St Abbs Scottish Borders

Proposal: Erection of dwellinghouse

Case Officer: Paul Duncan

Customer Details

Name: Mr Gordon Booth

Address: 9 Murrayfield, St Abbs, Scottish Borders TD14 5PP

Comment Details

Commenter Type: Community Council

Stance: Customer objects to the Planning Application

Comment Reasons:

- Contrary to Local Plan
- Designated Conservation Area
- Inadequate access
- Increased traffic
- Land affected
- Loss of view
- Overlooking
- Road safety

Comment: This development lies within the Conservation area of St Abbs, one of the attractions of St Abbs to visitors and locals is the coastal view and stunning natural beauty of the area.

The effect of heavy traffic will cause disruption and damage to the already deteriorating road and grassed area which is maintained by the SBC and locals, access to the proposed site from Murrayfield is not suitable and can not sustain large vehicles as the path leading to the access gate is not wide enough for HGV vehicles.

To locate this dwelling to the proposed first option at the rear of the Rest that the SBC Heritage submitted on the last application would be more suitable and have less of an impact to the area and to other neighbours.

These comments have been gathered from the villagers who have concerns of this proposed build effecting the way the village looks and the impact it will cause.

**Letter handed in by Rt Brandt DipLA (Glos) CMLI Chartered Landscape Architect (Retd) of Westland, Creel Road, St Abbs

Dear Jo, I refer to the planning application, details of which I have viewed at the St Abbs post office, and wish to submit my observation's on the same for the Community Councils and SBC consideration.

I understand this is possibly the third application of its type for consent on this prominent, sensitive conservation area site. In terms of the village residential envelope it is bounded from west through to north and north-east by Ebba Strand, the Rest and the Beacon. The two last are detached vernacular village houses of the distinct historical character of prosperous fishermen of the late 19th century built on the wave of wealth in St Abbs at that time. (See St Abbs/Northfield records for dates). The former, Ebba Strand, is a modern style architecturally designed residence of distinct quality and appearance.

The site on the edge of the St Abbs conservation area at it's southern extremity is fully open to the public view from the popular coastal cliff path on it's seaward boundary bordered by an original old Northfield stone wall. This site is therefore prominent, of village character of considerable architectural interest and amenity as garden ground of high value in it's designation.

In my opinion the application has the appearance of a new build council public convenience block constructed in utilitarian materials. It has no merit whatsoever in it's setting, The canted roof design lines back and front are particularly inappropriate, the elevation and silhouette devoid of architectural expression.

It looks to me what it is-designed by an Engineer, does the SBC encourage in designated conservation areas the preparation of plans by properly qualified architectural professionals ?

I have no personal hesitation whatsoever for the above reasons in wishing to dismiss outright the applicants proposals, suggesting any resubmission is supported by properly qualified advice.

Your Sincerely,

Rt Brandt DipLA (Glos) CMLI Chartered Landscape Architect (Retd)



Speaking for Scotland's Buildings

20th December 2018

Planning and Economic Development
Scottish Borders Council
Council Headquarters
Newtown St. Boswells
Melrose
TD6 0SA

Dear Paul Duncan

RE: 18/01654/FUL | Land North East Of The Rest Murrayfield St Abbs Scottish Borders

Thank you for the opportunity to comment on the above planning application. The Forth & Borders Cases Panel of the AHSS has considered the proposal and wishes to make the following comments.

At the end of Murrayfield, the distant sea view suddenly opens to reveal a wide vista, bounded by three mature properties: Castle Rock (listed), Beacon, and The Rest. Of these, Castle Rock is the oldest, a prominent listed building originally set in splendid isolation. Beacon and The Rest respect this by being set further back, retaining this prominence, and hence this site is not a gap site but part of the open green space that surrounds St Abbs. These proposals would fill in the grassy ground between these properties with an incongruous modern house. It is not only the architectural style of the house that is incongruous, but its positioning.

Beacon is clearly situated to take advantage of the sea view, and examination of historic maps confirms that this view has never been interrupted. Castle Rock would have its setting substantially compromised. The Conservation Area Statement notes "Important features of the Conservation Area are its coastal location and its harbour; both are essential to the character of the place". By depriving Beacon of its link with the coast, an oddity is created of a house side-on to the street without clear reason. The coastal path is hard against the site boundaries of the proposed development, and as such it would significantly damage the unspoilt nature of the coastal walk.

Almost all the houses in this part of the Conservation Area are single storey, some with attic, or at most 1.5 storey. In this context, the proposed single-storey building with pitched roof will affect the views from a number of properties and is not especially low-rise. The Design Statement notes that the owners wish to downsize. A suitable plot for infill development exists in the enlarged drive area to the west of The Rest, including the existing road access to Brierydean, and thus a suitable new-build solution can be easily found without compromising the conservation area and neighbouring properties. That area is both a gap site and brownfield, and The Rest could retain its existing driveway onto Murrayfield.

Any development on the proposed site would conflict with Local Development Plan policies PMD2 (as the new development does not integrate with or respect its surroundings and their uses, and detracts from the existing sense of place), HD3 (an unacceptable amount of open green land is unnecessarily lost when a brownfield gap site

Chairman: Martin Robertson

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Speaking for Scotland's Buildings

exists a few metres away, and the imposition of the site on its neighbours would create negative impact on residential amenity for both the new development and its neighbours), EP7 (Castle Rock is adversely affected by losing part of its open setting), EP9 (the development does not enhance or preserve the quality of the Conservation Area), and EP11 (significant green space is lost, with no replacement in area - in particular, this green space defines the open identity of this part of the townscape and its surrounding buildings).

We therefore object to any development on this site, which is exceptionally important in defining the local character, and encourage the proposers to focus on the obvious site to the rear of their present house rather than their unspoiled front garden.

Yours faithfully,

Mathew Reilly, Convenor

on behalf of the Forth & Borders Cases Panel

PLANNING & ECONOMIC DEVELOPMENT

To:	Head of Planning & Regulatory Services				
F.A.O.	Paul Duncan				
From:	Planning & Regulatory Services				
Contact:	Steve Fortune	Ext. 5778	Ref:	18/01654/FUL	Date: 10/12/2018

Nature of proposal:	Erection of dwellinghouse
Site:	Land North East Of The Rest Murrayfield St Abbs Scottish Borders

Comments: ACCESS

Core Paths

According to the records held in the Planning & Economic Development Section there is one core path adjacent to this area of land, as shown on the attached plan as a purple line. Details as follows:

Core Path Code	Start (Approx. Grid Ref)	Finish (Approx. Grid Ref)	Length
CP02	NT920670	NT920671	95m

Core paths are protected by law under the Land Reform (Scotland) Act 2003 s.19 'The local authority may do anything which they consider appropriate for the purposes of ... keeping a core path free from obstruction or encroachment.'

Land Reform (Scotland) Act 2003

There are other tracks in the area that the public would have a 'right of responsible access' to under the Land Reform (Scotland) Act 2003. This right also extends to most land and inland water in Scotland.

Countryside (Scotland) Act 1967

Please note that Scottish Borders Council does not have a definitive record of every claimed right of way within its area. The Scottish Rights of Way and Access Society, the community council and local residents may have evidence of existence of claimed rights of way that have not yet been recorded by SBC.

Rights of Way are protected by law under the Countryside (Scotland) Act 1967 sec. 46 'It shall be the duty of a...planning authority to assert, protect, and keep open and free from obstruction or encroachment any public right of way which is wholly or partly within their area.'

Please note: There are a number of statutory provisions contained in both public and private Acts under which public paths may be formally diverted. (s.37 Countryside Act 1967, s.199 Town & Country Planning Act 1972, s.9 &12 Roads Act 1984) The diversion of a path may only be undertaken if the planning authority can be satisfied that the diversion will result in the efficient use of land or that a shorter or more convenient path will be created. It should be noted that formal diversions of paths involve a lengthy legal process.

Steve Fortune
Access Ranger



**CONSULTATION RESPONSE TO
PLANNING OR RELATED APPLICATION**

Comments provided by	Officer Name and Post: Roads Planning Service	Contact e-mail/number:	
	Keith Patterson Roads Planning Officer	kpatterson@scotborders.gov.uk Ext: 6637	
Date of reply		Consultee reference:	
Planning Application Reference	18/01654/FUL	Case Officer: Paul Duncan	
Applicant	Mr and Mrs Peter Gibson		
Agent	IRD Design		
Proposed Development	Erection of dwellinghouse		
Site Location	Land North East Of The Rest Murrayfield St Abbs Scottish Borders		
<i>The following observations represent the comments of the consultee on the submitted application as they relate to the area of expertise of that consultee. A decision on the application can only be made after consideration of all relevant information, consultations and material considerations.</i>			
Background and Site description			
Key Issues (Bullet points)	<ul style="list-style-type: none"> • Parking • Access 		
Assessment	I shall have no objection to this proposal provided the condition set out below is included in any consent issued.		
Recommendation	<input type="checkbox"/> Object	<input type="checkbox"/> Do not object	<input checked="" type="checkbox"/> Do not object, subject to conditions
			<input type="checkbox"/> Further information required
Recommended Conditions	Two parking spaces and turning to be provided within the curtilage of the site prior to occupation of the dwelling and retained thereafter in perpetuity. Reason: To ensure the development is served by adequate parking at all times.		
Recommended Informatives			

Signed: Alan Scott