

Local Review Body  
Council Headquarters  
Newtown St Boswells  
Melrose TD6 OSA

Local Review Body,

## **APPEAL APPLICATION 18/01161/FUL**

Thank you for sending me a copy of the letter you received from local resident-Ray Haston objecting to Paul Lawrie's appeal.

Having visited the site on numerous occasions, I have not encountered any of the issues described in the letter. The Report of Handling does not highlight any of the points raised in the letter as areas of concern or grounds for refusal. The planning application was refused based on an historic assessment carried out by the roads officer as to the suitability of the access to the site and not that the site was unsuitable in general.

### **Flooding**

Mr Haston in his letter states that the area regularly floods during times of heavy rainfall and therefore making the site unsuitable. In his report the Flood Risk officer states that:-

*"Although the site is at flood risk, in principle this development is unlikely to have a significant effect on the storage capacity of the functional flood plain or affect local flooding problems and **I would not oppose it on flooding grounds.**"*

### **Barking Dogs**

The dogs are very well looked after and do not bark on a regular basis. On the many occasions I have met the owners on site I did not encounter excessive dog barking. Furthermore, the dogs are only on site 15 hours per week. There is far more noise disturbance from passing traffic and sheep than there are from dogs.

### **Choice of site**

My client's business plan states that the reason for their choice of site was to change the focus of the business from customers mainly from the Edinburgh area to the Peebles area, this is where the majority of the clientele and dogs now come from.

### **Poo bags**

All dog faeces are collected and put in wormeries which are strategically placed around the site. There are no 'poo bags' left lying around in the fields.

### **Buildings**

The planning application clearly states that **there will be no buildings on the site**. The wooden structure which was previously on site and subject to a retrospective planning application has been removed as agreed.

### **Unauthorised improvements to the site access**

The access to the site was previously widened and the hardstanding added to the entrance by Tweed Forum and not by my client as stated by Mr Haston. This was to enable heavy vehicles access to the site so that that the necessary work to re-route the River Eddleston could be undertaken. This work has now been completed.

### **Abandoned Vehicles and surrounding landscape**

**There are no abandoned vehicles on the site and there are no activities which adversely impact on the amenity of the area or have a detrimental impact on the landscape.** All activities are in keeping with the rural setting and with what has been stated in the planning application submitted on behalf of Paul Lawrie.

If you require any further information or my attendance at your site visit please do not hesitate to let me know.

Yours Sincerely,

**Nicholas Morris**

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