

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 Iain Graham

Address: 5 Castleton Close, Cramlington NE23 3YS

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Contrary to Local Plan
- Designated Conservation Area
- Detrimental to environment
- Detrimental to Residential Amenity
- Land affected
- Loss of light
- Loss of view
- Overlooking
- Poor design

Comment: I have been visiting St. Abbs every year for many years, and have rented several holiday homes in the area, as well as making use of local B&B facilities, shops, cafes, pubs etc.. and of course supporting the local lifeboat. I also visit frequently throughout the year and I am in the process of trying to find a permanent residence in the village. As a result, despite not currently being a permanent neighbour to this proposed development, I do consider myself well-versed in the layout and appeal of St. Abbs for residents and visitors alike..

I believe this application should be refused because

a) It will seriously adversely affect neighbouring properties and businesses. In particular I believe The Beacon will lose its view from the main living and dining rooms, which is a major feature of this property; likewise Castle Rock and houses at the end of Murrayfield would be affected similarly as they would overlook this building, and the designs submitted show this would be from a "less than flattering" angle.

b) I was led to believe this is a conservation area, with a local plan promising no new houses in the village. Has this been changed?

Allowing this building to go ahead would potentially lead to other applications, which in turn could equally badly affect the rest of the village and surroundings. Surely the same rules need to be applied to all applications for new buildings here.

c) The design of building submitted is not in keeping with the style of the area and will "stand out like a sore thumb" from any angle, though given points a and b, I believe no building of any style should be allowed on this site in any circumstances.

I think we need to protect what little we have remaining of attractive spaces and views for all to enjoy in the area. This building would remove a particularly valuable, treasured and rare view from this village.

Yours faithfully,
Iain Graham

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 Ian Rankin

Address: Ebba Strand, Briery Dean, St Abbs Eyemouth, Scottish Borders TD14 5PQ

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Contrary to Local Plan
- Density of site
- Designated Conservation Area
- Detrimental to environment
- Detrimental to Residential Amenity
- Loss of view
- Privacy of neighbouring properties affected

Comment: I object to the application to build in the property "The Rest".

I am surprised and disappointed that as a contiguous neighbour to the property in question I was not notified of the planning application via, amongst other methods, the Neighbour Notification List. I found out about it today, 26 December 2018.

My principal objection is related to building in such a prominent position where there will be very obvious and clear disturbance to the views and amenity, both for the inhabitants of the village of St Abbs but also the many visitors to the village, locale and coastal path (which runs adjacent to the property in question).

- St Abbs is a conservation village where any alterations or development must aim to contribute to the existing character of the conservation area. I do not believe this application meets this requirement.
- St Abbs is located adjacent to the Berwickshire and North Northumberland Special Area of Conservation, St Abbs Head to Fast Castle Special Protection Area, and the Berwickshire Coast SSSI. All of which indicates that the appropriate authorities believe that the area is of special status which requires careful and sympathetic development. I do not believe this application

accords with the thrust of the special status awarded or that it adheres to the relevant associated policy requirements.

- specific to this design, and not diminishing the general objection to any building in this position, the building materials proposed are not sympathetic to those used in the conservation village (as described in the Local Plan - Settlement Profile).

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 Alexander Law

Address: 1 The Walled Garden, Myreriggs Road, Blairgowrie PH13 9HS

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Contrary to Local Plan
- Density of site
- Designated Conservation Area
- Detrimental to environment
- Detrimental to Residential Amenity
- Increased traffic
- Land affected
- Loss of view
- Overlooking
- Privacy of neighbouring properties affected
- Value of property

Comment: So the Roads Planning Officer has approved this application providing the developers allow for 2 car parking spaces and a turning area in perpetuity. This is the Roads Planning Officer's job to evaluate the application on purely pragmatic grounds, so is understandable. But the poor residents of the Beacon will have not only a new build house in front of them, but also a hard landscaped car park and turning area to look out across. This is hardly ideal for visitors wanting to enjoy the uninterrupted views and tranquility of this beautiful place.

Alexander Law, Blairgowrie.

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 Alexander Law

Address: 1 The Walled Garden, Myreriggs Road, Blairgowrie PH13 9HS

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Contrary to Local Plan
- Designated Conservation Area
- Detrimental to environment
- Detrimental to Residential Amenity
- Height of
- Inadequate access
- Increased traffic
- Land affected
- Loss of view
- Noise nuisance
- Privacy of neighbouring properties affected
- Trees/landscape affected
- Value of property

Comment: We are writing for a second time to object to this development.

For over 40 years and 4 generations our family have come to St. Abbs on holiday. We have enjoyed the unspoilt beauty and tranquility of this village. We have supported the harbour café, Lifeboat appeal, Post Office and putting green. We have enjoyed the coastal path, birdwatching, Coldingham beach and landscape painting.

For the last several years we have stayed at the Beacon, often visiting many times in any year. We enjoy its unspoilt charm and uninterrupted views over the rocks and the sea. We have observed hundreds of people stopping at the corner of the village on the coastal path to look across to the beach, the cliffs and the sea as far as Eyemouth. All this peace and tranquility will be lost for ever with the proposed new build development.

The view from the Beacon will be destroyed forever, and the owners will lose valuable revenue to their holiday letting business and significant capital value to their property. Furthermore there will

be serious issues with noise and dirt and a real problem with vehicular access to the new build for ever.

We were led to believe during the previous planning application that the proposed site was inside the village conservation area and that no new properties were to be built here. We further object to the modern nature of the construction which is completely out of keeping with the local vernacular. If the developers are determined to build a property of this nature we would suggest they build in the large area to the rear / North West corner of the Rest where it would be out of sight to the public and not destroy the view, value and amenity of their neighbours at the Beacon.

For these reasons we implore you to reject the planning application permanently.

Alexander & Shirley Law, Blairgowrie.

Alison Affleck
15 Dec 2018

I object to the planning permission requested again by the owners of The Rest, St Abbs to build a dwelling in their garden adjacent to the Coastal Path. The architectural drawing and plans do not make what is proposed clear. As far as I am aware these current drawings are similar to the first planning application, the only difference is that the new build runs in a straight line rather than at an angle. As such I can only restate my original objections which are still very valid and reiterate that my objections are against building any dwelling house on that particular site.

As a regular visitor to St. Abbs and a resident of Eyemouth I often walk my dog along the East Berwickshire coastal path between Eyemouth and St. Abbs.

I was dismayed to learn that a planning application has been resubmitted to build a house in the garden of the Rest, Murrayfield, St. Abbs, 18/001654/FUL. It is my understanding that this part of St. Abbs village is a designated Conservation Area and as such any new buildings had to be designed to enhance and protect the ethos of the existing area.

The coastal path lies very near the cliff edge at this point and I am concerned that any new development at this point could cause access problems and disruption of a well established public right of way and impact on the open aspect of the neighbourhood. While also having to take into account the

problems of coastal erosion with a build so close to the cliff edge.

In recent years Scottish Borders Council planning department, amid much criticism, has allowed a more modern build near the beach at Coldingham. While I am not totally dismissive of all new building designs I do not think that the character of this proposed new build is suited to the village of St. Abbs.

I would encourage the planning department to think carefully before making a final decision.

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 Archibald Howie

Address: 194 Huntingdon Road, Cambridge CB3 0LB

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Designated Conservation Area
- Detrimental to environment
- Loss of view
- Poor design
- Value of property

Comment: Together with my daughter's family, I spent a delightful week in St Abbs two summers ago. We enjoyed strolling round the village, using the museum shop and local restaurants and walking along the coast to Coldingham Bay. I am now rather appalled to learn about this planning application to construct a substantial new dwelling on such a prominent coastal site in a designated conservation area.

We stayed at the Beacon and greatly enjoyed the restrained character of that house and its glorious sea view which will now be completely obstructed. Properties like the Beacon set back a little with a clear stretch to the coastal path evidently belong to an age more sensitive to preservation of local amenities.

The claim made in the Design and Supporting Statement that local businesses will not be affected is patently ludicrous as far as the operation of Beacon House as a holiday let is concerned since the view is one of its main attractions. The value of the property will undoubtedly be drastically affected.

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 david wilson

Address: 4B Chapel Street, Eyemouth, Scottish Borders TD14 5HF

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Contrary to Local Plan
- Designated Conservation Area
- Height of
- Inadequate screening
- Land affected
- Legal issues
- Loss of light
- Loss of view
- Noise nuisance
- Overlooking
- Privacy of neighbouring properties affected
- Value of property

Comment: I have been in contact with Registers of Scotland and they have informed me that the owners of the Rest have just bought a strip of land which runs along inside the perimeter wall at the bottom of the side garden of the Rest. It continues up the side perimeter wall and stops passed the gate which allows access to the proposed site of the New Build.

After reading the objection put forward by the Architectural Heritage Society, it mentions that the Beacon and the Rest were requested to be built back from the coastline to allow Castle Rock, (which is a listed building) its prominence and protect its position. If this was not so The Beacon would have been built further forward it now appears that for doing what was asked we the current owners are to suffer the consequences!

The sellers of this piece of land are the St.Abbs Community Trust who took over from the St.Abbs Improvement Committee.

The strip of land in question which is part of the Conservation and Green Space Area is in place to protect the village. Without this strip of land there would be no room to build the proposed New

build.

Were the St.Abbs Community Trust current custodians aware of the implications and significance of selling this land and why was the general public not made aware of the possibility of this happening?

If we had known land was available we would have been interested as we have always wanted a larger front garden !

David and James Wilson

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 david wilson

Address: 4B Chapel Street, Eyemouth, Scottish Borders TD14 5HF

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Alterations/Demolition of wall
- Contrary to Local Plan
- Designated Conservation Area
- Detrimental to environment
- Height of
- Inadequate drainage
- Increased traffic
- Loss of light
- Loss of view
- Noise nuisance
- Overlooking
- Poor design
- Privacy of neighbouring properties affected
- Subsidence
- Value of property

Comment: After reading the objection from the Architectural Heritage Society of Scotland I would like to add these comments to my first objection.

The AHSS state in their letter that to build a dwelling house at the proposed site would conflict with Local Development Plan policies

PMD2

HD3

EP7

EP9

EP11

All of the above policies apply to this application

Surely the Planning Department were aware of these policies when this dwelling house was first proposed? So why is this planning application still being pursued?

I know that one of the main jobs of the Planning departments is to build houses but surely it is also to protect Conservation Area, Green Area and the character of the village.

The proposed site on which the new dwelling house is to be built is not just a conservation area it is also part of the Green Area that surrounds St.Abbs. The purpose of the Conservation Area and Green Area is to protect the character of the village from being destroyed. The very thing that is being proposed to happen here!

I am also aware that Visit Scotland has been given £500,000 to promote tourism in the South of Scotland area. They will be disappointed to hear that the Planning Department is willing to support this application which will destroy one of the most beautiful corners on the East Coast of Scotland especially when there is a brown site available which sits only twenty metres away

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 david wilson

Address: 4B Chapel Street, Eyemouth, Scottish Borders TD14 5HF

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Contrary to Local Plan
- Designated Conservation Area
- Detrimental to environment
- Increased traffic
- Loss of light
- Loss of view
- Noise nuisance
- Overlooking
- Privacy of neighbouring properties affected
- Smell
- Value of property

Comment: I would like to object to the proposed planning application to build a car park and turning space at The Rest, Murrayfield, St Abbs. This area is to be situated along my boundary hedge and directly in front of my house The Beacon, St. Abbs. It's proximity would be less than five metres from my front window. Having cars parked and turning would be very disruptive, noisy and would cause air pollution. It would also destroy the tranquillity and setting of the local neighbourhood and impact on my holiday business.

I understand, that this is a Conservation area which means that the character and ethos of the area should be respected I do not think that building a house and a carpark at this site supports this thinking.

I also understand this site is classified as white land in the local plan. The definition of a white area is, "Open land not designated for development or change of use or on which development is NOT allowed". Surely this means that any development on this site cannot be approved by the planning department.

Yours Faithfully,

David Wilson

David Wilson
15 Dec 2018

Regarding the new application for building a dwelling house in the side garden of The Rest at the end of Murrayfield St. Abbs TD 14 5PP

After looking at the new proposed drawings the only changes that I can see are the proposed dwelling house has been moved so that it now sits in a straight line instead of an angle and the car parking has been moved towards the gate on the Murrayfield side of the house. The Planning Officer stated that the original proposals were considered to be in conflict with local development policy EP9 since these proposals do not preserve or enhance the Conservation area. This being the case my original objection is still valid.

To build a house in such a prominent position on what it a designated conservation area, will have a detrimental effect on the character of the village. This may also set a planning precedent, which would lead to further building development of modern houses which don't fit or enhance the area and could also be in conflict with local development policy EP9.

Tourism is very important to the local economy, destroying one of the most beautiful corners of the East Coast of Berwickshire does nothing to help encourage or promote tourism in the area.

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 Euan Gibson

Address: Mawcarr, Coldingham Road, St Abbs Eyemouth, Scottish Borders TD14 5PL

Comment Details

Commenter Type: Local Member

Stance: Customer objects to the Planning Application

Comment Reasons:

- Contrary to Local Plan
- Designated Conservation Area
- Loss of view
- Poor design
- Privacy of neighbouring properties affected

Comment: The proposed development lies within the Conservation area of St Abbs, and is totally unsympathetic to not only the neighbouring properties, but the village as a whole.

The Local Plan stating that no new homes are to be built in St Abbs for decades is being summarily dismissed as a "myth" by the local Planners, but more work needs to be done to confirm this is actually the case and not dismissed out of hand.

One of the enduring attractions of St Abbs to the Public is the coastal view that suddenly opens out as they walk down Murrayfield passed the pretty well-maintained historic cottages. Thousands walk passed this proposed development on their way along the Berwickshire Coastal Path, due to the stunning natural beauty of the area. It is an area of huge cultural, heritage and historical importance, which will be severely adversely affected by the nature of this development. This view will be destroyed by the proposed development, the jarring design of which, as earlier stated, is completely at odds with surrounding properties and unsympathetic to the Conservation of this historic village.

There are currently huge resources being invested in promoting the Berwickshire Coastline as a tourist destination. Unsympathetic proposals like this one should not be allowed to impact on important Conservation areas like St Abbs.

Talking locally, there appears to be substantial objection to this proposal, and I urge you to reject it.

From:Gillian Callaghan
Sent:Fri, 11 Jan 2019 13:12:39 +0000
To:Planning & Regulatory Services
Subject:Fwd: Objection to proposed erection of dwelling house ref 18/01654/FUL

Sent from my iPad

Begin forwarded message:

From: [REDACTED]
Date: 11 January 2019 at 12:53:46 GMT
To: prs@scotborders.gov
Subject: Objection to proposed erection of dwelling house ref 18/01654/FUL

Dear Sir it Madam,

I have tried several times this week to comment in the following planning application but have received a 'server error' message each time. I spoke to a gentleman from your department this morning who suggested that I send an email with full details of the proposed site and my comments.

My details are:
Dr Gillian Callaghan
Castle Rock
Murrayfield
St Abbs
TD14 5PP

The application refers to:

Erection of dwelling house to the north east of The Rest, Murrayfield, St Abbs

Ref 18/01654/FUL

Comment : Objection

The proposed development would compromise the green space which forms the entry to the village from the coastal path. It would also obstruct the view currently enjoyed by people approaching the path from the village. When a similar application was made earlier in the year I commented that it was difficult to assess the impact of the proposed building on this conservation area from the drawings submitted. I think the architectural heritage report has addressed that issue and it has alerted me to the effects of the loss of

both space and setting. It does not seem possible, as was originally suggested , to make this building sufficiently low rise to overcome the problem. St. Abbs is a beautiful village sitting on the coastal path and It is difficult to see how the proposed building would either have neutral impact or enhance that vista.

I hope that I have provided sufficient detail but will be happy to submit comments in writing if necessary.

Regards

G. Callaghan

Sent from my iPad

James Wilson
15 Dec 2018.

I wish to object again to the proposal to build a dwelling house in the garden of The Rest, Murrayfield, St Abbs, TD14 5PP.

There has been no changes of any real significance. The house is still a modern design and does not fit in with the neighbouring houses. The area is a conservation area this does not preserve or enhance and is in conflict with local development plan EP9. How does building the house straight as oppose to at an angle make any great significant difference to making the proposal acceptable.

Mark Douglas (Lead Officer Heritage and Design) admits that this development will neither enhance nor preserve the Conservation Area nor can it be considered to have a neutral impact on the area. He obviously considers that it will have a negative impact on the area. He must therefore reject the proposals out of hand and protect St. Abbs old world, quaint heritage for future generations. Instead he recommends that the building should be built straight rather than at an angle. This may tidy up the site but it will not preserve the conservation of the area, when it is a modern building surrounded by houses dating back more than one hundred years. I am very surprised that a Heritage Officer has no objection to a modern building being built in a conservation area. Like the eco build at Coldingham Sands this building is interesting but in the wrong location.

The Architects diagram shows that this modern building will take up most of the breadth of the plot and rise thirteen feet in height at the front. It will always be visible from the coastal path. It is disappointing to be approached by visitors asking why a modern building was allowed when it spoils an area of natural beauty like Coldingham Sands. Mr Duncan, Planning Officer, feels that this is a sensitive area and is anxious how it will look from the coastal path.

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: Local Member

Stance: Customer objects to the Planning Application

Comment Reasons:

- Contrary to Local Plan
- Designated Conservation Area
- Detrimental to Residential Amenity
- Health Issues
- Inadequate access
- Increased traffic
- Loss of view
- No sufficient parking space
- Noise nuisance
- Road safety
- Subsidence

Comment: Being a resident of Murrayfield I feel that there will be a vast impact on the area with the large numbers of construction traffic. The proposed access into the site that I have been informed of is at the end of Murrayfield, this road narrows and is not wide enough to permit HGV vehicles access and there is no area that these vehicles can safely turn, they will have to reverse a long un safe distance back a long road.

Being grassed either side of this access path/track this will impact on the well maintained grassed area that is managed by the SBC and CC.

Consideration should be taken regarding this and the use of an alternative route should be looked at.

I feel that the design is not what this village needs and the impact of siting the dwelling on this proposed site will result in taking away the views that this village is renowned for.

Option one that SBC Heritage proposed would be more suitable and less of an impact, many of the village residents have commented on this and would have less objections if it was located at the rear of the Rest.

He admits it will neither enhance nor preserve the conservation area and in fact points out that the new build is in breach of local development plan EP9. What is the point in having regulations if they are not followed? He too should reject the proposals out of hand. He approves of the development provided it is moved further north. If Option B is to be accepted, the sketch shows that the back of the new build must line up with the front of The Rest and so will move further south in the garden.

It is good that there is concern for the Beacons privacy and light. Disappointing that no such concern is shown for spoiling our business and the devaluation of our property.

Most professionals nowadays have to reach targets presumably the Planning Department have to reach targets. This development is not just a statistic it is a crucial decision in the future development of St Abbs, a precedent will be set, others will follow.

If solar panels are not allowed in this Conservation Area how can an eco style house of contemporary style be permitted.

If Scottish Borders Council planning committee support a complaint against building more windmills at Howpark Wind Farm on grounds of noise and scenic beauty how can they allow a development which neither enhances nor conserves this Conservation Area and is in contravention of local development plan EP9.

You ask in one of your letters, How are you playing your part to help us keep the Borders thriving? The answer is, we are trying to attract holiday makers and visitors, who spend money and boost the local economy. Destroying the old world character of the village will chase them away. Scottish Borders Councillors cannot possibly support a development which fails to comply with their own regulation EP9.

St Abbs is the jewel in the crown of the Berwickshire coast and must not be spoiled by modern development.

Regarding the new application for building a dwelling house in the side garden of The Rest at the end of Murrayfield St. Abbs TD 14 5PP

After looking at the new proposed drawings the only changes that I can see are the proposed dwelling house has been moved so that it now sits in a straight line instead of an angle and the car parking has been moved towards the gate on the Murrayfield side of the house. The Planning Officer stated that the original proposals were considered to be in conflict with local development policy EP9 since these proposals do not preserve or enhance the Conservation area. This being the case my original objection is still valid.

To build a house in such a prominent position on what is a designated conservation area, will have a detrimental effect on the character of the village. This may also set a planning precedent, which would lead to further building development of modern houses which don't fit or enhance the area and could also be in conflict with local development policy EP9.

Tourism is very important to the local economy, destroying one of the most beautiful corners of the East Coast of Berwickshire does nothing to help encourage or promote tourism in the area.

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 John Walker

Address: 37 Huntley Crescent, Winlaton, Blaydon on Tyne NE21 6EX

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Designated Conservation Area
- Detrimental to environment
- Detrimental to Residential Amenity
- Increased traffic
- Land affected
- Loss of view
- Noise nuisance
- Overlooking
- Value of property

Comment: Having been an objector to the original application earlier this year, I can see nothing in this latest application to change my feelings and thoughts about the erection of an incongruous dwelling in front of a well established village landmark. Therefore, at the risk of repeating myself, I have appended my original comments :

"I write this objection to the Planning Application as a regular visitor to "The Beacon" a nearby property owned by Mr Wilson. My wife and I and our friends have always particularly enjoyed the seaward views afforded by the house's location. The proposed siting of the Applicant's second property should not be allowed to go ahead on at least two grounds :

Firstly, as the Application rightly points out, it is within a Designated Conservation Area (noun - an area containing a noteworthy environment and specially protected by law against undesirable changes). The assertion that the proposed property may be "eco friendly" does not mean that it is necessarily aesthetically pleasing to those who enjoy the special qualities of this area, indeed it may be totally incongruous with its surroundings e.g. the building mentioned by a fellow objector at nearby Coldingham Bay !

Secondly, a look at the proposed siting shows that it would have a significant impact on the view

currently enjoyed from "The Beacon" and therefore, a detrimental effect on Mr Wilson's business - a factor which seems to have been conveniently overlooked by this Application. There are other possible sitings in the grounds of "The Rest" which would be more sympathetic, which may lead one to surmise that the proposed choice is naïve at best and selfish at worst."

Therefore, I urge the Planning Authority to be consistent and decline this Application for a second time.

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: Mrs Karen Moore

Address: 27 Glenogle Crescent, perth PH2 0AH

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Contrary to Local Plan
- Designated Conservation Area
- Detrimental to environment
- Detrimental to Residential Amenity
- Land affected
- Loss of light
- Loss of view
- Noise nuisance
- Overlooking
- Privacy of neighbouring properties affected

Comment: I strongly object to a house being built on this land - which is actually designated a conservation area.

This would affect the property that is behind, The Beacon - given it has been built on the assumption at the start of the century and assured that the conservation area in front, would not affect its views to the ocean.

Why spoil a stunning, quiet coastal area with a view to the ocean. As well as probably disturbing the seagulls who live and breed on the cliffs beside.

Isn't this what a conservation area means!?

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: Mrs Margaret Mulvey

Address: 31 Coldingham Road, Eyemouth, Scottish Borders TD14 5AN

Comment Details

Commenter Type: Local Member

Stance: Customer objects to the Planning Application

Comment Reasons:

- Contrary to Local Plan
- Designated Conservation Area
- Detrimental to environment
- Detrimental to Residential Amenity
- Inadequate access
- Inadequate Boundary/Fencing
- Land affected
- No sufficient parking space
- Road safety
- Value of property

Comment: Dear Mr Duncan

There appears to be very little change in the planning of the proposed building and location. Therefore I must continue to object to this planning application. I have copied and pasted my initial objection as a reminder of my concerns which have not altered since reviewing the new planning.

First objection:-

Comment: As a local and having a family history in St Abbs I feel compelled to write my objections to this proposed build which I feel is not in keeping with the surrounding properties or the village as a whole. This build would be to the benefit of the few and the demise of what is a beautiful historical village. The build would not only effect the visual appeal of the village but also the business that rely on the sea views and access to coastal walk ways which bring tourists and locals from neighbouring villages to enjoy the amenities of St Abbs. If the build was to progress the area proposed would limit access to the coastal pathway to Coldingham and Coldingham Sands and for how long?? Would local businesses be compensated for loss of earnings during build

period?

Is the build necessary? If so have the developers considered other areas of the land surrounding their current property... "the Rest"? Namely the area behind "The Rest" which would appear adequate for such a build and would have less visual impact on the village as it would be hidden to a degree. Another option would be to build in front of "The Rest"; this would still have an impact on the village as a whole but would lessen the reduction in the surrounding property values, the developer's current property would take the impact of any possible financial reduction which only seems fair. A final option would be to convert "the Rest" for purpose. Possibly adapting the property into flats?

I would also like to raise my concern over future coastal erosion this build may cause and ask if a report has been completed or at least requested.

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: Mrs Susan Tait

Address: 56 Parkgrove Drive, Edinburgh Eh4 7qg

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Designated Conservation Area
- Detrimental to environment
- Detrimental to Residential Amenity
- Loss of light
- Subsidence
- Trees/landscape affected

Comment: I have spent many happy holidays in the beautiful St Abbs and recently found out that there is an application for a brand new building in the heart of a designated conservation area on the famous hill overlooking the coastal path and shore line. I strongly object to this application. If this goes ahead you are going to pollute and disturb this iconic area not to mention the wildlife.

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: Mrs Val Garland

Address: 10 Garden City, Stoneyburn, Bathgate EH478EJ

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Density of site
- Detrimental to environment
- Inadequate access
- Increased traffic
- Land affected
- Loss of light
- Loss of view
- No sufficient parking space
- Over Provision of facility in area
- Overlooking
- Privacy of neighbouring properties affected
- Road safety

Comment: This building will completely change the character of The Beacon which has been in situ for a very long time. To build a property on this piece of land will be of no benefit to the local community but a source of profit. There is not enough land to build a property and provide parking for both buildings.

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 James Wilson

Address: 2 Broad Street, Eyemouth, Scottish Borders TD14 5DT

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Contrary to Local Plan
- Detrimental to environment
- Height of
- Increased traffic
- Land affected
- Loss of light
- Over Provision of facility in area
- Poor design
- Privacy of neighbouring properties affected
- Road safety
- Subsidence
- Value of property

Comment: Throughout this dispute the owners of the Beacon have been told that nobody "Has a right to a view" This is not so in the Beacons case

According to the Architectural Heritage Society of Scotland the Beacon had to be built back from the coast to ensure that Castle Rock maintained its position of prominence and isolation "and therefore keeping its view."

The Beacon has no link with the street, its link is with the sea. By depriving the Beacon with its link with the coast an oddity is created of a house side on to the street. The Beacon is clearly situated to take advantage of the sea view and research of historical maps confirms that the view has never been interrupted.

The area is not only a conservation area it is also part of the Open Green Space and as such is subject to the Local Development Plan. Five policies

PMD2

HD3

EP7

EP9

EP11

of the councils own plan must be contravened to allow this development to go ahead.

Visit Scotland have been granted £500,000 of public money to boost tourism in Southern Scotland. It is essential therefore that in Eastern Berwickshire the local beauty spots and our conservation villages are not spoilt by these modern developments

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 James Wilson

Address: 2 Broad Street, Eyemouth, Scottish Borders TD14 5DT

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Contrary to Local Plan
- Designated Conservation Area
- Detrimental to environment
- Height of
- Land affected
- Loss of light
- Loss of view
- Noise nuisance
- Overlooking
- Privacy of neighbouring properties affected
- Road safety
- Subsidence
- Value of property

Comment: David Wilson

The Beacon

Murrayfield

St Abbs

TD14 5PP

After reading the objection from the Architectural Heritage Society of Scotland I would like to add these comments to my first objection.

The AHSS state in their letter that to build a dwelling house at the proposed site would conflict with Local Development Plan policies

PMD2

HD3

EP7

EP9

EP11

All of the above policies apply to this application

Surely the Planning Department were aware of these policies when this dwelling house was first proposed? So why is this planning application still being pursued?

I know that one of the main jobs of the Planning departments is to build houses but surely it is also to protect Conservation Area, Green Area and the character of the village.

The proposed site on which the new dwelling house is to be built is not just a conservation area it is also part of the Green Area that surrounds St.Abbs. The purpose of the Conservation Area and Green Area is to protect the character of the village from being destroyed. The very thing that is being proposed to happen here!

I am also aware that Visit Scotland has been given £500,000 to promote tourism in the South of Scotland area. They will be disappointed to hear that the Planning Department is willing to support this application which will destroy one of the most beautiful corners on the East Coast of Scotland especially when there is a brown site available which sits only twenty metres away

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 james wilson

Address: 2 Broad Street, Eyemouth, Scottish Borders TD14 5DT

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Contrary to Local Plan
- Designated Conservation Area
- Detrimental to environment
- Height of
- Inadequate drainage
- Increased traffic
- Land affected
- Loss of light
- Loss of view
- Noise nuisance
- Poor design
- Privacy of neighbouring properties affected
- Value of property
- Water Supply

Comment: Castle Rock is a listed building and is protected by the policy EP7 Listed Building of the SBC Local Development Plan.

The aim is to protect Listed Buildings from works that would spoil their Historic Architectural interests. In turn this will protect a major asset which contributes significantly towards the character and amenity of the Scottish Borders and represents a valuable source for tourism purposes.

This proposed development will be easily seen from Castle Rock and will be in contravention of this policy.

This area is a conservation area and is protected by policy EP9 of the SBC Local Development Plan.

The aim of this policy is to preserve or enhance the character or appearance of the conservation

area which make unique and irreplaceable contribution towards the character and quality of the Scottish Borders and as such must be protected from inappropriate developments. This development is not appropriate, it is a Modern development and does not blend in with a listed building such as Castle Rock and will be in contravention of this policy.

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 james wilson

Address: 2 Broad Street, Eyemouth, Scottish Borders TD14 5DT

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Contrary to Local Plan
- Designated Conservation Area
- Detrimental to environment
- Height of
- Inadequate access
- Increased traffic
- Land affected
- Loss of light
- Loss of view
- Noise nuisance
- Poor design
- Subsidence
- Value of property

Comment:A neighbour had their application for solar panels rejected. It would be wrong, therefore, to allow a modern eco style building on the same Conservation Area.

The Council supported a complaint against building more wind turbines on Coldingham Moor on the grounds of them spoiling the scenic beauty of the area. It would be wrong to allow this modern building to spoil this beautiful area of St Abbs

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 James Wilson

Address: 2 Broad Street, Eyemouth, Scottish Borders TD14 5DT

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Alterations/Demolition of wall
- Contrary to Local Plan
- Inadequate access
- Increased traffic
- Loss of light
- Loss of view
- Noise nuisance
- Overlooking
- Privacy of neighbouring properties affected
- Value of property

Comment: The applicants continue to claim that their building will have no effect on our business. The architect admits that part of our view will be lost our business will therefore be affected. Castle Rock a listed building will have its setting and outlook spoiled making it less attractive to film companies.

The final 50/60 metres of Murrayfield is single track road with grass verges with no pavements this is dangerous for pedestrians.

The architect talk of "Solar Gain" How is this going to be achieved ? Through the windows, through the walls or panels on the roof ? Is it not the case that solar gain will only happen during the summer months How is it achieved in the winter ?

The problem with Solar Gain is that energy is produced in the summer time when there is less demand for heating etc.

If solar panels are not allowed in conservation area, why are contemporary buildings allowed just because they are energy efficient.

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 james wilson

Address: 2 Broad Street, Eyemouth, Scottish Borders TD14 5DT

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Contrary to Local Plan
- Designated Conservation Area
- Increased traffic
- Land affected
- Loss of light
- Loss of view
- Noise nuisance
- Overlooking
- Privacy of neighbouring properties affected
- Value of property

Comment: Dear Sir,

The architect admits that The Beacon will lose part of its view. This is contrary to the Amenities Policy of the local development plan which states that our business should not be affected by this development.

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 james wilson

Address: 2 Broad Street, Eyemouth, Scottish Borders TD14 5DT

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Contrary to Local Plan
- Designated Conservation Area
- Loss of light
- Loss of view
- Noise nuisance
- Privacy of neighbouring properties affected
- Value of property

Comment: Planning Application Ref No. 18/01654/FUL

Erection of a Dwelling House on land to the North East of The Rest, Murrayfield, St. Abbs, Eyemouth, TD14 5PP

This is indeed a sensitive area. Building here is in contravention of five policies of the Scottish Border Council own Local Development Plans

1. Conservation Area
2. Spoiling outlook of Castle Rock, a listed building
3. Green Belt
4. Green Belt with alternative site
5. Amenity of Beacon adverse effect on our business

To allow this development would make a mockery of the Local Development Plan

It is disappointing that we live in a society where stealing your neighbours view, ruining their business and devaluing their property are all considered acceptable behaviour.

Whether you can see it from your window or not the big question should be, What is this likely to do to St. Abbs ?

What will be the impact on the village ?

Will this set a precedent ?

Will others houses follow ?

Will the character of the village change ?

James Wilson