

## Walling, Fiona

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**From:** localreview  
**Subject:** FW: FW: Local review: 18/01654/Ful  
**Attachments:** The Rest\_FUL-HERITAGE\_AND\_DESIGN\_OFFICER-2968434.docx; The Rest IMG\_20190903\_174106.jpg

**From:** Peter Gibson  
**Sent:** 04 September 2019 14:58  
**To:** localreview <localreview@scotborders.gov.uk>  
**Subject:** Re: FW: Local review: 18/01654/Ful

Dear Ms Walling,  
Local review: 18/01654/Ful  
Planning application: Land North East of the Rest, St Abbs, Scottish Borders  
Proposed development: Erection of dwelling House  
Applicant: Mr and Mrs Peter Gibson

Thank you for your invitation to comment on the additional representations received.

1. No one has acknowledged or taken on board that the low design (it is to be dug into the ground) of the proposal and gradient of the land allows The Beacon to keep its view, ensures that it does not at all obscure views of the coast for passers-by and is not prominent when viewed from Castle Rock or the sea.

The Beacon's view will thus not be spoilt and it will not lose its link with the sea. Nor will it be "effectively blocked from both front and side" (how can an extremely low building placed partially in front of The Beacon block The Beacon from its side?!). The turf roof will replace our grass lawn as viewed from the Beacon, but The Beacon will still have a full view of the sea and horizon.

2. The Beacon was built back from the sea not because they did not want to encroach on Castlerock's prominent setting but because it did not own the land in front of it. This land has always been owned by The Rest as (originally) its only access to the road. We attach an early photograph showing the position of The Rest and Castlerock before building The Beacon was, perhaps, even thought of it. It shows buildings on the north east side of Murrayfield and none on the near side.

3. Castlerock was not built as a listed building. The land surrounding it was not used to create "a setting". It was gifted to the village and has been used forever as a drying green by the residents. It is still known to the locals, and still used by some, as "the drying green".

4. The strip of land purchased by The Rest from St Abbs Community Trust along the bottom (sea side) of the garden, was originally planned to form part of a road from St Abbs to Coldingham Bay along the route of the cliff path, it was not "part of the conservation and green space area there to protect the village". It has been thought to be part of the garden of The Rest by a succession of owners and most other people. It is only because of the proposal that it came to light that it was not part of its title deed.

5. Of the objections to the proposal, other than those of 2 officers of Scottish Borders Council, only 6 come from people who own property in St Abbs and only 2 of those reside here. All of the other objections come from the owners of The Beacon or people who have stayed in The Beacon at one time or another. Several objectors have submitted multiple objections.

The apparent Community Council objection was based on a poll conducted by the then secretary, Gordon Booth, who admitted to listening to the views of 4 or 5 people; the entire community of 120 people or so were not polled. The identities of his 4 or 5 objectors are not known and may not be relevant or may be those who have already objected.

Many residents have verbally offered their support.

6. We were encouraged initially (the application was first submitted in February 2018) by there being no objections from officers of Scottish Borders Council except for the Conservation Officer who indicated that if amendments to the original plans were made the proposal would be acceptable. We attach a copy of his Consultation Response. The original application was withdrawn and the amendments were made.

7. We would be grateful if you will also take into consideration:

St Abbs is a living community, not a heritage and historical show case.

There is a preponderance of holiday houses here which stifles the resident community. An additional house in which we intend to live must surely be a good thing.

Almost every house built here has in some way altered the views enjoyed by others. The Rest its-self has been built around.

In planning the proposal, we have been considerate and sympathetic to the surroundings.

The land on which it is proposed to build is not used.

The Rest's views, to the same extent as The Beacon's views, will also be altered but not spoiled by the proposal.

Thank you.

Kind regards

Joanna and Peter Gibson

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[i]

On Fri, 23 Aug 2019 at 15:00, localreview <[localreview@scotborders.gov.uk](mailto:localreview@scotborders.gov.uk)> wrote:

Dear Mr and Mrs Gibson

**PLANNING APPLICATION                      Land North East Of The Rest**  
**Murrayfield St Abbs Scottish Borders**

**PROPOSED DEVELOPMENT:              Erection of dwellinghouse**

**APPLICANT:                                      Mr and Mrs Peter Gibson**

**APPEAL UNDER SECTION 43A (8) OF THE TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997**

**TOWN AND COUNTRY PLANNING (SCHEMES OF DELEGATION AND LOCAL REVIEW PROCEDURE)**  
**(SCOTLAND) REGULATIONS 2013**

Further to the emails below and my letter of 6<sup>th</sup> August in connection with the above review, please find attached 3 further representations received from interested parties.

If you have any comments to make in response to these additional representations please send them by email to [localreview@scotborders.gov.uk](mailto:localreview@scotborders.gov.uk) or by post to The Clerk to the Local Review Body, Council Headquarters, Newtown St Boswells, Melrose, TD6 0SA to arrive by **6<sup>th</sup> September 2019** at the latest.

The additional representations and your response will be included with the papers presented to the Local Review Body when this appeal is considered on 16<sup>th</sup> September 2019.

I should be grateful if you would acknowledge receipt of this email.

Kind regards

Fiona Walling

Democratic Services Officer

Customer & Communities

Scottish Borders Council

Council Headquarters

NEWTOWN ST BOSWELLS TD6 0SA

Tel: 01835 826504 (Direct Line)

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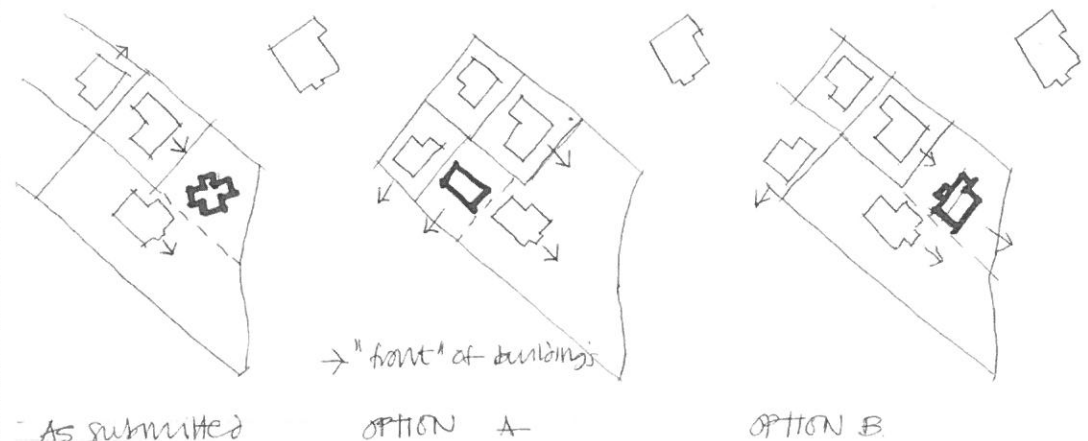
# CONSULTATION RESPONSE TO PLANNING OR RELATED APPLICATION

<b>Comments provided by</b>	<b>Officer Name and Post:</b> Mark Douglas Lead Officer (Built Heritage & Design)	<b>Contact e-mail/number:</b>
<b>Planning Application Reference</b>	18/00137/FUL	
<b>Proposed Development</b>	New house	
<b>Site Location</b>	Land NE The Rest, Murrayfield, St Abbs	
<b>Date</b>	09/04/2018	
<b>Background</b>	<p>The application site lies within the St Abbs conservation area.</p> <p>The focus of the conservation area is the harbour but the area extends to the small headland beyond Castle Rock house. The development pattern close to the proposed site is generally characterised by terraces of “fishing” cottages on Murrayfield and this pattern has generally been picked up by more recent development with the housing with houses generally being parallel to the street in a grid a grid pattern, both Southlea and the original part of the The Rest faced SE at right angles to the streets. Castle Rock is an exception to this and stands alone.</p> <p>I also note that the conservation area boundary only takes in part of the grounds of The Rest.</p> <p>A Design Statement has been submitted in support of the application</p> <p>I apologise for the delay in responding to this consultation.</p>	
<b>Key Issues (Bullet points)</b>	<ul style="list-style-type: none"> <li>• Potential impact on the character or appearance of the conservation area.</li> </ul>	
	<p><b><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></b></p>	
<b>Assessment</b>	<p>The site proposed lies in a prominent position and would form the end house on the SW side of Murrayfield; this would be viewed from the coastal path.</p> <p>My initial thought is whether this is the best location for a new house in terms of impact on the conservation area; there is no mention in the Design Statement about what other parts of the garden belonging to The Rest had been considered. There is a potential site between The Rest and 11 Brierydean, but I appreciate that this does not have the same views to the sea but would actually be outwith the conservation area boundary.</p> <p>I have concerns about the scheme as currently proposed and do not consider that the proposals can be said to “preserve or enhance” the conservation area nor than they can be considered to have a neutral impact on the conservation area.</p> <p>My concerns can be broken down into two main areas:</p>	

### Location within the site and its relationship with neighbouring properties

The new house is not "anchored" in the site in terms of its relationship with the adjacent buildings, which as described above are generally laid out with building lines parallel to the roads. The Design Statement does not explore other locations within the land owned by the applicant. A appreciate that the view would not be as good but Option A illustrated below would fit better into the grain of the conservation area.

If option A is rules out, then potentially option B is a better solution which at least has a better relationship with adjacent buildings and still has a good outlook.



### Detailed design

Whilst I have no objection to the principal of an energy efficient house in a contemporary style; I think that the current proposal could be simplified in form to reduce its impact.

Walls:

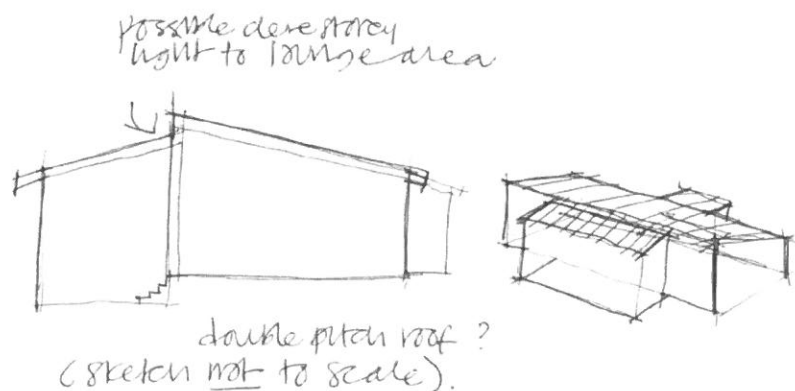
I am content with the proposed use of a natural stone skin, although I suspect that it will be difficult to get a matching St Abbs purple / black stone which is what the two adjacent buildings and wall is built with.

Windows:

Could be better to be a dark colour than brilliant white

Roof form:

I appreciate the desire to keep the height down, but this results in a high front eaves; I wonder if an alternative solution would be to use two contra pitched roofs; see sketch (for discussion) below:



	I have concluded that I cannot support the proposals as currently lodged; I however I think that there is some scope to work with the applicant to develop a revised scheme that is more acceptable in terms of impact on the conservation area.		
<b>Recommendation</b>	<input checked="" type="checkbox"/> Object	<input type="checkbox"/> Do not object	<input type="checkbox"/> Do not object, subject to conditions
<b>Recommended Conditions</b>			
<b>Recommended Informatives</b>			

