

Application Comments for 13/00401/FUL

Application Summary

Application Number: 13/00401/FUL

Address: Land South West Of Milldown Farmhouse Coldingham Scottish Borders

Proposal: Erection of 12 holiday cabins, office/laundry block and associated works

Case Officer: Scott Shearer

Customer Details

Name: Mr Alan Hendry

Address: 33 Maple Ave, Silksworth, Sunderland SR3 1DW

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Detrimental to environment
- Increased traffic
- Over Provision of facility in area
- Water Supply

Comment: Being a regular visitor to the area is there a need for yet again more lookalike log cabins. The area is unspoilt natural beauty and to allow this would be a mistake. Traffic would need to make way on a busy walkers thoroughfare. There are always vacancies in other places so why add to this. Please look after the area and clean space you have as when it goes it doesn't come back! As to the water supply would that mean digging the whole village up to connect.

Application Comments for 13/00401/FUL

Application Summary

Application Number: 13/00401/FUL

Address: Land South West Of Milldown Farmhouse Coldingham Scottish Borders

Proposal: Erection of 12 holiday cabins, office/laundry block and associated works

Case Officer: Scott Shearer

Customer Details

Name: Mr Alan Mason

Address: 31 Priors Walk, Coldingham, Scottish Borders TD14 5PE

Comment Details

Commenter Type: Local Member

Stance: Customer objects to the Planning Application

Comment Reasons:

- Contrary to Local Plan
- Detrimental to environment
- Inadequate access
- Increased traffic
- Loss of view
- No sufficient parking space
- Noise nuisance
- Privacy of neighbouring properties affected
- Road safety

Comment: Large number of cabins for small inaccessible site.

Application Comments for 13/00401/FUL

Application Summary

Application Number: 13/00401/FUL

Address: Land South West Of Milldown Farmhouse Coldingham Scottish Borders

Proposal: Erection of 12 holiday cabins, office/laundry block and associated works

Case Officer: Scott Shearer

Customer Details

Name: Mr Alan St. Clair

Address: Seacross St Abbs Road, Coldingham, Scottish Borders TD14 5NR

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Contrary to Local Plan
- Detrimental to environment
- Detrimental to Residential Amenity
- Inadequate access
- Inadequate screening
- Increased traffic
- Land affected
- Over Provision of facility in area
- Overlooking
- Privacy of neighbouring properties affected
- Value of property

Comment: I wish to object to this planning proposal.

The environmental damage likely is quite considerable. In addition to the need to widen and largely reengineer the proposed access road, this will result in the destruction of either a hedgerow or riverine habitat, more likely both. Also the coastal ridge on which the site is located is a natural trail for deer, and is also used by other species such as hare. Even if the trail is not blocked, the animals will be at first seen as a nuisance then actively deterred/scared away from the site.

In addition to the environmental damage the proposal to change the existing ford to a bridge endangers the known site of archaeological interest marked close to the ford.

While every care may indeed be taken to conceal the development from the coastal path and the Homeli Knoll viewpoint, it will be highly visible from the Creel path, the St Abbs road and from the coastal path north of Coldingham Bay.

Any development will lead to an increase in traffic in Coldingham. The narrow streets and random parking have already led to several accidents, and any increase in traffic will only exacerbate the situation.

I would ask that this proposal be rejected.

Alan St. Clair.

Application Comments for 13/00401/FUL

Application Summary

Application Number: 13/00401/FUL

Address: Land South West Of Milldown Farmhouse Coldingham Scottish Borders

Proposal: Erection of 12 holiday cabins, office/laundry block and associated works

Case Officer: Scott Shearer

Customer Details

Name: Mrs Alice Fisher

Address: Holmleigh 1 Bogan, Coldingham, Scottish Borders TD14 5ND

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Detrimental to environment
- Detrimental to Residential Amenity
- Flood plain risk
- Inadequate Boundary/Fencing
- Inadequate drainage
- Increased traffic
- Litter
- No sufficient parking space
- Noise nuisance
- Over Provision of facility in area
- Overlooking
- Poor design
- Privacy of neighbouring properties affected
- Road safety
- Smell
- Value of property
- Water Supply

Comment: As a resident I strongly object to this application. The current level of traffic in the village is already at maximum capacity and an increase in volume would be dangerous to our community.

There are 2 caravan parks in the village that serve the holiday makers, we do not need another one - especially one that would be a blight on our beautiful coastline - not to mention the impact it would have on the environment and the wildlife in that area.

Full planning application 13/00401/FUL Erection of 12 holiday cabins and associated works. Land south west of Milldown Farmhouse, Coldingham, Scottish Borders

Personal Data: Your Title... MRS
Your first name... ALISON
Your Surname... AITCHISON
Your address... 7 LAWFIELD
COLDINGHAM
Your telephone number... [REDACTED]
Your Email address... [REDACTED]

ENVIRONMENT & INFRASTRUCTURE

01 MAY 2013
To... SS(0)
Ackn...
File... 13/00401/F2
Comment/Complaint
Ref No...

Comment Details: Commentator type (Please circle)
Neighbour Local Member **Member of the public**

Stance: (Please circle)
Object **Support** **Neutral**

Reason for comment: (Please circle)
Alterations/Demolition of wall **Comments about play area** **Contrary to local plan**

Density of site **Designated conservation area** Detrimental to environment

Detrimental to residential Amenity Fire safety **Flood plain risk** **Health Issues**

Height of... Inadequate access **Inadequate Boundary/Fencing**

Inadequate drainage **Inadequate screening** Increased traffic **Land affected**

Legal issues **Listed building** **Litter** **Loss of light** Loss of view

No sufficient parking space **Noise Nuisance** **Overprovision of facility in area**

Overlooking **Poor design** Privacy of neighbouring properties affected

Road safety **Smell** **Subsidence** Trees/landscape affected **Water supply**

Please write any comments you wish to make here: (use the other side of the paper if you need to)

CHANGE OF LANDSCAPE WILL RUIN AREA,
IT IS CURRENTLY A SAFE ENVIRONMENT FOR
FAMILY/RURAL WALKS.

OVERDEVELOPED + UNNECESSARY!

Signature [REDACTED]

Date 30-4-13

Now send to: Planning and Regulatory Services, Scottish Borders Council Headquarters, Newtown St Boswells, Melrose TD6 0SA. Please send it recorded delivery to arrive by 6th May or return the form to the person who gave it to you by 5th May 2013 if possible. Thank you.

1 St Abbs Haven,
Coldingham,
Berwickshire
TD14 5NZ

18 April 2013

The Head of Planning and Building Standards,
Scottish Borders Council,
Council Headquarters,
Newton St. Boswells. TD6 0SA

Ref:13/00401/FUL

Erection of 12 holiday cabins,office/laundry block and associated works land South West of Milldown Farmhouse, Coldingham , Scottish Borders

Dear Sir/Madam,

I write to object to the above planning application on the grounds that it is contrary to the local plan which is to "resist development to the east of Scoutscroff"

The access road to this development currently experiences one or two vehicles a day. The road from Applin Cross to the development has no pedestrian footpath and there is a blind corner from the road to Coldingham Sands. An increase in traffic through Coldingham to the development will increase the possibility of vehicular and pedestrian accidents.

The planning committee must consider the impact of this development which is an area of great landscape value. This tranquil route and farmland is of outstanding scenic beauty should be preserved for future generations of tourists and locals to enjoy. This rural walk with its variety of wildlife and flowers is a significant tourist attraction.

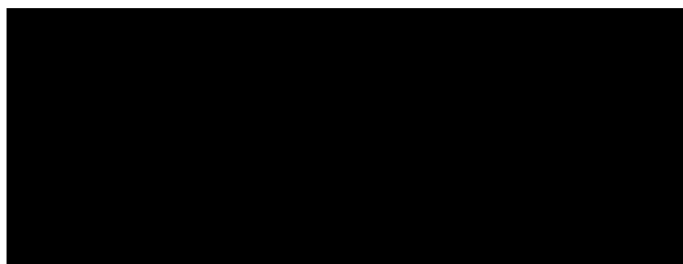
There is an abundance of accommodation to meet consumer demands available all year round within the area.

The development site looks over Milldown Cottages. The occupants have a right to privacy in their bedrooms.

The architectural design of the cabins is poor and the development will be seen from all around Coldingham which is renowned for its beautiful rural and coastal walks..

Yours Faithfully

Allan Barron



ENVIRONMENT & INFRASTRUCTURE	
22 APR 2013	
SS (0)	
Checked by
File	13/00401/FUL
Comment/Complaint	<input type="checkbox"/>
Ref No

Full planning application 13/00401/FUL Erection of 12 holiday cabins and associated works. Land south west of Milldown Farmhouse, Coldingham, Scottish Borders

Personal Data: Your Title.....MRS.....

Your first name...ANNE.....

Your Surname...KERR.....

Your address...7 Crosslan School Road
Coldingham.....

Your telephone number. [Redacted]

Your Email address.....

Comment Details: Commentator type (Please circle)

Neighbour

Local

Member of the public

Stance: (Please circle)

Object

Support

Neutral

Reason for comment: (Please circle)

Alterations/Demolition of wall

Comments about play area

Contrary to local plan

Density of site

Designated conservation area

Detrimental to environment

Detrimental to residential Amenity

Fire safety

Flood plain risk

Health Issues

Height of.....

Inadequate access

Inadequate Boundary/Fencing

Inadequate drainage

Inadequate screening

Increased traffic

Land affected

Legal issues

Listed building

Litter

Loss of light

Loss of view

No sufficient parking space

Noise Nuisance

Overprovision of facility in area

Overlooking

Poor design

Privacy of neighbouring properties affected

Road safety

Smell

Subsidence

Trees/landscape affected

Water supply

Please write any comments you wish to make here:

ENVIRONMENT & INFRASTRUCTURE

To..... 45/07

Ackn.....

File..... 13/00401/FUL

Comment/Complaint

Ref No.....

Signature... [Redacted].....

Date... 22/4/13.....

Now send to: Planning and Regulatory Services, Scottish Borders Council Headquarters, Newtown St Boswells, Melrose TD6 0SA. Please send it recorded delivery to arrive by 6th May or return the form to the person who gave it to you by 5th May 2013 if possible. Thank you.

Application Comments for 13/00401/FUL

Application Summary

Application Number: 13/00401/FUL

Address: Land South West Of Milldown Farmhouse Coldingham Scottish Borders

Proposal: Erection of 12 holiday cabins, office/laundry block and associated works

Case Officer: Scott Shearer

Customer Details

Name: Mrs Anne Mason

Address: 31 Priors Walk, Coldingham, Scottish Borders TD14 5PE

Comment Details

Commenter Type: Local Member

Stance: Customer objects to the Planning Application

Comment Reasons:

- Detrimental to environment
- Increased traffic
- Land affected
- Litter
- Loss of view
- No sufficient parking space
- Noise nuisance
- Over Provision of facility in area
- Privacy of neighbouring properties affected
- Trees/landscape affected

Comment: This is a most attractive piece of land. To ruin it by building log cabins would be a disgrace. We have sufficient holiday accommodation in the area. To build more so near to houses, with the need to build access, increase noise and ruin the landscape is appalling .

ENVIRONMENT &
INFRASTRUCTURE

26 APR 2013

To _____

Ackn _____

File _____

Comment/Complaint

Ref No _____

Eldersbank West
High St
Coldingham
TD14 5NL
24/04/13

Tel. [REDACTED]

Dear Mr. Shearer,

Re planning application Ref. 13/00401/FUL

I am writing to register my objection to the above planning application for upgraded road, 12 chalets, car park, plus office/laundry block

General

my main objection is the fact that there seems to be a general move afoot to target and "develop" the Coldingham Bay area, this being the third planning application for this area recently.

If these planning applications go through, the developments will change the whole character of the bay which is at present traditional, rural, tranquil and unspoilt, loved by the many many visitors who come here simply because it is so unspoilt. These people will stop coming and go elsewhere.

In allowing such developments, no thought seems to be given to the way they affect people who live here:-

- 1) Increased traffic through Coldingham village which in summer is a log-jam when farmers with tractors, buses and others going about their normal day-to-day business have to compete with the huge no. of visiting cars, caravans etc, to squeeze through the village. Even an ambulance or fire engine would have to wait many minutes until this bottle-neck is cleared.
- 2) The state of the minor roads in and around Coldingham Bay, which break up, become eroded and slip gradually seawards in some cases under the sheer pressure of huge construction vehicles and increased traffic.

3) The visual impact of new "developments on the lives of people who live here or visit the area. A great no. of these are already horrified and dismayed at the new glass/Steel lodge which has been built on the bay, which is totally out of keeping with existing houses and the general ambience of the bay.

With reference to this particular application:-

1) With the British economy flatlining as it is, existing self-catering providers in the area are, for the second summer running, reporting that bookings are just not coming in. Therefore, unless the economy improves dramatically, which seems unlikely, we already have an overprovision of self-catering accommodation, hence there is no need to develop pristine countryside with more self-catering holiday units. They may not let, and if they do, it could be to the detriment of existing providers.

2) This is a designated "Area of Great Landscape Value". Currently, the land in question is agricultural land immediately adjacent to the coastal path. If this plan goes ahead, it will extend development into land that should be kept as unspoilt countryside. There are already too many parts of the E Berwickshire coast and that just north of Berwick with unsightly developments, Eyemouth & Berwick Holiday Parks, Marshall Meadows, Pease Bay to name a few. One has to walk a considerable distance at each of these points before one is back in real countryside again. As stated earlier, people who come here for the beautiful coastal walks will go elsewhere. This will simply swap one kind of tourist for another, with no overall gain in economic terms except for the developer.

3) Sketchy or misleading information.

The proposal does not contain adequate detail on matters such as drainage, water supply, sewerage, traffic flow, lighting and other amenities, so should not be granted full planning

permission as it stands. The access road floods regularly after heavy rain, which is quite common nowadays. This in turn means that occasionally raw sewage overflows into the stream from the pumping station at the start of the approach road, which could be a health hazard.

Also, there is no mention of the fact that the chalets will be on rising ground, and as such will be visible from most local paths and viewpoints around Coldingham Bay and St. Abbas including the Creel path, Hornily Knave and the main St. Abbas road to name a few.

In addition, the site plan carefully omits to show that the site is actually adjacent to the coastal path immediately above the shingle bay. The 12 chalets under consideration are to be situated towards the Coldingham end of this field, but if planning were to be granted, then there is the possibility that more chalets would be built, much nearer to the coastal path. As one objector has commented, the developer is not going to put in a laundry block plus offices and car park for just 12 chalets - further expansion of the site will almost certainly be envisaged.

4) Access:
The upgrading and widening of the lane ~~to~~ which would be the access road to the site, would seriously spoil a very popular quiet walk ~~along~~ along the stream, to the beach and beyond, and would also affect the rich wildlife adversely, as would removal of the very old hedge along the lane.

5) I am puzzled by the words on the plan: "access road to be upgraded with width increased to 3.7m." These words seem to have no relevance to this application since they do not refer to the access road, ~~and~~ The road they refer to is a private track running from the end of the adopted road at the ford to Milldown Cottages and Milldown Farm. The land on

either side of this track is ~~is~~ also privately owned, and ~~is~~ consists of old cottage garden with fruit trees, which are also a haven for wildlife.

I would therefore ask that the quoted words are removed from the site plan.

6) Green tourism

The application has been presented as "green" tourism, by saying all the right things and ticking all the right boxes.

We already have the greenest of tourism - low impact walkers, birdwatchers, cyclists etc who use the present amenities and do not alter the landscape for posterity.

Green, it is not! - lucrative for the developer it might be!

~~the~~ ~~the~~
In conclusion, we should all, including the Scottish Borders Planning Committee, regard ourselves as custodians of one of the few really beautiful, unspoilt parts of Britain's coastline, much of which has already been over-developed. We should treasure it. If we allow this and similar applications to go through, our descendants will ask why we allowed it to happen.

yours sincerely

[Redacted Signature]

(MRS ANNE RICHARDSON)
RESIDENT



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Application Comments for 13/00401/FUL

Application Summary

Application Number: 13/00401/FUL

Address: Land South West Of Milldown Farmhouse Coldingham Scottish Borders

Proposal: Erection of 12 holiday cabins, office/laundry block and associated works

Case Officer: Scott Shearer

Customer Details

Name: Mrs Audrey Aitchison

Address: Paddock Myre A1107 A1107 At Toll Bridge Road In Eyemouth To A1107 At Eyemouth Road In Coldingham, Eyemouth, Scottish Borders TD14 5PX

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Detrimental to environment
- Detrimental to Residential Amenity
- Inadequate access
- Increased traffic
- Noise nuisance
- Over Provision of facility in area
- Overlooking
- Privacy of neighbouring properties affected
- Road safety
- Trees/landscape affected

Comment: There is adequate accommodation for tourists visiting the area with two caravan sites and several B&B. The proposed chalets will bring increased traffic through the village. There will be noise nuisance and possible light pollution for nearby residents. The access road which has very little traffic at the moment and provides a reasonably safe and scenic walk for local families and for tourists alike requires total upgrading. Luxury chalets in such a location will bring very little benefit to anyone who knows and enjoys this area whether they are visitors or residents and that must surely be a consideration.

Application Comments for 13/00401/FUL

Application Summary

Application Number: 13/00401/FUL

Address: Land South West Of Milldown Farmhouse Coldingham Scottish Borders

Proposal: Erection of 12 holiday cabins, office/laundry block and associated works

Case Officer: Scott Shearer

Customer Details

Name: Mr Brian Payne

Address: Redhall Steading U176/6 A1107 Opposite Redhall Farm To Redhall Farm Cottages,
Scottish Borders, Scottish Borders TD14 5SG

Comment Details

Commenter Type: Local Member

Stance: Customer objects to the Planning Application

Comment Reasons:

- Detrimental to environment
- Inadequate access
- Inadequate drainage
- Increased traffic
- Over Provision of facility in area
- Poor design
- Privacy of neighbouring properties affected
- Trees/landscape affected

Comment: This is a speculative development. In particular, the supporting statement is exceedingly vague, and essentially parrots what the writer believes to be the necessary formula to 'tick the tourism box'. There is absolutely no evidence of any market research to show that an affluent demographic would be attracted to the proposed development. Indeed, given the difficulty existing owners of high end holiday rentals have in achieving occupancy rates that break even - Gunsgreen House in Eyemouth is a case in point - it is blatantly obvious that the existing level of spend will be diluted rather than enhanced.

The supporting statement highlights diving and walking as the two central attractors of a client base. The access to the coastal path is cited in particular. From local knowledge of the tourism spend in Eyemouth, I am of the view that divers tend to spend money on cheap accommodation as they have to pay for expensive boat and equipment hire or use, and long distance walkers tend not to want to wander up and down the same patch of coastline all week. In other words, the reliance on those activities is an adonised and speculative punt, with no evidence to back it up.

The flood risk consultation is a pro-forma response. No attention has been paid to the effects of

increased run-off from precipitation from a substantially increased paved area, including a new road surface. In particular, the down stream microenvironment has not been assessed, especially with regard to damage to the stream bed, pathways and tidal zone. The flood assessments relied upon as a generalised guide are now increasingly redundant with the recent changes in long term weather patterns.

The community, and knowledgeable visitors, use the existing pathways as a safe way to walk, exercise pets and escort children to the beach. The Council will be familiar with the annual chaos on the road leading to Coldingham Bay, resulting in extensive traffic control measures and the provision and maintenance of separate footways. No thought seems to have been given by the developer to this issue, and especially the problem of unwelcome speculative traffic trying to find an easier route and parking for access to the beach.

It is difficult to find anything unusual or aesthetically pleasing about the design of the proposed chalets. If the costal scenery is to be continually infringed upon, then any built environment should be of the highest quality, either in the vernacular or in a style of outstanding architectural design. The high end demographic supposedly sought by the developer would be far more likely to arrive for those properties than for what amounts to little more than a glorified hutted camp with a bog block.

Application Comments for 13/00401/FUL

Application Summary

Application Number: 13/00401/FUL

Address: Land South West Of Milldown Farmhouse Coldingham Scottish Borders

Proposal: Erection of 12 holiday cabins, office/laundry block and associated works

Case Officer: Scott Shearer

Customer Details

Name: Miss BROGAN ROGERS

Address: 200 sunderland road, south shields ne34 6at

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Detrimental to Residential Amenity
- Inadequate access
- Inadequate screening
- Increased traffic
- Litter
- Loss of view
- Noise nuisance
- Over Provision of facility in area
- Privacy of neighbouring properties affected
- Road safety
- Trees/landscape affected

Comment: This planned site would damage the peace and tranquility associated with this beautiful coastal area.

Full planning application 13/00401/FUL Erection of 12 holiday cabins and associated works. Land south west of Milldown Farmhouse, Coldingham, Scottish Borders



Personal Data: Your Title..... MRS.
Your first name..... CARREEN
Your Surname..... MCGILVERAY
Your address..... ARTIVE LODGE
..... FISHER'S BEAT
..... COLDINGHAM
Your telephone number..... [REDACTED]
Your Email address.....

Comment Details: Commentator type (Please circle)
Neighbour Local Member

Member of the public

Stance: (Please circle)

Object

Support

Neutral

Reason for comment: (Please circle)

- Alterations/Demolition of wall
- Density of site
- Detrimental to residential Amenity
- Height of.....
- Inadequate drainage
- Legal issues
- No sufficient parking space
- Overlooking
- Road safety
- Comments about play area
- Designated conservation area
- Fire safety
- Inadequate screening
- Listed building
- Noise Nuisance
- Poor design
- Subsidence
- Flood plain risk
- Inadequate Boundary/Fencing
- Increased traffic
- Loss of light
- Privacy of neighbouring properties affected
- Trees/landscape affected
- Contrary to local plan
- Detrimental to environment
- Health Issues
- Land affected
- Loss of view
- Overprovision of facility in area
- Water supply?

Please write any comments you wish to make here: (use the other side of the paper if you need to)

The access to this proposed development will require major works changing a natural, safe unspoiled area and damaging the habitats of many wild creatures. Access through the village is already very narrow & dangerous and additional traffic will only make this worse. The proposed access to the new development will also be very narrow - will emergency vehicles be able to gain access. P.T.O.

Signature..... [REDACTED]

Date..... 3.5.13

Now send to: Planning and Regulatory Services, Scottish Borders Council Headquarters, Newtown St Boswells, Melrose TD6 0SA. Please send it recorded delivery to arrive by 6th May or return the form to the person who gave it to you by 5th May 2013 if possible. Thank you.

There is already abundant self-catering accommodation in the village surrounding area to suit the needs of all ages and types of visitor. It is unnecessary to build more holiday accommodation on a new site.

Application Comments for 13/00401/FUL

Application Summary

Application Number: 13/00401/FUL

Address: Land South West Of Milldown Farmhouse Coldingham Scottish Borders

Proposal: Erection of 12 holiday cabins, office/laundry block and associated works

Case Officer: Scott Shearer

Customer Details

Name: Mrs Catriona Cooper

Address: 34 Lawfield, Coldingham, Scottish Borders TD14 5PB

Comment Details

Commenter Type: Local Member

Stance: Customer objects to the Planning Application

Comment Reasons:

- Density of site
- Detrimental to environment
- Inadequate access
- Inadequate screening
- Increased traffic
- Litter
- Loss of view
- Noise nuisance
- Over Provision of facility in area
- Poor design
- Privacy of neighbouring properties affected
- Road safety
- Smell
- Trees/landscape affected
- Value of property

Comment: This development should never be allowed because it would ruin a beautiful area for local residents and visitors to the Coldingham area.

Application Comments for 13/00401/FUL

Application Summary

Application Number: 13/00401/FUL

Address: Land South West Of Milldown Farmhouse Coldingham Scottish Borders

Proposal: Erection of 12 holiday cabins, office/laundry block and associated works

Case Officer: Scott Shearer

Customer Details

Name: Mrs CHRISTINE RITCHIE

Address: 28 Hallydown Crescent, Eyemouth, Scottish Borders TD14 5TB

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Density of site
- Detrimental to environment
- Inadequate access
- Inadequate drainage
- Increased traffic
- Poor design
- Road safety

Comment:MY OBJECTION TO THE PROPOSED LOG CABIN DEVELOPMENTS ARE THAT FOR YEARS THE BACK ROAD HAS BEEN A QUIET SAFE AREA TO WALK WITH MY CHILDREN AND DOG.INCREASED TRAFFIC WILL PREVENT THIS BEING POSSIBLE IN THE FUTURE. EVEN IF THE ROAD IS RESURFACED IT IS STILL NOT SUITABLE FOR TRAFFIC SUCH AS FIRE ENGINES AN AMBULANCES WHICH WOULD COMPROMISE THE SAFETY OF THE POTENTIAL FUTURE HOLIDAY MAKERS WHO MAY STAY ON SITE.THE AREA SURROUNDING THE BEACH IS NATURAL AND BEAUTIFUL AND THAT IS WHAT ATTRACTS MANY PEOPLE TO THE AREA IT WOULD BE DETRIMENTAL TO CHANGE THIS ESPECIALLY WHEN THERE IS NO SHORTAGE OF HOLIDAY ACCOMMODATION WITHIN THE VICINITY OF COLDINGHAM.

Application Comments for 13/00401/FUL

Application Summary

Application Number: 13/00401/FUL

Address: Land South West Of Milldown Farmhouse Coldingham Scottish Borders

Proposal: Erection of 12 holiday cabins, office/laundry block and associated works

Case Officer: Scott Shearer

Customer Details

Name: Mr Colin Johnston

Address: 22comely bank street, Edinburgh eh4 1bb

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Density of site
- Detrimental to environment
- Detrimental to Residential Amenity
- Inadequate screening
- Increased traffic
- Road safety

Comment: I am a frequent visitor to Coldingham Bay. I visit with my young family most weekends and support local business making use of their goods and services.

I am concerned about the lack of overall planning strategy and consistency demonstrated by borders council planning in permitting the pavillion development at coldingham bay. I am concerned that any planning authority would permit this desecration of their own natural environment.

I am consequently against the developments north of sea neuk, the shieling conversion and the developments at milldown farm as they represent further desecration of a particularly beautiful area that affect their value to me a tourist/visitor

Particular to this application I am concerned about the aesthetics and size of the development but also the increased burden of traffic on a single track, rural road that we as family often walk on foot. I will be unlikely to expose my children to such a risk and will consequently be likely to visit other safe, beautiful and responsible areas that value their natural landscape more than borders council appear to do.

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Application Number: 13/00401/FUL

Address: Land South West Of Milldown Farmhouse Coldingham Scottish Borders

Proposal: Erection of 12 holiday cabins, office/laundry block and associated works

Case Officer: Scott Shearer

Customer Details

Name: Mr david clarke

Address: willowbrook, church lane, fillongley cv7 8ew

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Detrimental to environment
- Trees/landscape affected

Comment: This application would ruin a beautiful landscape

Application Comments for 13/00401/FUL

Application Summary

Application Number: 13/00401/FUL

Address: Land South West Of Milldown Farmhouse Coldingham Scottish Borders

Proposal: Erection of 12 holiday cabins, office/laundry block and associated works

Case Officer: Scott Shearer

Customer Details

Name: Ms diane morley

Address: Annecroft 2 Kilnknowe Cottages Eyemouth Road, Coldingham, Scottish Borders TD14 5NH

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Contrary to Local Plan
- Density of site
- Detrimental to environment
- Detrimental to Residential Amenity
- Flood plain risk
- Inadequate access
- Inadequate screening
- Increased traffic
- Land affected
- Litter
- Loss of view
- Noise nuisance
- Over Provision of facility in area
- Overlooking
- Privacy of neighbouring properties affected
- Road safety
- Smell
- Trees/landscape affected
- Value of property

Comment: The proposal would be detrimental to the village. It spoils that which attracts visitors and residents alike to the area.

Full planning application 13/00401/FUL Erection of 12 holiday cabins and associated works. Land south west of Milldown Farmhouse, Coldingham, Scottish Borders

Personal Data: Your Title..... MRS
Your first name..... DOROTHY
Your Surname..... HUNTER
Your address..... 8 LAWFIELD, COLDINGHAM
TD14 5PB
Your telephone num [redacted]
Your Email address.. [redacted]

ENVIRONMENT & INFRASTRUCTURE
08 MAY 2013
To
Ackn
File 13/00401/FUL
Comment/Complaint
Ref No

Comment Details: Commentator type (Please circle)

Neighbour Local Member Member of the public

Stance: (Please circle)

Object Support Neutral

Reason for comment: (Please circle)

Alterations/Demolition of wall Comments about play area Contrary to local plan

Density of site Designated conservation area Detrimental to environment

Detrimental to residential Amenity Fire safety Flood plain risk Health Issues

Height of Inadequate access Inadequate Boundary/Fencing

Inadequate drainage Inadequate screening Increased traffic Land affected

Legal issues Listed building Litter Loss of light Loss of view

No sufficient parking space Noise Nuisance Overprovision of facility in area

Overlooking Poor design Privacy of neighbouring properties affected

Road safety Smell Subsidence Trees/landscape affected Water supply

Please write any comments you wish to make here: (use the other side of the paper if you need to)

Signature [redacted]

Date 3.5.13

Now send to: Planning and Regulatory Services, Scottish Borders Council Headquarters, Newtown St Boswells, Melrose TD6 0SA. Please send it recorded delivery to arrive by 6th May or return the form to the person who gave it to you by 5th May 2013 if possible. Thank you.

Application Comments for 13/00401/FUL

Application Summary

Application Number: 13/00401/FUL

Address: Land South West Of Milldown Farmhouse Coldingham Scottish Borders

Proposal: Erection of 12 holiday cabins, office/laundry block and associated works

Case Officer: Scott Shearer

Customer Details

Name: Mrs Eleanor Carnell

Address: Milldown Cottages Milldown Road U136/6 U135/6 East Of Coldingham To West Of Milldown, Scottish Borders, Scottish Borders TD14 5QD

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Comments about play area
- Contrary to Local Plan
- Detrimental to environment
- Detrimental to Residential Amenity
- Fire Safety
- Health Issues
- Height of
- Inadequate access
- Inadequate screening
- Increased traffic
- Legal issues
- Litter
- Noise nuisance
- Over Provision of facility in area
- Overlooking
- Privacy of neighbouring properties affected
- Road safety
- Smell
- Trees/landscape affected
- Value of property

Comment: play area on steep slope

Contrary to local plan-outside of Coldingham local plan "resist development to the east of Scoutscroft "

Detrimental to environment-this is an area of outstanding scenic beauty as described by SBC planning dept. Where the access road is to be upgraded to a width of 3.7 meters the verges at present are a wild life area with a variety of wildflowers that have been free to develop over the years. There are few roadsides like this in the area. There are many mammals and insects in this area with bats over the wooded areas and foxes, badgers, deer rabbits and hares in the dean area and a large number and variety of birds including some on the 'at risk' category (song thrush, tree sparrow for example). (It should be noted that the access road on the development map with the legend "access road to be upgraded with width increased to 3.7 m" is not adopted by SBC and no permission has been given or sought to widen this particular road).

Detrimental to residential amenity-Completely overlooking Milldown Cottages- every living and bed room and all garden area will be seen from every cabin and the utility buildings and car park area.

Fire safety- risk assessment by fire officer 5 years ago suggested that the road(to be used for access by the development) was unsuitable for the size and weight of modern fire appliances due to bends and state of road and nearness to stream banks and undercutting of road surface by the stream.

Health and safety- slope of field and access road considerable.

Height of--Upper cabin heights above 50 meter contour of OS map. Lower cabin heights on the 45 meter contour. Milldown Cottages is on 41 meter contour and garden area below that.Height of buildings above ground level not given on planning application.

Inadequate access- the road is steep from the ford. There is a shared right of way along the access road and it is very narrow with unprotected drops to the stream. Only one access across the stream the 2nd one shown on the map was demolished several years ago by SBC. At times of heavy or persistent rain the road floods to 300 mm with fast flowing water which makes it impassible to cars and light commercial vehicles. The flow of water has been sufficient to lift a car off the ground and move it down stream. The road becomes impassible and/or unsafe in snow and icy weather for considerable time as no sun gets on it.

Inadequate screening- wood area is a single row of aged and dying deciduous trees and very sparse as a result. As these are deciduous trees 7 months of the year they offer no screening at all. Where the power lines cross the valley (and by cabins 8,9,6,)the trees are regularly cut to ground level by Scottish Power contractors. There is no screening here.

The site for development is exposed and north facing which means planting will be slow to develop where they establish. There are no screening for each individual cabin, and such is the slope of the ground that the view from the cabins and surrounding grounds will be above existing and planned screening towards Milldown Cottages and their gardens.

Increased traffic. There would be substantial increase in traffic on a road currently experiencing 1 or 2 vehicles a day.

Legal issues- this development makes no provision for people with disabilities.

Litter- There would be the expected increase in litter with the increase in volume of people in the proposed development area. The site is exposed and particularly windy spreading any litter.

Noise nuisance - the site is elevated so there would be considerable increase in noise pollution everywhere as the sound would not be obstructed. The elevated position will exaggerate any light pollution from the site, especially into the windows of Milldown Cottages from the car headlights in the designated parking area.

Over provision of facilities in the area- There is a range of very similar and suitable tourist accommodation in the area with B&Bs, cabins, caravans, bunk houses and hotels and self catering cottages and apartments.

Overlooking- The site for development will overlook Milldown Cottages and all its garden areas, and 3 established and well used footpaths. It will also overlook 4 properties at Milldown Farm Steading and Cole Mill.

Privacy of neighbouring properties- Every bed room and living area and all gardens areas can be seen by anyone anywhere on the development site. There is no density of woodland as suggested.

Road Safety- The drivers coming to the development would not be local and aware of the dangers. The public use this road as a footpath, bridleway and cycle path. and over the last 25-30 years have come to regard it as a traffic free route. There seems to be no plan to separate the groups and assure their safety. There are areas along the road where there is substantial drop to the stream with no protection.

Smell- It will be highly likely that smells will emanate from the rubbish collection recycling and composting areas which are closest to the footpaths and to Milldown Cottages.

Trees landscape effected- this development can be seen from 7 local footpaths , St Abbs Road and view point layby.

Value of property. Milldown Cottages would have less appeal to a potential buyer.

Application Comments for 13/00401/FUL

Application Summary

Application Number: 13/00401/FUL

Address: Land South West Of Milldown Farmhouse Coldingham Scottish Borders

Proposal: Erection of 12 holiday cabins, office/laundry block and associated works

Case Officer: Scott Shearer

Customer Details

Name: Mrs Elizabeth Murray

Address: Bromley House School Road, Coldingham, Scottish Borders TD14 5NS

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Detrimental to environment
- Detrimental to Residential Amenity
- Inadequate access
- Increased traffic
- Loss of view
- Noise nuisance
- Overlooking
- Privacy of neighbouring properties affected
- Road safety

Comment: I strongly object to this application. Coldingham is too small a village to accommodate more holiday accommodation. We already have numerous caravan sites and holiday homes, which have led directly to an increase in litter, crime and vandalism in the village. We need more affordable housing to attract more people who genuinely care about our community rather than visitors passing through who do not benefit the local economy but rather put strain on the existing services. The school has halved in size in the past 7 years because locals cannot afford properties here.

Access to the site is on an unadopted road which is used by families and children walking to a from the beach. It would cause huge safety issues if there was an increase in traffic here, as well as being very detrimental to the environment, wildlife and neighbouring properties.

The site proposed would be an huge eyesore on a beautiful stretch of coastline, and would impact on the privacy of many private houses in the area.

Full planning application 13/00401/FUL Erection of 12 holiday cabins and associated works. Land south west of Milldown Farmhouse, Coldingham, Scottish Borders

Personal Data: Your Title..... MRS.

Your first name..... ELIZABETH

Your Surname..... RAE

Your address..... 4, STATION COTTAGES

SPROUSTON

KELSO

Your telephone number.....

Your Email address.....

ENVIRONMENT & INFRASTRUCTURE

08 MAY 2013

To..... SS(o)
Ackn.....
File..... 13/00401/FU
Comment/Complaint
Ref No.....

Comment Details: Commentator type (Please circle)

Neighbour

Local

Member of the public

Stance: (Please circle)

Object

Support

Neutral

Reason for comment: (Please circle)

Alterations/Demolition of wall

Comments about play area

Contrary to local plan

Density of site

Designated conservation area

Detrimental to environment

Detrimental to residential Amenity

Fire safety

Flood plain risk

Health Issues

Height of.....

Inadequate access

Inadequate Boundary/Fencing

Inadequate drainage

Inadequate screening

Increased traffic

Land affected

Legal issues

Listed building

Litter

Loss of light

Loss of view

No sufficient parking space

Noise Nuisance

Overprovision of facility in area

Overlooking

Poor design

Privacy of neighbouring properties affected

Road safety

Smell

Subsidence

Trees/landscape affected

Water supply

Please write any comments you wish to make here:

This project would have a detrimental effect on neighbouring area, . Roadways are not suitable for a larger volume of traffic and would affect the beauty and attraction of the area.

Signature.....

Date..... 4/5/13

Now send to: Planning and Regulatory Services, Scottish Borders Council Headquarters, Newtown St Boswells, Melrose TD6 OSA. Please send it recorded delivery to arrive by 6th May or return the form to the person who gave it to you by 5th May 2013 if possible. Thank you.

Full planning application 13/00401/FUL Erection of 12 holiday cabins and associated works. Land south west of Milldown Farmhouse, Coldingham, Scottish Borders

Personal Data: Your Title Mrs

Your first name ELLEN

Your Surname STEWART

Your address 3 LEYDEN FARM COTTAGES, KIRKENTON MIDLOTHIAN

Your telephone number [REDACTED]

Your Email address [REDACTED]

Comment Details: Commentator type (Please circle)

Neighbour

Local

Member of the public

Stance: (Please circle)

Object

Support

Neutral

Reason for comment: (Please circle)

Alterations/Demolition of wall

Comments about play area

Contrary to local plan

Density of site

Designated conservation area

Detrimental to environment

Detrimental to residential Amenity

Fire safety

Flood plain risk

Health Issues

Height of.....

Inadequate access

Inadequate Boundary/Fencing

Inadequate drainage

Inadequate screening

Increased traffic

Land affected

Legal issues

Listed building

Litter

Loss of light

Loss of view

No sufficient parking space

Noise Nuisance

Overprovision of facility in area

Overlooking

Poor design

Privacy of neighbouring properties affected

Road safety

Smell

Subsidence

Trees/landscape affected

Water supply

Please write any comments you wish to make here: I HAVE HAD A CARAVAN AT SCOUTSCROFT HOLIDAY PARK FOR 6 YRS AND SPEND MOST OF THE 9 MONTHS THE SITE IS OPEN HERE WALKING WITH MY DOG IN THE AREA. OUR REGULAR WALK TWICE DAILY IS FROM SCOUTSCROFT ALONG THE PATH TOWARDS MILLDOWN FARMHOUSE THIS IS A VERY POPULAR PEACEFUL & SAFE WALK, THE BIRDSONG & WILDLIFE WE MEET REGULARLY IS AMAZING. THE PROPOSES PLAN WOULD TAKE ALL THIS AWAY. I ALSO HAVE CONCERNS THAT COLDINGHAM VILLAGE WHICH IS OFTEN VERY CONGESTED WOULD NOT BE ABLE TO COPE WITH THE EXCESS TRAFFIC THIS WOULD BRING

Signature [REDACTED]

Date 02/05/13

Now send to: Planning and Regulatory Services, Scottish Borders Council Headquarters, Newtown St Boswells, Melrose TD6

OSA. Please send it recorded delivery to arrive by 6th May or return the form to the person who gave it to you if possible. Thank you.

ENVIRONMENT & INFRASTRUCTURE

03 MAY 2013

To SS/OJ

Ackn

File 13/00401/FUL

Comment/Complaint

Ref No

Full planning application 13/00401/FUL Erection of 12 holiday cabins and associated works. Land south west of Milldown Farmhouse, Coldingham, Scottish Borders

Personal Data: Your Title MRS
Your first name EMMA
Your Surname BROOKS
Your address FAIRLAW
RESTON.
Your telephone number.....
Your Email address [REDACTED]

ENVIRONMENT & INFRASTRUCTURE

01 MAY 2013
To.....
Ackn.....
File.....
Comment/Complaint
Ref No.....

Comment Details: Commentator type (Please circle)

Neighbour **Local Member** **Member of the public**

Stance: (Please circle)

Object **Support** **Neutral**

Reason for comment: (Please circle)

- Alterations/Demolition of wall
- Density of site
- Detrimental to residential Amenity
- Height of.....
- Inadequate drainage
- Legal issues
- No sufficient parking space
- Overlooking
- Road safety**
- Comments about play area
- Designated conservation area
- Fire safety
- Inadequate access
- Inadequate screening
- Listed building
- Noise Nuisance
- Poor design
- Subsidence
- Contrary to local plan
- Detrimental to environment
- Flood plain risk
- Inadequate Boundary/Fencing
- Health Issues
- Increased traffic**
- Loss of light
- Overprovision of facility in area
- Privacy of neighbouring properties affected**
- Land affected**
- Loss of view
- Trees/landscape affected**
- Water supply

Please write any comments you wish to make here: (use the other side of the paper if you need to)

We are lucky to have an unspoilt area to walk children & dogs with no cars.
PLEASE do not ruin this tranquil area.

Signature..... [REDACTED]

Date 30-4-13

Now send to Scottish Borders Council Headquarters, Newtown St Boswells, Melrose TD6
OSA. Please send it recorded delivery to arrive by 5th May or return the form to the person who gave it to you by 5th May 2013 if possible. Thank you.

Application Comments for 13/00401/FUL

Application Summary

Application Number: 13/00401/FUL

Address: Land South West Of Milldown Farmhouse Coldingham Scottish Borders

Proposal: Erection of 12 holiday cabins, office/laundry block and associated works

Case Officer: Scott Shearer

Customer Details

Name: Mrs Fiona Anderson

Address: 68 Haymons Cove, Eyemouth, Scottish Borders TD14 5EG

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Detrimental to environment
- Detrimental to Residential Amenity
- Fire Safety
- Inadequate access
- Increased traffic
- Litter
- Noise nuisance
- Road safety

Comment: I feel the access road to this site is too narrow, and would be dangerous for pedestrians who use it. There is no footpath from the turn off to the Sands in Coldingham, and it is already dangerous in the Summer months, with increased visitors, so adding yet more traffic is going to make matters worst. I cannot see anything on the planning application about footpaths!!

Application Comments for 13/00401/FUL

Application Summary

Application Number: 13/00401/FUL

Address: Land South West Of Milldown Farmhouse Coldingham Scottish Borders

Proposal: Erection of 12 holiday cabins, office/laundry block and associated works

Case Officer: Scott Shearer

Customer Details

Name: Mrs Fiona Clift

Address: Crosslaw School Road, Coldingham, Scottish Borders TD14 5NS

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Detrimental to environment
- Flood plain risk
- Inadequate access
- Inadequate drainage
- Increased traffic
- Land affected
- Litter
- Loss of view
- Over Provision of facility in area
- Poor design
- Road safety
- Trees/landscape affected

Comment:With regard to planning application 13/00401/FUL and the upgrade of access road, I wish to object for the following reasons;

There have already been numerous objections to the cabin building plans with inadequate access road plans and these revised details are no different.

The revised plans do not cater sufficiently for adequate drainage and infact could exacerbate flooding on the road by installing a grille under the new proposed bridge which would collect debris. The adjacent fields deposit large amounts of water onto this road currently and then directly into the burn crossing the road. The water then gathers on the road during heavy rainfall increasing in speed to the corner of the burn and there is no mention of suitable drainage.

I am also particularly concerned about the interference this would cause the flora and fauna in the area as noted by the Ecology Officer in a report dated 9 July 2013. The rare Northern Brown Angus Butterfly would be seriously affected by all this upheaval along with all

I fear this is just yet another development which will ruin the area, causing congestion in and

around our already overloaded roads and creating a blot on our beautiful countryside.

Application Comments for 13/00401/FUL

Application Summary

Application Number: 13/00401/FUL

Address: Land South West Of Milldown Farmhouse Coldingham Scottish Borders

Proposal: Erection of 12 holiday cabins, office/laundry block and associated works

Case Officer: Scott Shearer

Customer Details

Name: Mrs Fiona Clift

Address: Rhovanion St Abbs Road, Coldingham, Scottish Borders TD14 5NR

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Detrimental to environment
- Detrimental to Residential Amenity
- Inadequate access
- Inadequate drainage
- Inadequate screening
- Increased traffic
- Land affected
- Litter
- Loss of light
- Loss of view
- Noise nuisance
- Privacy of neighbouring properties affected
- Road safety
- Trees/landscape affected

Comment: I object to the planning application for the following reasons :

In 2013 Year of Natural Scotland I am deeply saddened to see yet another application in the Coldingham area for a development that will have a serious detrimental effect on the flora and fauna. In particular I note that the width of the access road, which is currently a narrow one lane track, would have to be widened in order to accommodate an increased flow of traffic. These ancient hedgerows would have to be demolished affecting huge numbers of wildlife, birds, animals, insects, water voles and hedgehogs the latter two being in the top twenty endangered species in Scotland. Dookney Path which runs parallel to Milldown burn is recorded in ordinance survey maps right back to 1856 and provides a wildlife corridor connecting hedgerows in the area. The development plot is also frequented by Scotlands number ninth endangered species the Brown Hare and of course would also upset the grazing of all our local deer whose feeding

grounds are gradually closing in on them. The proposal to introduce a few trees and ponds here and there I'm sure has been proposed to placate the locals in an attempt to make good this devastating intrusion on wildlife.

The increased flow of traffic would have to cater for tourists, maintenance vehicles and of course emergency vehicles. No indication is given of the occupancy for each cabin. The road during the winter is a hazard to pedestrians let alone cars as it is an icy hotspot always in the shade. No longer would walkers, riders, children, adults and dogs be able to walk freely along this beautiful stretch of natural countryside, with a proposed 3.7 metre road width, even as an advanced driver, I would not like to negotiate oncoming 4 x 4 s ! During the recent bad weather spell of 2012 the track was constantly flooded from the burn but there is no mention of how this can be corrected in the plans.

Having walked many times this route with our dog, the view over to the proposed site from Milldown Cottages would have a negative impact on the owners as the cabins can be seen from the Cottages, approx. 40 meters away and indeed from the other properties further down and round the track. The noise, light and rubbish pollution from the 12 cabins, laundry rooms, childrens play area, car parking and that oh so very annoying humming noise from the macerating sewage system would seriously affect the residents here.

We live in a Village called Coldingham renowned for its scenic beauty; let us keep it that way.

Application Comments for 13/00401/FUL

Application Summary

Application Number: 13/00401/FUL

Address: Land South West Of Milldown Farmhouse Coldingham Scottish Borders

Proposal: Erection of 12 holiday cabins, office/laundry block and associated works

Case Officer: Scott Shearer

Customer Details

Name: Mrs Frances Evans

Address: 20 Priors Walk, Coldingham, Scottish Borders TD14 5PE

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Detrimental to environment
- Inadequate access
- Increased traffic
- Trees/landscape affected

Comment: Apparently the applicants for this holiday complex have described the site for the development as "a field of outstanding natural beauty" which would appear to be an oxymoron.

My objections are as follows -

1. This is a beautiful area of coastline and needs protecting. A development such as this would result in disturbance to the wildlife which inhabits this area: Milldown Burn and its associated woodland being particularly wildlife diverse.
2. I do not agree with the company spokesman who apparently claimed that "there is a demand for the product we plan to offer". ALL developers maintain this and there are several such holiday caravan and chalet complexes in the area, for example Scoutscroft which is itself close by.
3. The road accessing this development is single track road and therefore obviously unsuitable for any extra traffic; to sort this the road would need widening in some way with a corresponding loss and destruction of habitat. This road is also used by local walkers who would be affected by any such increase in traffic.

Application Comments for 13/00401/FUL

Application Summary

Application Number: 13/00401/FUL

Address: Land South West Of Milldown Farmhouse Coldingham Scottish Borders

Proposal: Erection of 12 holiday cabins, office/laundry block and associated works

Case Officer: Scott Shearer

Customer Details

Name: Mr Gerard Hearn

Address: Point House U136/6 U135/6 East Of Coldingham To West Of Milldown, Scottish Borders, Scottish Borders TD14 5QD

Comment Details

Commenter Type: Neighbour

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
- Inadequate screening
- Increased traffic
- Land affected
- Noise nuisance
- Over Provision of facility in area
- Overlooking
- Poor design
- Privacy of neighbouring properties affected
- Road safety
- Value of property

Comment:1. Detrimental to Environment - Tourism

The Berwickshire Coastal Communities have for many years worked hard to increase active tourism in the area with the Coast itself as the great attraction. This up-market 'Trailer Park' would be a blight to the strip of unspoilt coastline between Coldingham and Eyemouth. This stretch of coast attracts many visitors and this ghastly and unsightly tourist park would deter visitors and harm the economy.

There is a simple logic to this - Caravan tourists (and no criticism here - just observation) by and large arrive with all provisions and spend little or nothing locally - as such they put pressure on the community and add little to the local economy aside from putting money into the pockets of the Trailer Park owners.

Active tourists - birdwatchers, divers, walkers, riders, cyclists, surfers and the like are likely to stay in B&B and Hotel accommodation and spend money in local shops and hostelryes.

I note that the SBC economic teams comment is in favour - I strongly suggest they review their thoughts and take into account why trailer parks are objected to - they pressurise the community, add little to the economy but line the pockets of a few. Getting a few tick-boxes on tourist numbers may satisfy a sloppy thinking, feeble-minded bureaucrat, but trailer parks do not help - any more would be a pestilence.

2. Contrary to Local Plan.

a. The proposed development is outside the existing (and in this case ancient) boundaries of the village.

b. it is not in one of the areas identified by the Coram Trust report for potential expansion.

c. Allowing this proposal would set a precedent for all the land between Coldingham and Eyemouth to be opened up as a ribbon strip of trailer parks and, aside from putting money into the pockets of a few trailer park owners, would destroy the economic benefits of tourism in the area - we would end up with a Scottish equivalent of Prestatyn (N. Wales).

d. The local policy of 'no more trailer parks east of A1' would be breached. A trailer is a trailer, taking the wheels off a trailer and calling it a 'Cabin' does not change its nature. What next - Yurts, Wigwams and Igloos ('it's not a caravan honest guv').

e. If the response to d. is 'these are not trailer type structures' then by inference the structures would be or would be capable of becoming permanent residences and thus in breach of local plans on expansion and the ribbon development of the coast.

f. On a more personal note - the route back to these structures from the beach would be past my front door - and it may be a bit nimbyish - but I do not want hordes of Barbequeing revellers (Chavs, Hoorays or whatever) stumbling back from the beach to their yurt/teepee/cabin and waking me up every night.

Overprovision

There are always trailers for rent locally.

4 Abbey Court
Coldingham
Eyemouth
TD14 5PD

16th April 2013

Head of Planning and Regulatory Services
Scottish Borders Council
Newtown St. Boswells
Melrose
TD6 0SA

REF 13/00401

Dear Sir

ENVIRONMENT & INFRASTRUCTURE	
18 APR 2013	
To	SS/OJ
Ackn	
File	13/00401/en
Comment/Complaint	<input type="checkbox"/>
Ref No	

I wish to register my objections to this proposed development.
It is not within the village plan to have such a development

There are already two large holiday parks Scoutscroft and Crosslaw and there is no further need for another in relation to the size of Coldingham Village. Traffic through Coldingham village is already a serious problem at the height of the season, a real hazard for pedestrians.

Although this application is for 12 chalets, this will just be the beginning of a creeping development to the beach given the provision of office and laundry facilities are hardly likely to be built for 12 properties. How long before a shop is also provided, thus even eliminating benefits to the village store?

The medical facilities are now even more stretched than usual during the holiday season.

The proposed access road is a well used footpath to the beach as there is little traffic other than to the cottage at present. There is little scope to widen the road and therefore this will rapidly become a traffic hazard and a danger to walkers.

Sewage from this site will be a problem. There is now a considerable smell in the summer at the pumping station at the entrance to this road when the caravan sites are full. How is this site going to feed into this facility without adding to the problem?

Local financial benefit is unlikely but instead this will benefit companies outside the local area speculating here.

Yours faithfully

Gordon Johnston

Application Comments for 13/00401/FUL

Application Summary

Application Number: 13/00401/FUL

Address: Land South West Of Milldown Farmhouse Coldingham Scottish Borders

Proposal: Erection of 12 holiday cabins, office/laundry block and associated works

Case Officer: Scott Shearer

Customer Details

Name: Mrs Guida Thomas

Address: 50 Cedar Crescent, Thame OX9 2AU

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Contrary to Local Plan
- Detrimental to environment
- Detrimental to Residential Amenity
- Fire Safety
- Health Issues
- Inadequate access
- Inadequate screening
- Increased traffic
- Land affected
- Litter
- Loss of view
- Noise nuisance
- Over Provision of facility in area
- Overlooking
- Poor design
- Privacy of neighbouring properties affected
- Road safety
- Smell
- Trees/landscape affected

Comment: As an annual visitor of some 30 years I visit the area for the natural beauty and peace and quiet. I have a great interest in the natural fauna and flora and have enjoyed seeing wild animals, birds, and lovely wild flowers over the years. There are so few of these undisturbed places left, it is a desecration to develop yet another green field site.

Walking in the area is also a pleasure with beautiful views, peaceful lanes and footpaths. If all this is going to be compromised by a very ill-thought-out development I shall stop visiting.

Application Comments for 13/00401/FUL

Application Summary

Application Number: 13/00401/FUL

Address: Land South West Of Milldown Farmhouse Coldingham Scottish Borders

Proposal: Erection of 12 holiday cabins, office/laundry block and associated works

Case Officer: Scott Shearer

Customer Details

Name: Miss Gwen Sheriff

Address: 46 owen's field, swansea sa3 4la

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Detrimental to environment
- Inadequate access
- Increased traffic
- Over Provision of facility in area
- Trees/landscape affected

Comment: I have been a visitor to Coldingham regularly for about 15 years. We live in a busier place, and visit Coldingham specifically because of its rural charm and sense of space. I was dismayed when I visited one day to discover a huge building being built virtually on the beach, far bigger than the wooden structure that was there previously, and I can't now believe that the planning department is even considering this latest development.

The road accessing this proposed development is a quiet, peaceful lane which I walk down with my dog, I know it well, and it is most unsuitable for the increased traffic that this would generate.

The proposed development is on agricultural land which is very visible, and at the moment forms part of the landscape which brings visitors like myself to the area.

I have stayed in various accommodation in Coldingham, and know others who have too, and it never seems hard to find availability, so it does not seem to me as though the area needs more holiday accommodation.

In short, if the council permits these sorts of developments to go ahead, they will damage the local tourist economy rather than boost it as the visitors will stop coming.

Gwen Sheriff

Application Comments for 13/00401/FUL

Application Summary

Application Number: 13/00401/FUL

Address: Land South West Of Milldown Farmhouse Coldingham Scottish Borders

Proposal: Erection of 12 holiday cabins, office/laundry block and associated works

Case Officer: Scott Shearer

Customer Details

Name: Mrs Hana Hearn

Address: Valley House U136/6 U135/6 East Of Coldingham To West Of Milldown, Scottish Borders, Scottish Borders TD14 5QD

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Detrimental to environment
- Land affected
- Litter
- Loss of view
- Noise nuisance

Comment: Blot on the landscape

Full planning application 13/00401/FUL Erection of 12 holiday cabins and associated works. Land south west of Milldown Farmhouse, Coldingham, Scottish Borders

Personal Data: Your Title MR
Your first name HARRY
Your Surname HUNTER
Your address 8 LAWFIELD COLINGHAM
TD14 5PB
Your telephone num [redacted]
Your Email address... [redacted]

ENVIRONMENT & INFRASTRUCTURE
MAY 2013
55(0)
To
Ackn
File 13/00401/FUL
Comment/Complaint
Ref No

Comment Details: Commentator type (Please circle)
Neighbour Local Member

Member of the public

Stance: (Please circle)
Object Support Neutral

Reason for comment: (Please circle)
Alterations/Demolition of wall
Density of site
Detrimental to residential Amenity
Height of
Inadequate drainage
Legal issues
No sufficient parking space
Overlooking
Road safety
Smell
Subsidence
Comments about play area
Designated conservation area
Fire safety
Inadequate access
Inadequate screening
Litter
Noise Nuisance
Poor design
Privacy of neighbouring properties affected
Trees/landscape affected
Contrary to local plan
Detrimental to environment
Flood plain risk
Health Issues
Inadequate Boundary/Fencing
Land affected
Loss of light
Loss of view
Overprovision of facility in area
Water supply

Please write any comments you wish to make here: (use the other side of the paper if you need to)

Signature [redacted] Date 3.5.13

Now send to: Planning and Regulatory Services, Scottish Borders Council Headquarters, Newtown St Boswells, Melrose TD6 OSA. Please send it recorded delivery to arrive by 6th May or return the form to the person who gave it to you by 5th May 2013 if possible. Thank you.

4 Abbey Court
Coldingham
Eyemouth
TD14 5PD

16th April 2013

Head of Planning and Regulatory Services
Scottish Borders Council
Newtown St. Boswells
Melrose
TD6 0SA

REF 13/00401

Dear Sir

I wish to register my objections to this proposed development.
It is not within the village plan to have such a development
There are already two large holiday parks Scoutscroft and Crosslaw and there is no further need for another. Traffic through Coldingham village is already a serious problem at the height of the season, a real hazard for pedestrians.

Although this application is for 12 chalets this will just be the beginning of a creeping development to the beach given the provision of office and laundry facilities are hardly likely to be built for 12 properties. How long before a shop is also provided, thus even eliminating benefits to the village store?

The medical facilities are now even more stretched than usual during the holiday season.

The proposed access road is a well used footpath to the beach as there is little traffic other than to the cottage at present. There is little scope to widen the road and therefore this will rapidly become a traffic hazard and a danger to walkers.

Sewage from this site will be a problem. There is now a considerable smell in the summer at the pumping station at the entrance to this road when the caravan sites are full. How is this site going to feed into this facility without adding to the problem?

Local financial benefit is unlikely but instead this will benefit companies outside the local area speculating here.

Yours faithfully

Heather



Application Comments for 13/00401/FUL

Application Summary

Application Number: 13/00401/FUL

Address: Land South West Of Milldown Farmhouse Coldingham Scottish Borders

Proposal: Erection of 12 holiday cabins, office/laundry block and associated works

Case Officer: Scott Shearer

Customer Details

Name: Ms Helen Dickson

Address: Byburn 3 Abbey Court, Coldingham, Scottish Borders TD14 5PD

Comment Details

Commenter Type: Community Council

Stance: Customer objects to the Planning Application

Comment Reasons:

- Contrary to Local Plan
- Density of site
- Detrimental to environment
- Detrimental to Residential Amenity
- Fire Safety
- Inadequate access
- Inadequate drainage
- Increased traffic
- Land affected
- Noise nuisance
- Over Provision of facility in area
- Overlooking
- Privacy of neighbouring properties affected
- Road safety
- Smell
- Value of property

Comment: Coldingham Community Council voted unanimously to object to the proposed chalet development at Milldown. Serious concerns were raised about access to the proposed site, the extensive alterations that would be required to the existing roadway, and the scale of the development in this environmentally sensitive area which we feel has already seen unsuitable development.

Despite the Scottish Borders Tourism Strategy, we feel Coldingham already has adequate accommodation available between the 2 caravan parks and the numerous B+B establishments in the area all year round, that there is no requirement for any new development at this time, particularly in what is such an unspoilt area. The extra traffic through the village would be

unacceptable and dangerous. Accidents during the summer months are all too frequent already. The flat roof design of the chalets are unlikely to withstand the elements in years to come, and we would question if the submitted plans fulfil the criteria set out as 'high quality and compatible with long term tourism aims'.

From a safety point of view, access for emergency vehicles is not provided from the proposed car park to the chalets, and the increased traffic already alluded to could also make it more difficult for emergency vehicles to access the site itself.

It was also noted that the applicant owns the land to both sides of the proposed development, which may become developments on a much greater scale than this initial application for 12 chalets.

A large turnout of local residents attended the council meeting to register their opposition to this planning application, which we ask SBC to reject/turn down this proposal for development.

Application Comments for 13/00401/FUL

Application Summary

Application Number: 13/00401/FUL

Address: Land South West Of Milldown Farmhouse Coldingham Scottish Borders

Proposal: Erection of 12 holiday cabins, office/laundry block and associated works

Case Officer: Scott Shearer

Customer Details

Name: Mrs helena wainwright

Address: Dubh Sgeir Moorpark C118 B6355 At Whiterig South Of Ayton To A6105 At Burnbank West Of Foulden, Scottish Borders, Scottish Borders TD15 1UH

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Detrimental to environment
- Increased traffic
- Land affected
- Loss of view
- Noise nuisance
- Road safety
- Trees/landscape affected

Comment: I object to this planning application.

This area is being destroyed by being over developed. The countryside is being destroyed.

The beach has been ruin by the hidous glass house.

The old hostel has been over developed with other buildings (not sold).

The road is too narrow for extra traffic. (bad enough with the summer traffic).

Planning Application ref. 13/0040/FUL

Cabin Development at Milldown, Cold

08 MAY 2013
 To: ACRS
 File: 13/0040/FUL
 Comment/Complaint
 Ref No: SS/O

I wish to object to the proposed erection of twelve cabins.

At first I thought cabins wouldn't be too bad, but having seen the dimensions, I have changed my opinion. Each cabin is the same size as my permanent home in St. Abbs. Times this by twelve, plus the administrative/laundry block etc., and ^{you} have an estate with a substantial footprint.

Can the removal of an ancient hedge, the transferring of a narrow country track into a road be justified to accommodate accommodation that will be used for only a few months each year.

We moved here several years ago, because the area was so unspoilt and relatively traffic free. We are not alone in this and inappropriate developments are going to destroy the main attraction to this area. Although not a national Park, it does have the same qualities, ~~as many~~ a natural, rugged beauty.

The access lane is full of bird life and the ravine, which is wooded but not heavily is home to deer and badgers, things that people who come to the countryside work to see.

There isn't even a shortage of accommodation; caravan parks, B+B's, house rentals. All report lower bookings in the last couple of years.

Planning departments and tourist boards surely have to have some consideration for locals who have a true love of the area they have chosen to live in.

Yours faithfully, [REDACTED] (Mrs. Jacqueline Dixon)

Application Comments for 13/00401/FUL

Application Summary

Application Number: 13/00401/FUL

Address: Land South West Of Milldown Farmhouse Coldingham Scottish Borders

Proposal: Erection of 12 holiday cabins, office/laundry block and associated works

Case Officer: Scott Shearer

Customer Details

Name: Mr James Barrett

Address: Milldown Farmhouse U136-6 U135-6 East Of Coldingham To West Of Milldown,
Scottish Borders, Scottish Borders TD14 5QD

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Density of site
- Detrimental to environment
- Flood plain risk
- Inadequate access
- Inadequate screening
- Increased traffic
- Loss of view
- Noise nuisance
- Over Provision of facility in area
- Privacy of neighbouring properties affected
- Road safety
- Smell
- Trees/landscape affected
- Value of property

Comment: Comment Details

Commenter Type: Neighbour

Stance: Objection

Comment Reasons:

- Road safety
- Density of site
- Detrimental to environment
- Flood plain risk
- Inadequate access
- Inadequate drainage

- Inadequate screening
- Increased traffic
- Loss of view
- Noise nuisance
- Over-provision of facility in area
- Overlooking
- Privacy of neighbouring properties affected
- Trees/landscape affected
- Value of property - Density of site
- Detrimental to environment
- Flood plain risk
- Inadequate access
- Inadequate drainage
- Inadequate screening

Comment:

The proposed development will spoil an area of scenic beauty. It will increase the noise and light pollution in the area with Milldown Cottages being particularly affected with car lights being shone into the property. There is an abundance of wildlife and wildflowers in the area which will be destroyed by this developments and natural habitats for species such as barn owls will be destroyed.

The bridle path which would be used as an access road to the site will have more traffic - it is not wide enough or safe enough for this and as it is also a footpath there will be an increased safety risk to any walkers and children on the footpath. The access road regularly floods in the winter and becomes impassible. There is a ford to traverse to get to the sight which will suffer pollution from any oil leaks from passing vehicles and erosion to the access route that they provide. The access route is also not suitable for any heavy construction services and is not suitable for access by the emergency services in particular the ambulance and fire services.

The development will overlook Milldown Cottages destroying any privacy the inhabitants of Milldown Cottages have.

This development will have a negative impact on the property prices in the area.

Application Comments for 13/00401/FUL

Application Summary

Application Number: 13/00401/FUL

Address: Land South West Of Milldown Farmhouse Coldingham Scottish Borders

Proposal: Erection of 12 holiday cabins, office/laundry block and associated works

Case Officer: Scott Shearer

Customer Details

Name: Mr James Carnell

Address: 48 Buttermere Drive, Camberley GU15 1RB

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Comments about play area
- Detrimental to environment
- Inadequate access
- Inadequate drainage
- Inadequate screening
- Increased traffic
- Litter
- Loss of view
- Poor design
- Road safety
- Value of property

Comment: I regularly visit my parents in Coldingham on holiday with my family. I now live in Southern England and I consider myself to be one of the target groups outlined in the Supporting statement (mature devotees, affluent active devotees, younger domestic explorers and affluent southern explorers).

I object to the planning application for 12 cabins to be erected at the land south west of Milldown farmhouse reference 13/00401/FUL

I am concerned that yet another development in the area will further detract from the it, making it a less desirable destination for visitors such as myself. There are numerous local camp sites, hotels, B&Bs and slightly further afield there are numerous sites that are well suited for active holidays and the target audience suggested by the application

In addition to these considerations, there are numerous issues associated with this development

and its current plans:

1) The location of the development is not easily accessible through the infrastructure currently present. The existing access road D135/6 has collapsed in areas numerous times in the past and is susceptible to flooding. The road cannot bear heavy plant or goods vehicles.

2) The development plans have not considered the health risks to their customers associated with the local sewerage pumping station. An upstream pumping station has an emergency overflow which deposits untreated sewerage to the stream which then flows adjacent/through the site. During high periods of rainfall this overflow has already activated in the past. There are also numerous old sewerage drains flowing to the stream and at least one septic system overflow both upstream and downstream of the site. While the plans do not show any play areas in the stream and valley, it is likely that children staying at the site (and probably adults) will play in the stream without knowing of its potential health risks (bacterial and viral infections carried by effluent and rats, including Weils disease).

3) The development plans put the safety of pedestrians at risk. Access roads from both sides are narrow and have high hedgerows. In addition both have steep, (in one case blind) hills which almost completely obscure pedestrians. During winter months the roads can become impassable and during periods of heavy rainfall can flood completely.

4) The development plans do not address the health and safety risks associated with the site. The existing stream and surrounding area were heavily infested with Giant Hogweed; a member of the Apiaceae family, the sap of giant hogweed causes phytophotodermatitis in humans, resulting in blisters, long-lasting scars, and if it comes in contact with eyes blindness. Giant Hogweed is notoriously difficult to control and is still growing in the area.

5) The development plans have not considered the safety risks associated with the dynamics of the stream that runs through the site. The stream captures waters from a wide range and area and during heavy periods of rainfall can swell significantly. The waters become dangerous to vehicles and pedestrians and are often heavily contaminated with debris and particulates that have entered the stream from the catchment area. In the past the stream has been several feet above its typical level.

6) The development plans do not fully define the water effluent (waste and sewerage) treatment facility that is proposed. The plans claim to provide for private arrangements such as package plants or passive treatment; however no details appear to be provided. The installation of any form of sewerage or waste water treatment facility in this area will be detrimental to the beauty of the area, both visually and aromatically. Details do not show where the treated water or solids waste are to be discharged.

7) The survey map that has been submitted with the development plans is technically incorrect. The map does not show a live sewer that runs through the development site (N/E side). The map

(and supporting statement) also shows/states areas to be heavily wooded when in fact they are not.

8) The development of additional tourist accommodation will result in an increase in congestion in the village of Coldingham (single track road at The Cross). The village already suffers heavily with congestion during summer months; this is a health and safety risk to the families that walk and enjoy within the village. Parking is currently limited during summer months. The local agricultural industry will also find that additional congestion within the village makes movement of heavy machinery (which is more frequent in the summer harvesting months) much more difficult and dangerous.

9) The development has not considered the health and safety risks associated with the local agricultural land immediately adjacent to the site. The lands around (South, East and West) of the site are routinely farmed arable lands. During both early and late summer months harvesting and associated operations will result in a dramatic increase in the levels of particulate matter and agricultural chemicals (from insecticide spraying operations) present in the air around and within the site (wind dependent). These will pose health risks to those living/staying at the site with little/no abatement possible because of the type of accommodation (rustic cabins). Asthma and allergy sufferers will be particularly affected.

Full planning application 13/00401/FUL Erection of 12 holiday cabins and associated works, Milldown Farmhouse, Coldingham, Scottish Borders

ENVIRONMENT & INFRASTRUCTURE

Personal Data: Your Title..... MR

Your first name..... James

Your Surname..... Delaney

Your address..... HEATHERLEA High ST, COLDINGHAM

08 MAY 2013

To..... ss/09
Ackn.....
File..... 13/00401/FUL
Comments/Complaint
Ref No.....

Your telephone number.....

Your Email address.....

Comment Details: Commentator type (Please circle)

Neighbour

Local Member

Member of the public

Stance: (Please circle)

Object

Support

Neutral

Reason for comment: (Please circle)

Alterations/Demolition of wall

Comments about play area

Contrary to local plan

Density of site

Designated conservation area

Detrimental to environment

Detrimental to residential Amenity

Fire safety

Flood plain risk

Health Issues

Height of.....

Inadequate access

Inadequate Boundary/Fencing

Inadequate drainage

Inadequate screening

Increased traffic

Land affected

Legal issues

Listed building

Litter

Loss of light

Loss of view

No sufficient parking space

Noise Nuisance

Overprovision of facility in area

Overlooking

Poor design

Privacy of neighbouring properties affected

Road safety

Smell

Subsidence

Trees/landscape affected

Water supply

Please write any comments you wish to make here: (use the other side of the paper if you need to)

Signature.....

Date..... 3.5.13

Now send to: Planning and Regulatory Services, Scottish Borders Council Headquarters, Newtown St Boswells, Melrose TD6 0SA. Please send it recorded delivery to arrive by 6th May or return the form to the person who gave it to you by 5th May 2013 if possible. Thank you.

Application Comments for 13/00401/FUL

Application Summary

Application Number: 13/00401/FUL

Address: Land South West Of Milldown Farmhouse Coldingham Scottish Borders

Proposal: Erection of 12 holiday cabins, office/laundry block and associated works

Case Officer: Scott Shearer

Customer Details

Name: Mr James Gibson

Address: 7 Station Cottages U106/6 B6355 North West Of Ninewells Mains To Chirnside Station,
Scottish Borders, Scottish Borders TD11 3LQ

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
- Noise nuisance
- Over Provision of facility in area
- Privacy of neighbouring properties affected
- Road safety
- Trees/landscape affected

Comment: In my opinion Coldingham already has adequate holiday accommodation .

The access road is a very popular walk for local residents.

Application Comments for 13/00401/FUL

Application Summary

Application Number: 13/00401/FUL

Address: Land South West Of Milldown Farmhouse Coldingham Scottish Borders

Proposal: Erection of 12 holiday cabins, office/laundry block and associated works

Case Officer: Scott Shearer

Customer Details

Name: Mr James Macdonald

Address: Sutherland House Paradise, Coldingham, Scottish Borders TD14 5NP

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Trees/landscape affected

Comment: Whilst the holiday maker may stay for one week, the residents of Coldingham live here and carry on whilst a number of questionable developments by the beach and its approaches are accepted ad infinitum. I cannot see how the destruction of more large areas of wild and agricultural land can be improved by tarmac and the presence of a limited number (but likely to be expanded upon) holiday makers for the very short season. Views, aspects and perspectives will not be enhanced by this development and it clearly endangers what is attractive about the area i.e. the open spaces, the countryside and the approach to the beach by simply increasing the density of bog standard holiday accommodation. It will increase traffic in the area and have a negligible economic benefit to the wider village. I can think of no reason how the day to day local community life will actually be enhanced by this application. Taking the above into account and given the needless destruction of trees and habitats that will have to occur for it to become a reality, the pros of this application are massively outweighed by the cons.

Application Comments for 13/00401/FUL

Application Summary

Application Number: 13/00401/FUL

Address: Land South West Of Milldown Farmhouse Coldingham Scottish Borders

Proposal: Erection of 12 holiday cabins, office/laundry block and associated works

Case Officer: Scott Shearer

Customer Details

Name: Mr James Urquhart

Address: Glencourt Paradise, Coldingham, Scottish Borders TD14 5NP

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Contrary to Local Plan
- Detrimental to environment
- Over Provision of facility in area
- Trees/landscape affected

Comment:Local Plan

The local plan did not identify this area for development. There seems little point in the extensive consultation over the local plan if a development which is not in any way compatible with the plan can be actively encouraged by the Council

Landscape/ Environment

Simple use of Google earth shows that this development will be visible in its entirety from all of the east side of St Abbs Head and its footpath approaches. Thus the view from an area of outstanding natural beauty will be seriously blighted

Over provision in area

There is already extensive provision of similar accommodation in the area - 3 large caravan sites providing equivalent of chalet accommodation i.e. fixed site caravans. It is a fallacy that further provision of this kind will support the sustainable development of the local community since other local business will suffer detriment. Increasingly users of these kinds of facilities ignore local shops and make use of the no less than four supermarkets who make direct deliveries to this area. The net effect of the development will be to add to the detriment to the bay area resulting from other ill considered recent planning approvals and hence reduce tourism to the area

If economic development forms part of the case to be considered there is an onus on the planning authority to consider what hard evidence exists that sustainable development will actually result if this application is successful. It is not the case that an increase in provision automatically results in economic benefit

Full planning application 13/00401/FUL Erection of 12 holiday cabins and associated works. Land south west of Milldown Farmhouse, Coldingham, Scottish Borders

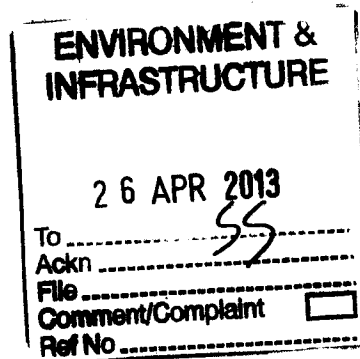
Personal Data: Your Title... MS
Your first name... S.A.D.E.
Your Surname... MANSON
Your address... 4, HALL BACK, COLDFINGHAM
Your telephone number... [REDACTED]
Your Email address...

Comment Details: Commentator type (Please circle)
Neighbour Local Member of the public

Stance: (Please circle)
Object Support Neutral

Reason for comment: (Please circle)
Alterations/Demolition of wall Comments about play area Contrary to local plan
Density of site Designated conservation area Detrimental to environment
Detrimental to residential Amenity Fire safety Flood plain risk Health Issues
Height of... Inadequate access Inadequate Boundary/Fencing
Inadequate drainage Inadequate screening Increased traffic Land affected
Legal issues Listed building Litter Loss of light Loss of view
No sufficient parking space Noise Nuisance Overprovision of facility in area
Overlooking Poor design Privacy of neighbouring properties affected
Road safety Smell Subsidence Trees/landscape affected Water supply

Please write any comments you wish to make here:



Signature... [REDACTED] Date... 25/4/2013

Now send to: Planning and Regulatory Services, Scottish Borders Council Headquarters, Newtown St Boswells, Melrose TD6 OSA. Please send it by registered delivery to arrive by 6th May or return the form to the person who gave it to you by 5th May 2013 if possible. Thank you.

Application Comments for 13/00401/FUL

Application Summary

Application Number: 13/00401/FUL

Address: Land South West Of Milldown Farmhouse Coldingham Scottish Borders

Proposal: Erection of 12 holiday cabins, office/laundry block and associated works

Case Officer: Scott Shearer

Customer Details

Name: Mr Janos Koter

Address: 126 Hughenden Rd, St Albans AL4 9QR

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Inadequate screening
- Loss of view
- Overlooking
- Trees/landscape affected

Comment: Effect the local environment Blot on landscape - this will ruin the area.

Full planning application 13/00401/FUL Erection of 12 holiday cabins and associated works. Land south west of Milldown Farmhouse, Coldingham, Scottish Borders

Personal Data: Your Title..... Mrs

Your first name..... Jean

Your Surname..... Arblaster

Your address..... Silverwells Cottage
Coldingham

TD14 527

Your telephone number..... [Redacted]

Your Email address..... NIL

ENVIRONMENT & INFRASTRUCTURE	
25 APR 2013	
To	SS/O
Ackn	
File	13/00401/Fu
Comment/Complaint	<input type="checkbox"/>
Ref No	

Comment Details: Commentator type (Please circle)

Neighbour

Local

Member of the public

Stance: (Please circle)

Object

Support

Neutral

Reason for comment: (Please circle)

Alterations/Demolition of wall

Comments about play area

Contrary to local plan

Density of site

Designated conservation area

Detrimental to environment

Detrimental to residential Amenity

Fire safety

Flood plain risk

Health Issues

Height of.....

Inadequate access

Inadequate Boundary/Fencing

Inadequate drainage

Inadequate screening

Increased traffic

Land affected

Legal issues

Listed building

Litter

Loss of light

Loss of view

No sufficient parking space

Noise Nuisance

Overprovision of facility in area

Overlooking

Poor design

Privacy of neighbouring properties affected

Road safety

Smell

Subsidence

Trees/landscape affected

Water supply

Please write any comments you wish to make here:

Signature.....

[Redacted Signature]

Date 23/4/13

Now send to: Planning and Regulatory Services, Scottish Borders Council Headquarters, Newtown St Boswells, Melrose TD6 OSA. Please send it recorded delivery to arrive by 6th May or return the form to the person who gave it to you by 5th May 2013 if possible. Thank you.

By 8th May

~~loosing~~
loosing ability to walk
my ~~the~~ dog in a quiet & healthy
environment.

Too many holiday accomodation
premises. Too many cars on
the quiet road.

Poor access in and out
of village

Loss of valuable green site
and damage to coastline
environment and natural
beauty - & plants wild animal
~~welfare~~ welfare - Bird watching
has been much enjoyed by
visitors

Full planning application 13/00401/FUL Erection of 12 holiday cabins and associated works. Land south west of Milldown Farmhouse, Coldingham, Scottish Borders

ENVIRONMENT & INFRASTRUCTURE
11 FEB 2015
SS

Personal Data: Your Title MRS
Your first name JEAN
Your Surname BENNETT
Your address ALEWATER HOUSE
COLDINGHAM EYEMOUTH
Borwickshire TS14 5TJ
Your telephone number [REDACTED]
Your Email address [REDACTED]

Comment Details: Commentator type (Please circle)
Neighbour Local **Member of the public**

Stance: (Please circle)
Object **Support** **Neutral**

Reason for comment: (Please circle)
Alterations/Demolition of wall **Comments about play area** Contrary to local plan
Density of site Designated conservation area Detrimental to environment
Detrimental to residential Amenity Fire safety Flood plain risk Health Issues
Height of..... Inadequate access Inadequate Boundary/Fencing
Inadequate drainage Inadequate screening Increased traffic Land affected
Legal issues Listed building Litter Loss of light Loss of view
No sufficient parking space Noise Nuisance ~~Overprovision of facility in area~~
Overlooking Poor design Privacy of neighbouring properties affected
Road safety Smell Subsidence Trees/landscape affected Water supply

Signature..... [REDACTED] Date 3.2.15
Please write a [REDACTED] here (use the reverse side of the sheet if you need to).

PTO

Have You been to the site. Have You been to Coldingham on a holiday weekend. If you have you will be aware of how congested Coldingham Village is and in particular how saturated with vehicles and people Coldingham Bay is. To allow this development will be one too many and spoil the enjoyment of the area for visitors, the environment and the residents of Coldingham and surrounding areas.

Application Comments for 13/00401/FUL

Application Summary

Application Number: 13/00401/FUL

Address: Land South West Of Milldown Farmhouse Coldingham Scottish Borders

Proposal: Erection of 12 holiday cabins, office/laundry block and associated works

Case Officer: Scott Shearer

Customer Details

Name: Mrs Jennifer Carnell

Address: 8 Hendrie Place, East Wemyss, Kirkcaldy KY1 4LL

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Density of site
- Detrimental to environment
- Detrimental to Residential Amenity
- Fire Safety
- Flood plain risk
- Inadequate access
- Inadequate drainage
- Inadequate screening
- Increased traffic
- Loss of view
- Noise nuisance
- Overlooking
- Poor design
- Privacy of neighbouring properties affected
- Trees/landscape affected
- Value of property
- Water Supply

Comment: I would like to object to this development at Milldown for the following reasons:

1. The development of the land and access road will not be low impact it will ruin the surrounding area, specifically the natural beauty in Milldown Dean disrupting & scaring away crucial wildlife. Moreover the Milldown Cottages and local community will not be able to use the road access, public footpath & right of way as it will become impassable with the construction of basic infrastructure and utilities. In connection to the access road leading to the development, this road is clearly not suitable for an increase in traffic that would occur with visiting tourists to the lodges.

As it stands the road is in poor condition and is currently crumbling into the burn due to the irregular changing route of the burn passing closer to the road and with recent flooding in high rainfall. The access road was not allowed to be made wider nor was the burn allowed to be re-routed by SEPA when inquired, SEPA would not allow any changes due to the population of fish within the burn. Consequently it is unclear in this application how the access road will be changed in order to support this development with no disruption to the burn.

2. The objective is to provide 5 star standard accommodation I would not rate this development as 5 stars. The lodges seem to be very small with no space or room to relax comfortably, not good for the average sized family. Furthermore with a 5 star accommodation I would expect them to be equipped like home, however the lodges will not even have laundry facilities hence the laundry block, this is a far cry from 5 stars. The car park facility would also suggest that the visitor cannot park next to their lodge which too is a disadvantage for the visitor. The development does not provide any catering e.g. café/ restaurant/bar or facilities e.g. shop to provide the tourists with any food. Neither does it offer any sport facilities such as tennis courts, football pitch etc. Therefore the accommodation and the site is far from being 5 stars and more like 1 star putting off tourists who in fact want 5 star accommodation and facilities on site. The site will not appeal to a wide variety of tourists as it is situated on a steep slope which is very precarious, thus limiting the use to able bodied people and put off the elderly, families with very young children and the disabled public. There is however a caravan site less than 500 metres away providing all these tourists with a lot more on site, so this development is not needed and will result in too many providers chasing too few tourists.

3. The application states that - densely wooded valley of the Milldown Burn I would like to point out that I have never known Milldown Dean to be a densely wooded area in the 15 years I have been visiting the area and would take it that the author of the application has not actually visited the site for themselves, whereas I regularly visit every month. During the winter months the trees are deciduous and will shed their leaves, hence there would be no screening at all and the site would be visible during these months. In that event the privacy in particular of Milldown Cottages, the surrounding neighbours and the public footpath including the right of way will be impaired as the site will overlook their entire area. In addition the noise and light pollution from such a site will also affect the idyllic, peaceful area and intrude on the unspoiled countryside.

Application Comments for 13/00401/FUL

Application Summary

Application Number: 13/00401/FUL

Address: Land South West Of Milldown Farmhouse Coldingham Scottish Borders

Proposal: Erection of 12 holiday cabins, office/laundry block and associated works

Case Officer: Scott Shearer

Customer Details

Name: Mr John E E Fleming

Address: 9 Hazel Avenue, DUMBARTON G82 5BW

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Detrimental to environment
- Detrimental to Residential Amenity
- Inadequate access
- Increased traffic
- Land affected
- Loss of view
- Noise nuisance
- Over Provision of facility in area
- Overlooking
- Privacy of neighbouring properties affected
- Road safety
- Trees/landscape affected

Comment: I am a frequent visitor to Coldingham and am dismayed that an application has been made to increase the number of buildings adjacent to the fine beach and coastal path. The proposed buildings and associated facilities will despoil the area and make it a place to avoid rather than visit for its dramatic scenic value, tranquillity and low light pollution.

Furthermore there is plenty of short-term accommodation in Coldingham and surrounding villages; there is no need for more.

If the present track becomes just another road it will destroy the quiet approach to the beach enjoyed by residents and visitors. In time it will become part of a one-way loop linking the village to the beach.

Overall this development will deter rather than attract visitors to the area. And will set a very undesirable precedent to the further spread of building along the coast.

Please reject this application.

Application Comments for 13/00401/FUL

Application Summary

Application Number: 13/00401/FUL

Address: Land South West Of Milldown Farmhouse Coldingham Scottish Borders

Proposal: Erection of 12 holiday cabins, office/laundry block and associated works

Case Officer: Scott Shearer

Customer Details

Name: Mr John Fulton

Address: 5 Sea View Rd, Birchington CT7 9LB

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Detrimental to environment
- Detrimental to Residential Amenity
- Increased traffic
- Land affected
- Loss of view
- Overlooking
- Privacy of neighbouring properties affected
- Trees/landscape affected

Comment: I had a very enjoyable visit to St. Abbs Head and the surrounding district in the summer of 2012 and stayed at Milldown Cottages with my wife. We were horrified to hear about the proposed development of land overlooking and in the view of the cottage and as a result I wish to register an objection to the submitted plan 13/00401/FUL which will result in the upgrade of the access road to accommodate 19+ cars and the erection of 12 holiday cabins and associated works. The planned changes will destroy the remote and undeveloped rural quality of the locality, the very reason why many of the local inhabitants have chosen to live there. Inevitably there will be a detrimental effect on the local wildlife which embraces wild hares, as well as, many birds including the increasingly rare Tree Sparrow, Tawny Owl and Bull Finch that inhabit the field and surrounding trees.

It is questionable whether the proposed approach roads will be adequate to accommodate the increased traffic use and it is clear that these changes will bring about irreversible damage to the peaceful and unspoiled nature of the area.

Full planning application 13/00401/FUL Erection of 12 holiday cabins and associated works. Land south west of Milldown Farmhouse, Coldingham, Scottish Borders

Personal Data: Your Title Mr

Your first name Kenneth

Your Surname Layhe

Your address Taprobane, Auchencrow Mains,

Eysmouth, Berwickshire, TD14 5LT

Your telephone number

Your Email address

ENVIRONMENT & INFRASTRUCTURE

08 MAY 2013

To SS/O

Ack

File

13/00401/FUL

Comment/Complaint

f No

Comment Details: Commentator type (Please circle)

Neighbour

Local

Member of the public

Stance: (Please circle)

Object

Support

Neutral

Reason for comment: (Please circle)

Alterations/Demolition of wall

Comments about play area

Contrary to local plan

Density of site

Designated conservation area

Detrimental to environment

Detrimental to residential Amenity

Fire safety

Flood plain risk

Health Issues

Height of

Inadequate access

Inadequate Boundary/Fencing

Inadequate drainage

Inadequate screening

Increased traffic

Land affected

Legal issues

Listed building

Litter

Loss of light

Loss of view

No sufficient parking space

Noise Nuisance

Overprovision of facility in area

Overlooking

Poor design

Privacy of neighbouring properties affected

Road safety

Smell

Subsidence

Trees/landscape affected

Water supply

Please write any comments you wish to make here:

It will stop enjoyment of walking in a quiet country area which is unspoilt.

I fear it might be the start of something bigger.

Signature

Date 4.5.13

Now send to Scottish Borders Council Headquarters, Newtown St Boswells, Melrose TD6

OSA. Please send it recorded delivery to arrive by 6th May or return the form to the person who gave it to you by 5th May 2013 if possible. Thank you.

From: Kirsty Parker
Sent: 22 April 2013 16:27
To: Cook, Michael (Councillor)
Subject: Objection to Planning Application 13/00401/FUL

Dear Sir

I am writing to put in a formal objection to the planning application number 13/00401/FUL
Erection of 12 holiday cabins, office/laundry block and associated works on land South West
of Milldown Farmhouse, Coldingham.

I have been lucky enough to visit the local area frequently, and feel that this development is
not needed, will be unsightly, and will create danger to pedestrians in the local area.
Furthermore, this will impact hugely on the traffic in the local area, the noise levels (from
the people and the sewerage systems).

I feel that this is an unnecessary addition to the area, and that it will
impact detrimentally on parking for local residents. Having stayed locally,
there are already so many choices of excellent houses, and high quality
park homes that this development will impact negatively on the area
because of:-

- road safety - cars and pedestrians
- unsightly - particularly the white finish of the buildings
- waste - creating more noise and pollution and litter in this beautiful
community
- environment - will damage the local environment physically
and aesthetically

Please accept this as my formal objection to the above listed planning
application

Best Regards

Kirsty

Kirsty Parker
104a Burghley Road
London
NW5 1AL

Full planning application 13/00401/FUL Erection of 12 holiday cabins and associated works. Land south west of Milldown Farmhouse, Coldingham, Scottish Borders

Personal Data: Your Title..... MISS
Your first name..... LAURA
Your Surname..... RAE
Your address..... 51,1 MEADOWSIDE
DUNDEE
Your telephone num [redacted]
Your Email address.. [redacted]

ENVIRONMENT & INFRASTRUCTURE
09 MAY 2013
To..... SS/O
ACR/.....
File..... B/00401/FM
Comment/Complaint
Ref No.....

Comment Details: Commentator type (Please circle)

Neighbour **Local** **Member of the public**

Stance: (Please circle)

Object **Support** **Neutral**

Reason for comment: (Please circle)

Alterations/Demolition of wall
Density of site
Detrimental to residential Amenity
Height of.....
Inadequate drainage
Legal issues
No sufficient parking space
Overlooking
Road safety
Comments about play area
Designated conservation area
Fire safety
Inadequate access
Inadequate screening
Listed building
Noise Nuisance
Poor design
Subsidence
Trees/landscape affected
Contrary to local plan
Detrimental to environment
Flood plain risk
Health Issues
Inadequate Boundary/Fencing
Increased traffic
Land affected
Loss of light
Loss of view
Overprovision of facility in area
Privacy of neighbouring properties affected
Water supply

Please write any comments you wish to make here:

Providing more accommodation in this area would affect the environment. Roads are unsuitable for increased volume of traffic especially at beach is scarce and would deter local from using the area. The narrow roads in Coldingham + surrounding would suffer from congestion with increased volume of traffic

Signature... [redacted]

Date..... 2/5/13

Now send to: Planning and Regulatory Services, Scottish Borders Council Headquarters, Newtown St Boswells, Melrose TD6 0SA. Please send it recorded delivery to arrive by 6th May or return the form to the person who gave it to you by 5th May 2013 if possible. Thank you.

Application Comments for 13/00401/FUL

Application Summary

Application Number: 13/00401/FUL

Address: Land South West Of Milldown Farmhouse Coldingham Scottish Borders

Proposal: Erection of 12 holiday cabins, office/laundry block and associated works

Case Officer: Scott Shearer

Customer Details

Name: Mrs Linsey Law

Address: 3 Ronald gardens, Hebburn Tyne and wear Ne31 2tl

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Detrimental to environment
- Inadequate access
- Increased traffic
- Litter
- Loss of light
- Loss of view
- Noise nuisance
- Over Provision of facility in area
- Overlooking
- Poor design
- Road safety

Comment: This proposal would have a huge negative impact on the local area.

Full planning application 13/00401/FUL Erection of 12 holiday cabins and associated works. Land south west of Milldown Farmhouse, Coldingham, Scottish Borders

Personal Data: Your Title: Mrs

Your first name: Liz

Your Surname: Lough

Your address: Taprobane, Auchencrow, Mains

Eyemouth, Berwickshire, TD14 5LT

ENVIRONMENT & INFRASTRUCTURE

08 MAY 2013

SS/01

Your telephone number

Your Email address

30kn

13/00401/FUL

ment/Complaint

To

Comment Details: Commentator type (Please circle)

Neighbour

Local

Member of the public

Stance: (Please circle)

Object

Support

Neutral

Reason for comment: (Please circle)

Alterations/Demolition of wall

Comments about play area

Contrary to local plan

Density of site

Designated conservation area

Detrimental to environment

Detrimental to residential Amenity

Fire safety

Flood plain risk

Health Issues

Height of.....

Inadequate access

Inadequate Boundary/Fencing

Inadequate drainage

Inadequate screening

Increased traffic

Land affected

Legal issues

Listed building

Litter

Loss of light

Loss of view

No sufficient parking space

Noise Nuisance

Overprovision of facility in area

Overlooking

Poor design

Privacy of neighbouring properties affected

Road safety

Smell

Subsidence

Trees/landscape affected

Water supply

Please write any comments you wish to make here:

Coldingham is a lovely village but is difficult to through due to traffic. It also has a caravan site and does not require further cabins.

Signature

Date: 4.5.13

Now send to: Planning and Regulatory Services, Scottish Borders Council Headquarters, Newtown St Boswells, Melrose TD6 0SA. Please send it recorded delivery to arrive by 6th May or return the form to the person who gave it to you by 5th May 2013 if possible. Thank you.

Full planning application 13/00401/FUL Erection of 12 holiday cabins and associated works. Land south west of Milldown Farmhouse, Coldingham, Scottish Borders

Personal Data: Your Title..... Mrs
Your first name..... LORNA
Your Surname..... BRUDENELL
Your address..... S APPLIN CLOSE
..... COLDINGHAM
..... TD14 5DX.
Your telephone number... [REDACTED]
Your Email address... [REDACTED]

Comment Details: Commentator type (Please circle)
Neighbour Local **Member of the public**

Stance: (Please circle)
Object **Support** **Neutral**

Reason for comment: (Please circle)
Alterations/Demolition of wall Comments about play area Contrary to local plan
Density of site Designated conservation area Detrimental to environment
Detrimental to residential Amenity Fire safety Flood plain risk Health Issues
Height of..... Inadequate access Inadequate Boundary/Fencing
Inadequate drainage Inadequate screening Increased traffic Land affected
Legal issues Listed building Litter Loss of light Loss of view
No sufficient parking space Noise Nuisance Overprovision of facility in area
Overlooking Poor design Privacy of neighbouring properties affected
Road safety Smell Subsidence Trees/landscape affected Water supply

Please write any comments you wish to make here:

Signature..... [REDACTED]

ENVIRONMENT & INFRASTRUCTURE
26 APR 2013
To.....
Ackn.....
File.....
Comment/Complaint
Ref No.....

Date 25.4.13

Now send to: Planning and Regulatory Services, Scottish Borders Council Headquarters, Newtown St Boswells, Melrose TD6 OSA. Please send it recorded delivery to arrive by 6th May or return the form to the person who gave it to you by 5th May 2013 if possible. Thank you.

Full planning application 13/00401/FUL Erection of 12 holiday cabins and associated works. Land south west of Milldown Farmhouse, Coldingham, Scottish Borders

Personal Data: Your Title..... MR
Your first name..... MARCOLM
Your Surname..... BENNETT
Your address..... ALWATER HOUSE
..... COLDINGHAM
..... BERNLICKSHIRE TD14 5TJ
Your telephone number..... [REDACTED]
Your Email address..... [REDACTED]

Comment Details: Commentator type (Please circle)

Neighbour Local **Member of the public**

Stance: (Please circle)

Object **Support** **Neutral**

Reason for comment: (Please circle)

Alterations/Demolition of wall **Comments about play area** **Contrary to local plan**
Density of site **Designated conservation area** Detrimental to environment
Detrimental to residential Amenity **Fire safety** **Flood plain risk** **Health Issues**
Height of..... Inadequate access **Inadequate Boundary/Fencing**
Inadequate drainage **Inadequate screening** Increased traffic Land affected
Legal issues **Listed building** **Litter** **Loss of light** Loss of view
No sufficient parking space **Noise Nuisance** Overprovision of facility in area
Overlooking **Poor design** Privacy of neighbouring properties affected
Road safety **Smell** **Subsidence** **Trees/landscape affected** **Water supply**

Signature
Please write

[REDACTED SIGNATURE]

Date..... 7/2/15

the reverse side of the sheet if you need to.

Application Comments for 13/00401/FUL

Application Summary

Application Number: 13/00401/FUL

Address: Land South West Of Milldown Farmhouse Coldingham Scottish Borders

Proposal: Erection of 12 holiday cabins, office/laundry block and associated works

Case Officer: Scott Shearer

Customer Details

Name: Mrs Margaret Milford

Address: 98 Bristol road, Quedgeley, Gloucester GL2 4na

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Density of site
- Detrimental to environment
- Flood plain risk
- Inadequate drainage
- Increased traffic
- Land affected
- Litter
- Noise nuisance
- Overlooking
- Privacy of neighbouring properties affected
- Road safety
- Subsidence

Comment: We visited this area for a holiday, and are saddened that they are intending to build on this land. It overlooks a small farm house and will potentially increase traffic going down a small narrow lane which often has children, dogs and walkers using the area. Visibility down the lane is poor and it regularly floods. I doubt it would be able to sustain additional traffic without compromising wildlife and the area. There are already so many holiday settings in this area... Does it really need more?

Full planning application 13/00401/FUL Erection of 12 holiday cabins and associated works. Land south west of Milldown Farmhouse, Coldingham, Scottish Borders

Personal Data: Your Title MRS

Your first name MARGARET

Your Surname ROSS

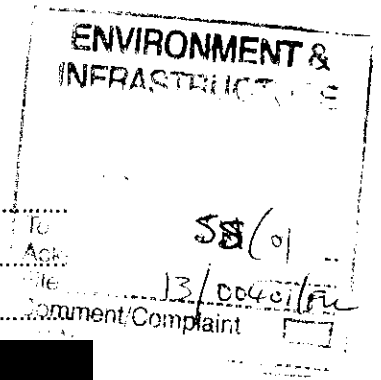
Your address 10, HALLBANK

COLDINGHAM, EYEMOUTH

BERWICKSHIRE TD14 5NY

Your telephone number.. [REDACTED]

Your Email address... [REDACTED]



Comment Details: Commentator type (Please circle)

Neighbour

Local

Member of the public

Stance: (Please circle)

Object

Support

Neutral

Reason for comment: (Please circle)

Alterations/Demolition of wall

Comments about play area

Contrary to local plan

Density of site

Designated conservation area

Detrimental to environment

Detrimental to residential Amenity

Fire safety

Flood plain risk

Health Issues

Height of.....

Inadequate access

Inadequate Boundary/Fencing

Inadequate drainage

Inadequate screening

Increased traffic

Land affected

Legal issues

Listed building

Litter

Loss of light

Loss of view

No sufficient parking space

Noise Nuisance

Overprovision of facility in area

Overlooking

Poor design

Privacy of neighbouring properties affected

Road safety

Smell

Subsidence

Trees/landscape affected

Water supply

Please write any comments you wish to make here:

I am a dog walker and dont wish to be made busier with through traffic. We came here for peace & quiet and do not wish it to change.

Signature... [REDACTED]

Date 20/04/13

Now send to: Planning and Regulatory Services, Scottish Borders Council Headquarters, Newtown St Boswells, Melrose TD6 0SA. Please send it recorded delivery to arrive by 6th May or return the form to the person who gave it to you by 5th May 2013 if possible. Thank you.

Full planning application 13/00401/FUL Erection of 12 holiday cabins and associated works. Land south west of Milldown Farmhouse, Coldingham, Scottish Borders

Personal Data: Your Title... MRS
Your first name... MARTINE DELANEY
Your Surname... DELANEY
Your address... HEATHERLEA HIGH ST
COLDINGHAM EYEMOUTH TD14 5NL

ENVIRONMENT & INFRASTRUCTURE

10 MAY 2013 53(0)
Ackn
File 13/00401/FUL
Comment/Complaint
Ref No

Your telephone num [Redacted]
Your Email address... [Redacted]

Comment Details: Commentator type (Please circle)
Neighbour Local Member Member of the public

Stance: (Please circle)
Object Support Neutral

Reason for comment: (Please circle)
Alterations/Demolition of wall Comments about play area Contrary to local plan

- Density of site Designated conservation area Detrimental to environment
- Detrimental to residential Amenity Fire safety Flood plain risk Health Issues
- Height of..... Inadequate access Inadequate Boundary/Fencing
- Inadequate drainage Inadequate screening Increased traffic Land affected
- Legal issues Listed building Litter Loss of light Loss of view
- No sufficient parking space Noise Nuisance Overprovision of facility in area
- Overlooking Poor design Privacy of neighbouring properties affected
- Road safety Smell Subsidence Trees/landscape affected Water supply

Please write any comments you wish to make here: (use the other side of the paper if you need to)

Signature. [Redacted] Date... 3.5.13

Now send to: Planning and Regulatory Services, Scottish Borders Council Headquarters, Newtown St Boswells, Melrose TD6 0SA. Please send it recorded delivery to arrive by 6th May or return the form to the person who gave it to you by 5th May 2013 if possible. Thank you.

Application Comments for 13/00401/FUL

Application Summary

Application Number: 13/00401/FUL

Address: Land South West Of Milldown Farmhouse Coldingham Scottish Borders

Proposal: Erection of 12 holiday cabins, office/laundry block and associated works

Case Officer: Scott Shearer

Customer Details

Name: Mrs Maureen Woodley

Address: 159, Hedworth Lane, Tyne and Wear NE32 4LT

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Detrimental to environment
- Fire Safety
- Inadequate access
- Inadequate screening
- Increased traffic
- Litter
- Noise nuisance
- Over Provision of facility in area
- Overlooking
- Privacy of neighbouring properties affected
- Road safety
- Smell
- Trees/landscape affected

Comment: The tranquility and privacy of the surrounding area would be seriously invaded for both residents and visitors.

Milldown has seen lots of development over the last few years and is in danger of losing its rural wildlife appeal.

Coldingham is renowned for its beautiful coastal and rural walks, the road referred to in the application being one of the best. The extra traffic, loss of ancient hedges, wildflowers, wild birds and animals would totally ruin it.

There is already an abundance of holiday accommodation in and around Coldingham.

It would devalue properties greatly that are overlooked.

Application Comments for 13/00401/FUL

Application Summary

Application Number: 13/00401/FUL

Address: Land South West Of Milldown Farmhouse Coldingham Scottish Borders

Proposal: Erection of 12 holiday cabins, office/laundry block and associated works

Case Officer: Scott Shearer

Customer Details

Name: Mrs melanie rogers

Address: Sanddancer Cottage U136/6 U135/6 East Of Coldingham To West Of Milldown, Scottish Borders, Scottish Borders TD14 5QD

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Detrimental to environment
- Detrimental to Residential Amenity
- Inadequate access
- Inadequate screening
- Increased traffic
- Litter
- Loss of view
- Noise nuisance
- Over Provision of facility in area
- Overlooking
- Poor design
- Privacy of neighbouring properties affected
- Road safety
- Smell
- Trees/landscape affected
- Value of property

Comment: The proposed application would create a significant increase in vehicle traffic past neighboring residence, not only affecting the rural setting but causing safety issues for the young family's within the immediate vicinity.

Application Comments for 13/00401/FUL

Application Summary

Application Number: 13/00401/FUL

Address: Land South West Of Milldown Farmhouse Coldingham Scottish Borders

Proposal: Erection of 12 holiday cabins, office/laundry block and associated works

Case Officer: Scott Shearer

Customer Details

Name: Mr Michael FENTY

Address: Grey Gables Eyemouth Road, Coldingham, Scottish Borders TD14 5NH

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Detrimental to environment
- Detrimental to Residential Amenity
- Inadequate access
- Land affected
- Trees/landscape affected

Comment: Any development on this arable field will result in environmental damage and be detrimental to wild life.

The access is virtually non-existent and to upgrade it would cause widespread loss of amenity.

This area is currently being promoted as a walking area, as part of the coastal path with emphasis in wildlife, sea bird colonies etc;. a development such as this and , inevitably, further developments along the coast will destroy the very aspects that tourists to the area seek.

Access to the beach will no doubt be "upgraded" with yet more loss of trees and bushes.

In addition, this area is one of the first landfalls for winter and summer migrant birds from Scandinavia and Northern Europe. As these species arrive exhausted from the flight over the North Sea they need cover and shelter to recover. This development will inhibit this.

The "tourist" aspect of these applications is overplayed.

People will arrive at any chalets, having stocked up at a supermarket, spend all day on the beach and are unlikely to contribute anything to the community.

Given the past history of such "holiday" homes and being aware of the shortness of the summer season, it is inevitable that they will be let out to long term tenants and, ultimately, become another housing scheme.

A precedent is set and yet more developments follow.

Full planning application 13/00401/FUL Erection of 12 holiday cabins and associated works. Land south west of Milldown Farmhouse, Coldingham, Scottish Borders

Personal Data: Your Title..... MRS
Your first name... AMANDA
Your Surname... BELL
Your address... SCOTSCROFT HOUSE
31 ABBS ROAD, COLDINGHAM
TD14 5NR
Your telephone number. [REDACTED]
Your Email address.....

Comment Details: Commentator type (Please circle)

Neighbour

Local

Member of the public

Stance: (Please circle)

Object

Support

Neutral

Reason for comment: (Please circle)

Alterations/Demolition of wall

Comments about play area

Contrary to local plan

Density of site

Designated conservation area

Detrimental to environment

Detrimental to residential Amenity

Fire safety

Flood plain risk

Health Issues

Height of.....

Inadequate access

Inadequate Boundary/Fencing

Inadequate drainage

Inadequate screening

Increased traffic

Land affected

Legal issues

Listed building

Litter

Loss of light

Loss of view

No sufficient parking space

Noise Nuisance

Overprovision of facility in area

Overlooking

Poor design

Privacy of neighbouring properties affected

Road safety

Smell

Subsidence

Trees/landscape affected

Water supply

Please write any comments you wish to make here:

Signature..... [REDACTED]

Date... 21st April 2013

Now send to: Planning and Regulatory Services, Scottish Borders Council Headquarters, Newtown St Boswells, Melrose TD6 0SA. Please send it recorded delivery to arrive by 6th May or return the form to the person who gave it to you by 5th May 2013 if possible. Thank you.

Full planning application 13/00401/FUL Erection of 12 holiday cabins and associated works. Land south west of Milldown Farmhouse, Coldingham, Scottish Borders

Personal Data: Your Title..... MRS
Your first name..... STEPHANIE
Your Surname..... PAYNE
Your address..... REDHALL STEADING
EYEMOUTH TD14 5SG
.....
Your telephone number..... [REDACTED]
Your Email address..... [REDACTED]

Comment Details: Commentator type (Please circle)
Neighbour Local **Member of the public**

Stance: (Please circle)
Object **Support** **Neutral**

Reason for comment: (Please circle)
Alterations/Demolition of wall Comments about play area Contrary to local plan
Density of site Designated conservation area Detrimental to environment
Detrimental to residential Amenity Fire safety Flood plain risk Health Issues
Height of..... Inadequate access Inadequate Boundary/Fencing
Inadequate drainage Inadequate screening Increased traffic Land affected
Legal issues Listed building Litter Loss of light Loss of view
No sufficient parking space Noise Nuisance Overprovision of facility in area
Overlooking Poor design Privacy of neighbouring properties affected
Road safety Smell Subsidence Trees/landscape affected Water supply

Please write any comments you wish to make here:
it will be detrimental to the reason tourists come to the area currently it is for a quiet dog friendly beach with beautiful countryside and walks. Many people walk along that beach as part of a circular walk which they would not be able to do if they changed the beach and put in a bridge.

Signature..... [REDACTED] Date..... 22.4.13

Now send to [REDACTED] Scottish Borders Council Headquarters, Newtown St Boswells, Melrose TD6 6QA. Please send it recorded delivery to arrive by 6th May or return the form to the person who gave it to you by 5th May 2013 if possible. Thank you.

**ENVIRONMENT &
INFRASTRUCTURE**

30 APR 2013

To
Ackn
File 13/00451/FUL
Comment/Complaint
Ref No

33. Back Ln Fm.

Thornton

Bfd B013 3QU.

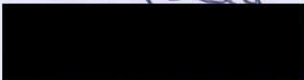
Dear Sirs

I am writing to object to the

erection of 12 holiday cabins etc on land South West of Milledown farmhouse at Coldingham. We have visited this area for some 30+ years now, mainly because of the natural beauty of the area, but recent visits have worried and depressed us. We have seen, with alarm and shock at the new building being built at Coldingham Sands and like many many others wonder how on earth this could have been passed for building in such a different style to the beautiful surrounding area. Also the (even worse) plans for building on and across from the 'Shielding', which look as if they belong to some village in

grease, not among old properties²
where they will stick out like a
 sore thumb. These are not just the
 views of ourselves but many people
 who visit your lovely area to escape
 to somewhere that is not commercial,
 if we want amusements etc there
 is Eyemuth down the road, and
 plenty of places to stay i.e
 caravan parks, B+B's in the area.
 On behalf of all those we've spoken
 to and object to somewhere we
 love to visit being ruined we
 would ask that you put a stop to
 these plans which will ruin your
 area of outstanding beauty.

Yours Faithfully



Application Comments for 13/00401/FUL

Application Summary

Application Number: 13/00401/FUL

Address: Land South West Of Milldown Farmhouse Coldingham Scottish Borders

Proposal: Erection of 12 holiday cabins, office/laundry block and associated works

Case Officer: Scott Shearer

Customer Details

Name: Mr Patrick Hearn

Address: Valley House U136/6 U135/6 East Of Coldingham To West Of Milldown, Scottish Borders, Scottish Borders TD14 5QD

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Detrimental to environment
- Land affected
- Litter
- Over Provision of facility in area

Comment: Complete change of land useage - not required in area and a visual disgrace to the area

Application Comments for 13/00401/FUL

Application Summary

Application Number: 13/00401/FUL

Address: Land South West Of Milldown Farmhouse Coldingham Scottish Borders

Proposal: Erection of 12 holiday cabins, office/laundry block and associated works

Case Officer: Scott Shearer

Customer Details

Name: Mr Patrick Hearn

Address: Valley House U136/6 U135/6 East Of Coldingham To West Of Milldown, Scottish Borders, Scottish Borders TD14 5QD

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
- Flood plain risk
- Inadequate access
- Inadequate drainage
- Increased traffic
- Land affected
- Over Provision of facility in area
- Road safety

Comment:As per the original application in 2013 and the objections made at that time for erecting of the Log Cabin site. This is obviously stage one again to try and start that process to its agreement. I live along the lane in question - though would not be effected by the proposed traffic route. I do however talk to all the pedestrians, ramblers, Dog walkers, Horse riders and cyclists who regularly use this track as part of joining (moving between) the Berwickshire Coastal route, and I and all I have spoken to have agreed of the danger of holiday traffic along this bridal way. This would ruin the quiet and peaceful lane used and enjoyed by so many, and to what avail? A site which is not needed or wanted. I know you are fully aware of the flooding issues, this will cause and on this point alone could see no possible way for this proposal to be accepted. Please do not ruin this peaceful area enjoined by so many.

Application Comments for 13/00401/FUL

Application Summary

Application Number: 13/00401/FUL

Address: Land South West Of Milldown Farmhouse Coldingham Scottish Borders

Proposal: Erection of 12 holiday cabins, office/laundry block and associated works

Case Officer: Scott Shearer

Customer Details

Name: Mr PAUL ROGERS

Address: Sanddancer Cottage U136/6 U135/6 East Of Coldingham To West Of Milldown, Scottish Borders, Scottish Borders TD14 5QD

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Detrimental to environment
- Detrimental to Residential Amenity
- Inadequate access
- Inadequate screening
- Increased traffic
- Land affected
- Litter
- Loss of view
- No sufficient parking space
- Noise nuisance
- Over Provision of facility in area
- Overlooking
- Privacy of neighbouring properties affected
- Road safety
- Smell
- Trees/landscape affected
- Value of property

Comment: Total and utter blot on the wonderful rural landscape.

Application Comments for 13/00401/FUL

Application Summary

Application Number: 13/00401/FUL

Address: Land South West Of Milldown Farmhouse Coldingham Scottish Borders

Proposal: Erection of 12 holiday cabins, office/laundry block and associated works

Case Officer: Scott Shearer

Customer Details

Name: Mr Paul Warner

Address: Ebba Strand Coldingham Sands Road U135/6 U136/6 East Of Coldingham To The Shieling At Coldingham Sands, Scottish Borders, Scottish Borders TD14 5PA

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Density of site
- Detrimental to environment
- Detrimental to Residential Amenity
- Flood plain risk
- Inadequate access
- Inadequate screening
- Increased traffic
- Land affected
- Loss of view
- No sufficient parking space
- Noise nuisance
- Over Provision of facility in area
- Overlooking
- Poor design
- Privacy of neighbouring properties affected
- Road safety
- Smell
- Trees/landscape affected

Comment: I object in the strongest possible terms to the above planning application. Please see detailed below my comments which I trust will be taken into account by SBC elected members and officers involved in the decision making process.

1. The proposal which is for the development of 12 holiday chalet units, reception office / laundry building, car parking and childrens play area has been termed as low impact by the developer.

Such a major development is anything but low impact and must be rejected.

2. Coldingham Bay is a Blue Flag bathing waters beach which attracts approximately 20,000 visitors annually who use the Bay for swimming, walking, picnicking, sunbathing, surfing, canoeing, angling, diving, wildlife watching and rock-pooling. The Bay is also popular for schools educational day trips. It is abundantly clear that people living in the community and those who visit the area do so for what this area of great landscape value offers. They do not choose to live or visit the area to view huge quantities of holiday cabins that would destroy the beautiful and natural landscape.

3. The application site falls within one of only nine Special Landscape Areas within SBCs area and an established Area of Great Landscape Value (AGLV). The nature of this proposed development will have a serious and ever lasting negative impact on the area which will weaken SBCs position in defending areas of such designation from further inappropriate development in the future.

4. This hideous proposed development will be readily visible from the public walking routes including the nearby Berwickshire Coastal Path and would directly have a negative impact upon the visual amenity of the area.

5. The development would result in the loss of open space which forms part of the natural backdrop and is important to the sense of place of the area. The development for any built form purposes should be strongly resisted.

6. Careful consideration should be given as to the long term impact this ridiculous proposal will have on overall visitor numbers. Visitors to the area will be put off as a direct result of this development as one of the reasons they come here is to enjoy the outstanding natural beauty not to see major developments on agricultural land. This would have an adverse effect on the likely income of other service providers within the local tourism community.

7. The area is already well catered for in terms of tourist accommodation with several large scale caravan parks in the area including Scoutscroft and Crosslaw neither of which I understand currently operate at full occupancy levels.

8. The single lane High Street of Coldingham singularly already deals with a high volume of traffic servicing St Abbs, Southcroft Caravan Park, and Coldingham Sands with its hotel and B&B, the apartments at The Mount and the properties around Milldown farm. I understand there have been two separate accidents this year on the High Street resulting in two vehicles being written off. Indeed, the Coldingham art Gallery on the High Street currently has a notice to this effect warning people of the recent history and the risk. I would welcome SBC's comments on their view of how the High Street could safely support the increased traffic as a result of this application.

9. The proposed development would have a lasting detrimental impact to the environment.

10. The proposed development would have a detrimental impact upon the amenities of nearby residents including increased noise, light and rubbish pollution.

11. I believe this planning application will have catastrophic and irreversible consequences for this area of outstanding natural beauty and would destroy the area enjoyed by people of all ages and walks of life now and for future generations to whom SBC elected members, officers and we the public, all have a responsibility too.

I strongly request you reject this application.

Thank you for your consideration in this matter.

Full planning application 13/00401/FUL Erection of 12 holiday cabins and associated works. Land south west of Milldown Farmhouse, Coldingham, Scottish Borders

Personal Data: Your Title..... MR
Your first name..... Peter
Your Surname..... PHE
Your address..... 4 STATION COTTAGES
SPROUSTON KELSO
TD58HW
Your telephone number..... [REDACTED]
Your Email address.....

ENVIRONMENT & INFRASTRUCTURE
08 MAY 2013
To: SS(0)
From: 13/00401/FUL
Comment/Complaint
Ref No

Comment Details: Commentator type (Please circle)

Neighbour Local Member of the public

Stance: (Please circle)

Object Support Neutral

Reason for comment: (Please circle)

- Alterations/Demolition of wall
- Density of site
- Detrimental to residential Amenity
- Height of.....
- Inadequate drainage
- Legal issues
- No sufficient parking space
- Overlooking
- Road safety
- Comments about play area
- Designated conservation area
- Fire safety
- Inadequate access
- Inadequate screening
- Listed building
- Noise Nuisance
- Poor design
- Subsidence
- Flood plain risk
- Inadequate Boundary/Fencing
- Increased traffic
- Litter
- Loss of light
- Trees/landscape affected
- Contrary to local plan
- Detrimental to environment
- Health Issues
- Land affected
- Loss of view
- Overprovision of facility in area
- Privacy of neighbouring properties affected
- Water supply

Please write any comments you wish to make here:

THE ROAD THROUGH THE VILLAGE AND DOWN PAST EXISTING CARAVAN PARK AND ON TO ST BADAS HOTEL DOES NOT COPER WELL WITH EXISTING TRAFFIC LEVELS.

THE AREA WOULD ALSO AFFECT NEIGHBOURING PROPERTIES BY OVERLOOKING - EXTRA NOISE - ROAD SAFETY AND THE UNNECESSARY CONFRONTATION EXTRA PERSONS USING THESE CABINS WOULD CAUSE.

Signature..... [REDACTED]

Date 5-5-13

Now send to Planning Services, Scottish Borders Council Headquarters, Newtown St Boswells, Melrose TD6 0SA. Please send it recorded delivery to arrive by 6th May or return the form to the person who gave it to you by 5th May 2013 if possible. Thank you.

Application Comments for 13/00401/FUL

Application Summary

Application Number: 13/00401/FUL

Address: Land South West Of Milldown Farmhouse Coldingham Scottish Borders

Proposal: Erection of 12 holiday cabins, office/laundry block and associated works

Case Officer: Scott Shearer

Customer Details

Name: Mr richard kendrick

Address: Burn Hall Steading Fisher's Brae, Coldingham, Scottish Borders TD14 5NJ

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Contrary to Local Plan
- Detrimental to environment
- Detrimental to Residential Amenity
- Flood plain risk
- Health Issues
- Inadequate access
- Inadequate drainage
- Inadequate screening
- Increased traffic
- Land affected
- Litter
- Over Provision of facility in area
- Overlooking
- Poor design
- Privacy of neighbouring properties affected
- Road safety
- Trees/landscape affected

Comment: There is already ample accommodation of this type in the village. 2 caravan parks are already located in the village with similar amenities.

From the documents submitted there doesn't seem to be any architectural merit in the proposed cabins rather they seem to fulfil a purely functional role without empathy to the surroundings.

The position of the holiday park is in a beautifully secluded part of the village that many inhabitants and visitors enjoy walking past. The proposed development would be detrimental to this

experience.

There is inadequate access to the proposed site. The proposal to widen the track to cope with the increased traffic is not welcome by users of this track be they visitors or residents.

More worryingly the subsequent increase in traffic to the road leading to the beach is of considerable concern. Currently this section of the road has no provision for pedestrians. (from St Abbs road to the proposed access road). Consequently a hazardous section will be made even more dangerous for adults and children who have to walk along this part of road in order to reach the beach. This will only deter families from doing so and will put off visitors to the village. (Can you confirm as claimed in the proposals accompanying letter that this track is adopted?)

According to local knowledge this track is prone to flooding.

If we are interested in creating economic benefits to the area then it is equally important to preserve the integrity of the beach and surrounding area; In marketing terms this is undoubtedly the principal Unique Selling Point of Coldingham without which there wont be people wishing to stay in the holiday cabins.

The negative impact on neighbours to the proposed development will be significant. In addition to suffering the points I have already outlined they will undoubtedly be subject to noise and light pollution.

Full planning application 13/00401/FUL Erection of 12 holiday cabins and associated works. Land south west of Milldown Farmhouse, Coldingham, Scottish Borders

Personal Data: Your Title.....

Your first name..... ROBERT.....

Your Surname..... MCGREGOR.....

Your address..... H. LITTLE DRIVE, 60 NSSS.....

EH51 0PB.....

Your telephone number.....

Your Email address.....

ENVIRONMENT & INFRASTRUCTURE

22 APR 2013

To: SS(0)
Ackn:
File: 13/00401/12
Comment/Complaint
Ref No:

Comment Details: Commentator type (Please circle)

Neighbour

Local

Member of the public

Stance: (Please circle)

Object

Support

Neutral

Reason for comment: (Please circle)

Alterations/Demolition of wall

Comments about play area

Contrary to local plan

Density of site

Designated conservation area

Detrimental to environment

Detrimental to residential Amenity

Fire safety

Flood plain risk

Health Issues

Height of.....

Inadequate access

Inadequate Boundary/Fencing

Inadequate drainage

Inadequate screening

Increased traffic

Land affected

Legal issues

Listed building

Litter

Loss of light

Loss of view

No sufficient parking space

Noise Nuisance

Overprovision of facility in area

Overlooking

Poor design

Privacy of neighbouring properties affected

Road safety

Smell

Subsidence

Trees/landscape affected

Water supply

Please write any comments you wish to make here:

Signature.....

Date: 21/04/13

Now send to: Planning and Regulatory Services, Scottish Borders Council Headquarters, Newtown St Boswells, Melrose TD6 OSA. Please send it recorded delivery to arrive by 6th May or return the form to the person who gave it to you by 5th May 2013 if possible. Thank you.

Application Comments for 13/00401/FUL

Application Summary

Application Number: 13/00401/FUL

Address: Land South West Of Milldown Farmhouse Coldingham Scottish Borders

Proposal: Erection of 12 holiday cabins, office/laundry block and associated works

Case Officer: Scott Shearer

Customer Details

Name: Mrs Sarah Mahon

Address: Golden Acre Private Road From A1107 East Of Coldingham To East Law, Eyemouth,
Scottish Borders TD14 5PX

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Contrary to Local Plan
- Density of site
- Detrimental to environment
- Detrimental to Residential Amenity
- Inadequate access
- Inadequate Boundary/Fencing
- Inadequate drainage
- Inadequate screening
- Increased traffic
- Land affected
- Litter
- No sufficient parking space
- Noise nuisance
- Over Provision of facility in area
- Overlooking
- Poor design
- Privacy of neighbouring properties affected
- Road safety
- Smell

Comment: I object due to the above reasons.

Application Comments for 13/00401/FUL

Application Summary

Application Number: 13/00401/FUL

Address: Land South West Of Milldown Farmhouse Coldingham Scottish Borders

Proposal: Erection of 12 holiday cabins, office/laundry block and associated works

Case Officer: Scott Shearer

Customer Details

Name: Mrs Selena Carnell

Address: 10 Olney Road, Minchinhampton GL6 9BX

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Density of site
- Detrimental to environment
- Fire Safety
- Flood plain risk
- Inadequate access
- Inadequate drainage
- Increased traffic
- Land affected
- Loss of light
- Loss of view
- No sufficient parking space
- Noise nuisance
- Overlooking
- Privacy of neighbouring properties affected
- Road safety
- Subsidence
- Trees/landscape affected

Comment: This will devalue surrounding properties, there is poor access due to a small narrow lane which frequently floods and is poorly maintained. Any development would overshadow houses at mill down and privacy will be compromised.

Application Comments for 13/00401/FUL

Application Summary

Application Number: 13/00401/FUL

Address: Land South West Of Milldown Farmhouse Coldingham Scottish Borders

Proposal: Erection of 12 holiday cabins, office/laundry block and associated works

Case Officer: Scott Shearer

Customer Details

Name: Mr Simon Holding

Address: 22 Briery Dean, St Abbs, Scottish Borders TD14 5PQ

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Contrary to Local Plan
- Detrimental to environment
- Fire Safety
- Inadequate access
- Inadequate screening
- Increased traffic
- Litter
- Loss of view
- Noise nuisance
- Road safety
- Smell
- Trees/landscape affected

Comment: Dear Sir,

My wife and I are appalled at the potential destruction to another outstandingly beautiful natural environment in the Coldingham area.

Having walked the proposed route on a regular basis over several years it strikes me that there is already significant first class holiday accommodation throughout Coldingham, with far safer thoroughfare for both public and emergency services alike.

Above all else the destruction to the wildlife and fauna in this location is simply unthinkable.

The stress caused to Milldown residents, so genuinely respectful of their woodland location, must be immense.

I respectfully request that my view be added to those of others who are seriously concerned at this proposed development.

Thank you so much.

Application Comments for 13/00401/FUL

Application Summary

Application Number: 13/00401/FUL

Address: Land South West Of Milldown Farmhouse Coldingham Scottish Borders

Proposal: Erection of 12 holiday cabins, office/laundry block and associated works

Case Officer: Scott Shearer

Customer Details

Name: Miss Stefanie Vanjo

Address: 48 Buttermere Drive, Camberley GU15 1RB

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Density of site
- Detrimental to environment
- Fire Safety
- Health Issues
- Inadequate access
- Inadequate drainage
- Inadequate screening
- Increased traffic
- Litter
- Loss of view
- Noise nuisance
- Over Provision of facility in area
- Overlooking
- Poor design
- Privacy of neighbouring properties affected
- Smell
- Value of property

Comment: I regularly visit Coldingham from the London area. This planning application does not make any sense, most notably when considered with respect to the existing attractions and accommodation in Coldingham and the surrounding area. The plans will result in a degradation of the natural beauty of the area, namely the presence of inappropriately sited and unnecessary holiday accommodation that can be seen from several of the footpaths in the immediate area and those farther afield.

The site will also result in more traffic in the village and Milldown area which will result in a greater

risk of traffic and pedestrian related issues.

Full planning application 13/00401/FUL Erection of 12 holiday cabins and associated works. Land south west of Milldown Farmhouse, Coldingham, Scottish Borders

ENVIRONMENT & INFRASTRUCTURE

Personal Data: Your Title.....
Your first name.....
Your Surname.....
Your address..... South Penmanshiel Farm
Grantshouse, Duns, TD11 3RT
Your telephone number.....
Your Email address.....

21 MAY 2013
To.....
Ackn.....
File..... 13/00401/ful
Comment/Complaint
Ref No.....

Comment Details: Commentator type (Please circle)
Neighbour Local Member Member of the public

Stance: (Please circle)
Object Support Neutral

Reason for comment: (Please circle)
Alterations/Demolition of wall Comments about play area Contrary to local plan
Density of site Designated conservation area Detrimental to environment
Detrimental to residential Amenity Fire safety Flood plain risk Health Issues
Height of..... Inadequate access Inadequate Boundary/Fencing
Inadequate drainage Inadequate screening Increased traffic Land affected
Legal issues Listed building Litter Loss of light Loss of view
No sufficient parking space Noise Nuisance Overprovision of facility in area
Overlooking Poor design Privacy of neighbouring properties affected
Road safety Smell Subsidence Trees/landscape affected Water supply

Please write any comments you wish to make here: (use the other side of the paper if you need to)

Signature.....
Date..... 30th April '13

Now send to: Planning and Regulatory Services, Scottish Borders Council Headquarters, Newtown St Boswells, Melrose TD6 OSA. Please send it recorded delivery to arrive by 6th May or return the form to the person who gave it to you by 5th May 2013 if possible. Thank you.

Application Comments for 13/00401/FUL

Application Summary

Application Number: 13/00401/FUL

Address: Land South West Of Milldown Farmhouse Coldingham Scottish Borders

Proposal: Erection of 12 holiday cabins, office/laundry block and associated works

Case Officer: Scott Shearer

Customer Details

Name: Mr Stephen Hearn

Address: 2 Willan Street, Prenton, Cheshire CH43 5ST

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Over Provision of facility in area
- Overlooking
- Privacy of neighbouring properties affected

Comment: the building of these cabins will be a blot on the landscape and there is no need for more of these dwellings

these also overlook the properties across the stream

Application Comments for 13/00401/FUL

Application Summary

Application Number: 13/00401/FUL

Address: Land South West Of Milldown Farmhouse Coldingham Scottish Borders

Proposal: Erection of 12 holiday cabins, office/laundry block and associated works

Case Officer: Scott Shearer

Customer Details

Name: Mrs Susan Barron

Address: 1 St Abbs Haven U135/6 U136/6 East Of Coldingham To The Shieling At Coldingham Sands, Scottish Borders, Scottish Borders TD14 5NZ

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Contrary to Local Plan
- Detrimental to environment
- Detrimental to Residential Amenity
- Fire Safety
- Health Issues
- Height of
- Inadequate access
- Inadequate Boundary/Fencing
- Inadequate drainage
- Inadequate screening
- Increased traffic
- Land affected
- Legal issues
- Litter
- Loss of view
- No sufficient parking space
- Noise nuisance
- Over Provision of facility in area
- Overlooking
- Poor design
- Privacy of neighbouring properties affected
- Road safety
- Smell

- Subsidence
- Trees/landscape affected

Comment:Comment Request that the application is refused as being contrary to the development plan.

It would appear, from recent planning applications, that the Coldingham Bay area is being targeted by developers. The recent Holiday Pavilion development at Coldingham Bay has had a significant detrimental impact on an unspoilt rural area designated as an Area of Great Landscape Value. Does SBC have a plan to develop this area?

The proposed development, adjacent to the Coastal Path, can be seen from a really beautiful, unspoilt part of Britains coastline. Any benefits achieved from its economic impact can never outweigh the impact on the landscape. Walkers, birdwatchers and cyclists have enjoyed the amenity of the road past Milldown Cottages for generations. Rather than being a gain in economic terms, this development will have a negative impact on Green Tourism.

There is already more than sufficient comparable accommodation available locally. There will be no overall gain to the area in economic terms.

There is no public footpath from Coldingham past Scoutscroft to the development. This is a significant issue of road/public safety, particularly during the summer months .The development will have an increased impact on road safety with increased visitors negotiating the SINGLE TRACK, BOTTLE NECK through Coldingham.

Coldingham Bay lost its highly prized Blue Flag status last year. This development could further increase the risk of pollution to the stream which could compromise the bays future Blue Flag status. There could also be a detrimental impact on the marine reserve.

Milldown Cottages privacy will be severely impaired as they will be overlooked by the proposed development.

I am aware that planning is not a democratic process but I hope that with this application the planning committee will consider the public comments on the portal and the unanimous decision of Coldingham Community Council when making their decision regarding this development. Most of the visitors to Coldingham Sands are aghast at the impact of size and height of the Holiday Pavilion development. The general statement is How on earth did that get through planning? Hopefully the same will not happen with this opportunistic development!

Comment Request that the application is refused as being contrary to the development plan.

It would appear, from recent planning applications, that the Coldingham Bay area is being targeted

by developers. The recent Holiday Pavilion development at Coldingham Bay has had a significant detrimental impact on an unspoilt rural area designated as an Area of Great Landscape Value. Does SBC have a plan to develop this area?

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Planning application 13/00401/FUL.

Erection of 12 holiday cabins and associated works. Land south west of Milldown farmhouse, Coldingham, Scottish Borders.

Mr. Tim Carnell,
Milldown Cottages,
Coldingham,
Eyemouth,
Berwickshire.
TD14 5QD.

Commentator type: neighbour
Stance: OBJECT

T.N.Carnell 19th August 2014.

Sheet 1 of 2

RECEIVED
NEEDS
20 AUG
SS
13/00401/FUL

I refer to the access road upgrade plans posted on 5th August 2014 for planning application 13/00401/FUL as ACCESS UPGRADE SHEETS 1,2 & 3.

These plans destroy the character of the road completely and ignore its present role as a pedestrian, equestrian and cycle route frequently used as a bridleway by residents and visitors alike. They offer no environmental improvement for the great majority of users of the road.

The construction, with its excessively sized passing places and smooth surface, will encourage drivers to drive faster along the road. Why are the passing places so large? Normally passing places are 2 car lengths, even on a single track major road. No thought has been given to the safety and convenience of the vast majority of users of this road. By far the largest group using the road are, and will no doubt continue to be, pedestrians. In some cases the road surface is being widened towards the stream, reducing the area available where a person or group can stand to look at the flora and fauna in and around the stream, and to where people can move to avoid vehicles. Certainly no separation of traffic is evident, and nothing is proposed to keep vehicle speeds down on a road on which drivers are subject only to the national speed limits.

It is disappointing to see that the issue of flooding, which has been presented to the SBC Flood Prevention Officer, has not been addressed either. Water runs off the road going from the St Abbs road to the beach and flows into the Milldown road. Seepage from the adjacent field is almost constant at this point. It accumulates at the first set of bends at the western end of the Milldown road and sits as puddles and a muddy mess unless there is a long dry spell. Constructing drainage ditches and cambering the road surface could stop this problem, but it would appear that this is not being considered.

Further downstream I note that some rocks are being placed in the area where the stream is undercutting the road. It is at this point that the stream overflows directly onto the road at times of high or persistent rainfall. The stream floods the road and runs down it for 100 – 110 metres before finding its way back into the main flow. This overflow is by no means benign. It is sufficient to knock a pedestrian over, and can lift a car enough for steering and drive to be lost.

The erection of a wall at this erosion point could be used to deflect the stream away from the road, and if it was made 300 – 500 mm. taller than the road surface, it would stop the water flooding the road in the first place and act as a safety edge. Drainage culverts built into it would easily ensure adequate run off for rainwater falling on the road as soon as flood water in the stream ebbed.

The size of the bridge culvert should be sufficient to allow the flood water through in most situations. However, the flood water carries debris. When this meets the proposed grille placed upstream of the bridge it will restrict the flow of water which will then back up along the road where it presently floods. A greater length of the road will be impassable, and this increased flooding will take longer to dissipate. Why is a grille needed? If the stream has an unrestricted flow it takes the debris with it. That is the principle Scottish Water rely on to clear sewage that spills into the stream from the pumping station adjacent to the road.

The concrete wings of the bridge will stand out magnificently against the stunning red sandstone outcrops on either side of the proposed site. I note that the bridge is to have impact barriers installed. Would stone walls not serve the same purpose and be more in keeping in an AGLV?

Application Comments for 13/00401/FUL

Application Summary

Application Number: 13/00401/FUL

Address: Land South West Of Milldown Farmhouse Coldingham Scottish Borders

Proposal: Erection of 12 holiday cabins, office/laundry block and associated works

Case Officer: Scott Shearer

Customer Details

Name: Mr Tim Carnell

Address: Milldown Farm Cottage Milldown Road U136/6 U135/6 East Of Coldingham To West Of Milldown, Scottish Borders, Scottish Borders TD14 5QD

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Contrary to Local Plan
- Detrimental to environment
- Detrimental to Residential Amenity
- Fire Safety
- Health Issues
- Height of
- Inadequate access
- Inadequate Boundary/Fencing
- Inadequate drainage
- Inadequate screening
- Increased traffic
- Land affected
- Legal issues
- Litter
- Loss of view
- No sufficient parking space
- Noise nuisance
- Over Provision of facility in area
- Overlooking
- Poor design
- Privacy of neighbouring properties affected
- Road safety
- Smell

- Subsidence
- Trees/landscape affected

Comment: I object to this development which will be to the detriment of a significant residential and tourist amenity.

The developer's supporting statement suggests targeted user groups include affluent active devotees and affluent southern explorers. The access they have to air travel will no doubt make the choice between going to Italy, Spain, France, Eastern Europe, the Red Sea or other destinations for the same cost and similar travel time, and coming to a glass and wood hut in a field in Coldingham a difficult one. This development offers nothing new or original to encourage visitors to come to Coldingham.

Operators of existing holiday sites and self catering accommodation are struggling to fill spaces. I searched on Google for Coldingham self catering holiday accommodation and found about 20,900 results in 0.28 seconds so there would seem to be adequate provision without this development, even allowing for duplicate entries.

Visitors that do come to this particular part of Coldingham come because there are quiet, easy walks that they can do with their children, dogs or just on their own, in the knowledge that the children can run or cycle free, the dogs can be off the lead or the mind can be on the wildlife. Its sheltered and there are few vehicles. There is a danger we might lose the regular visitors who have come here for years. More adventurous ramblers, who come to walk around St. Abbs Head and along the coastal path, value the wild unspoilt countryside. It will be a loss if they go away with the impression that this area is under threat from this and other unsuitable, unnecessary developments.

The statement from SBC Economic Development section, unsupported by any evidence, is contrary to comments made to me by those people currently offering accommodation of varying categories. Current accommodation levels are not filled, in or out of season, they tell me. If the development offers no new incentive for visitors (which it doesn't), and there are only the same visitor numbers as usual going to different venues, this does not equate to an increase in overnight expenditure in real terms or an improvement in occupancy levels.

To suggest that the application meets Scottish Borders Tourism Strategy to Ensure the regions accommodation offerings are in direct relation to consumer demands and where opportunities are available can act as an attractor or demand in themselves is quite clearly not reinforced by statements made by local operators when they are asked for their opinion. In short, there is no economic justification to support this development and no reason to suggest that it will increase the overall number of tourists in the area. It will merely re-locate them to different venues, and, by doing so, make it difficult for existing providers to justify any financial provisions for new developments to attract additional tourists. The proximity to a long distance footpath will not attract long distance walkers to the development. These walkers do not stay for a week in the same place.

The access to the development, through the main street of Coldingham, has severe congestion problems at all times of the year. Pedestrian safety is already compromised in this area. To add extra construction traffic, and later the visitor and delivery traffic to this existing traffic, shows great insensitivity towards pedestrian and traffic safety, and towards the integrity of the structure of

houses in this area. Rather than waste activity time shopping, people in self catering accommodation are increasingly using the internet to order groceries in advance from an on line store and have them delivered at a specified date and time. I have seen the Asda, Tesco and Sainsbury delivery vans at the doors of holiday letting accommodation. The result is no addition made to the local economy, but a significant one to the local traffic problems.

The development supporting statement states that the access road to the site has been adopted. It has, and it is widely used by ramblers, ornithologists, dog walkers, families and local horse riders as it is the only sheltered route to the beach. It is a hive of avian activity (see note 1), with many species of birds diving from hedge to stream and back. The numerous species of wild flowers growing in the verges provide seeds for some birds, and encourage the insect life which other birds depend on. It is relatively traffic free right down to the beach paths. It was first used by the monks who developed Col Mill, and was well established when Milldown Cottages were built in 1851. A map of the area dated 1858 shows the road on its present track, and the existing hedging is clearly shown. In the last 25 years another road to the farm was developed from St Vedas. The lack of traffic on the adopted access road and the track past Milldown Cottages has given the wildlife the peace and quiet it needs to fully establish itself. It is a nature reserve in its own right. No mention is made of preserving this amenity which visitors and local people enjoy. It is proposed to destroy this piece of history in 2013 for a project of questionable benefit. Reference to access widening and improvement shown on the plan are annotated to a private farm track. The developer has not sought permission from the landowners to develop and widen this track.

The development is targeting active visitors, and the developers supporting statement lists the activities it will service. Only two are catered for at the development site. The rest will involve car journeys. One will add to St Abbs existing problems of limited parking and difficult access to the harbour.

The track from the proposed bridge to the site runs over a sewer for much of its length. This sewer carries untreated sewage and overflow from the pumping station at Milldown in times of spate. It is not disused.

The adopted road floods significantly in times of heavy or prolonged rain sufficient to make it impassable for cars and light goods vehicles. The area where the track joins the adopted road also floods. The descent, bridge and junction are in an area shaded from the south which, in winter, can be a significant and prolonged frost trap.

The development site is clay and sand strata. This is not a stable mix, particularly when wet. Unspecified excavations are mentioned, and no details are given, to suggest how the road construction or its surface, foundations for cabins, or the surface and construction of the shared area, are going to overcome this instability problem. Run off from surfaced areas will change the current soil structure and could well lead to significant erosion between the site and the stream and subsequently pollute the stream.

The supporting statement suggests that the development is designed to turn an agricultural field into low impact sustainable holiday accommodation. It is sited between three footpaths well used by locals and visitors alike. It can be seen from seven local footpaths, a viewpoint layby and can be clearly seen when one walks south along the Berwickshire Coastal Path from St. Abbs Head

Nature Reserve.

The existing woodland is deciduous, leafless seven months of the year and provides little screening during this period. In the area of this development there is a single row of deciduous trees, the largest of which are old and dying. It is not heavily wooded as suggested. The cabins are not individually screened on this steeply rising site. The numerous current animal inhabitants of the dene at Milldown include voles, bats and shrews which will be subject to considerable disturbance during the development of the site and afterwards when it is occupied. The site is on an animal highway used by brown hares (classified as a priority species in the UK Biodiversity Action Plan and beginning to populate the area), deer, foxes and badgers, to avoid the human habitation at Milldown, Coldingham and Coldingham Sands. Stoats and weasels thrive on the resident rabbit population. All this indicates that the effect of the development on the natural environment will be far from the low impact claimed.

The whole development site overlooks Milldown Cottages. Every public room and bedroom will be open to view and no part of the gardens will have any privacy. Most of the cabins are on a level with the bedroom windows. Security for this residence is a very real concern. Overlooked too are all the houses at Milldown farm to the north east, and the property to the south west of the development.

Plantings on the north facing site will take a considerable time before they provide any screening effect at all, if the deer, rabbits and hares don't eat them first. An existing hedge shown on the southern boundary of the site is not a hedge but a few widely spaced scrub hawthorn trees.

The smell from the sewage treatment systems, the rubbish collection, recycling and composting area and inevitable barbecues are going to be an intrusion. It seems odd to site a waste collection area at the nearest point to a stream with a resident rat population.

This is an area of very little noise or light pollution. Any increase will be easily noticed. It will not be stopped by a barrier of a few trees and bushes. As drivers enter or leave the site at night, the beams from the car headlights will illuminate the area. When the cars climb or descend the access road and turn into or out of the car park, the sweeping beams of light from car headlights will be a significant disturbance for humans and wildlife alike over a wide area.

At present the eastern boundary of Coldingham village stops at Scoutscroft. The new development is a further 0.9 kilometres further east towards the beach with green fields between them. If this application is approved it will set a precedent for further applications, the end result of which will probably be a ribbon development between the village and the beach.

The Berwickshire coastline extends a mere 30 kilometres or so. It is the only coastal asset in the Scottish Borders. It is a great attraction for year round visitors from the Edinburgh area with easy access from the A1. Unlike the Northumbrian, East Lothian or Fife coastlines, it is unspoilt, rugged and of great natural beauty. It will not remain this way for long if new tourist accommodation developments are sited within 350 metres of the coastal path, as this one is.

Note1: some bird species seen in the area to be affected by development.

Recent arrivals: Mallard

Regular visitors: Heron; Sparrowhawk; Kestrel; Barn Owl; Yellowhammer; Blackcap; Yellow Wagtail; Wren; Buzzard; Tree creeper; Blue Tit; Great Tit; Coal Tit; Long Tailed Tit; Blackbird; Greenfinch; Goldfinch; Greater Spotted Woodpecker; Chaffinch; Chiffchaff;

Pheasant; Partridge; Robin; Pigeon; Crow; Siskin; Magpie; Swallow; Swift;
Housemartin;

Declining Species regularly seen (all on red or amber alert): Skylark; Willow Warbler;
Whitethroat; Tree Sparrow; Mistle Thrush; Song Thrush; Grey Wagtail; Tawny Owl; Dipper;
Dunnock; Bullfinch;

Unusual visitors: Kingfisher

From: Tim Carnell [REDACTED]
Sent: 07 May 2013 20:58
To: Planning & Regulatory Services
Subject: Planning application 13/00401/FUL

f.o.a. Head of Planning and Regulatory Services.
Dear Sir,

Please find enclosed some photographs to support my comments about flooding in my objection statement to planning application 13/00401/FUL.

The road D135/6 from Scoutscroft to Milldown Farm floods to a depth of 300mm and more in places. This is getting to happen more frequently in recent years. The flow of water is sufficient to lift a car off the ground or knock a person off their feet. As can be seen from the photos, it is not just something that happens in the winter months. These photos were taken about three years ago and is a regular occurrence.

IMG_0099.JPG



IMG_0098.JPG



IMG_0097.JPG



IMG_0096.JPG



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IMG_0094.JPG



IMG_0093.JPG



IMG_0092.JPG

Application Comments for 13/00401/FUL

Application Summary

Application Number: 13/00401/FUL

Address: Land South West Of Milldown Farmhouse Coldingham Scottish Borders

Proposal: Erection of 12 holiday cabins, office/laundry block and associated works

Case Officer: Scott Shearer

Customer Details

Name: Mr Tom Carnell

Address: 10 Ollney Road, Minchinhampton gl6 9bx

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Density of site
- Detrimental to environment
- Flood plain risk
- Inadequate access
- Inadequate drainage
- Inadequate screening
- Increased traffic
- Loss of view
- Noise nuisance
- Overlooking
- Privacy of neighbouring properties affected
- Trees/landscape affected
- Value of property

Comment: This development will spoil an area of scenic beauty. It will increase the noise and light pollution in the area with Mill down Cottages being particularly affected with car lights being shone into the property. There is an abundance of wildlife and wildflowers in the area which will be destroyed by this development and natural habitats for species such as barn owls will be destroyed.

The access road to the site will have more traffic - it is not wide enough or safe enough for this and as it is also a footpath there will be an increased safety risk to any walkers and children on the footpath. The access road regularly floods in the winter and becomes impassible. There is a ford to traverse to get to the site which will suffer pollution from any oil leaks from passing vehicles and erosion to the access route that they provide. The access route is also not suitable for any heavy construction services and is not suitable for access by the emergency services in particular

the ambulance and fire services.

The development will overlook Milldown Cottages destroying any privacy the inhabitants of Milldown Cottages have.

This development will affect the property prices in the area.

Application Comments for 13/00401/FUL

Application Summary

Application Number: 13/00401/FUL

Address: Land South West Of Milldown Farmhouse Coldingham Scottish Borders

Proposal: Erection of 12 holiday cabins, office/laundry block and associated works

Case Officer: Scott Shearer

Customer Details

Name: Mr Tom Gillie

Address: Eyecliffe Cottage Brown's Bank, Eyemouth, Scottish Borders TD14 5DQ

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Detrimental to environment
- Increased traffic
- Litter
- Loss of view
- Noise nuisance
- Road safety

Comment: Although we are not against all developments to increase tourism in the area we do not feel that they should go ahead at the cost of people who live and work in the area. We regularly walk the road along Milldown cottages and believe that the proposed development would spoil this for us and many others. The increased traffic would increase the risk of the walk and the view would be completely spoiled. We are no experts on the 'environment' but going by other areas where tourist accommodation is present the increase in pollution and general litter would also cause us great concern.

There is already plenty of accommodation available in the area and we fail to see the real need for an increase.

Application Comments for 13/00401/FUL

Application Summary

Application Number: 13/00401/FUL

Address: Land South West Of Milldown Farmhouse Coldingham Scottish Borders

Proposal: Erection of 12 holiday cabins, office/laundry block and associated works

Case Officer: Scott Shearer

Customer Details

Name: Mr W & S powner

Address: St Veda's Hotel Coldingham Sands Road U135/6 U136/6 East Of Coldingham To The Shieling At Coldingham Sands, Scottish Borders, Scottish Borders TD14 5PA

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Detrimental to environment
- Inadequate access
- Increased traffic
- Privacy of neighbouring properties affected

Comment: Inadequate road access prone to flooding after heavy rain, will destroy a beautiful walk both for tourists and locals alike, it will also destroy wildlife habitat, it is a strange and inappropriate place to build holiday cabins.

Full planning application 13/00401/FUL Erection of 12 holiday cabins and associated works. Land south west of Milldown Farmhouse, Coldingham, Scottish Borders

Personal Data: Your Title..... MR

Your first name... W. BARRY

Your Surname... CRAWFORD

Your address... 1 BOGANGREEN COTTAGES

COLDINGHAM, EYEMOUTH

BERWICKSHIRE TD4 5UB

Your telephone number.. [REDACTED]

Your Email address.. [REDACTED]

ENVIRONMENT & INFRASTRUCTURE

24 APR 2013

To: SS(e)

Ackn: 13/00401/FUL

Comment/Complaint

Ref No: [REDACTED]

Comment Details: Commentator type (Please circle)

Neighbour

Local

Member of the public

Stance: (Please circle)

Object

Support

Neutral

Reason for comment: (Please circle)

Alterations/Demolition of wall

Comments about play area

Contrary to local plan

Density of site

Designated conservation area

Detrimental to environment

Detrimental to residential Amenity

Fire safety

Flood plain risk

Health Issues

Height of.....

Inadequate access

Inadequate Boundary/Fencing

Inadequate drainage

Inadequate screening

Increased traffic

Land affected

Legal issues

Listed building

Litter

Loss of light

Loss of view

No sufficient parking space

Noise Nuisance

Overprovision of facility in area

Overlooking

Poor design

Privacy of neighbouring properties affected

Road safety

Smell

Subsidence

Trees/landscape affected

Water supply

Please write any comments you wish to make here:

This is completely not in keeping with the local area. There is no economic reason for this development

Signature..... [REDACTED]

Date 23/4/2013

Now send to: Planning and Regulatory Services, Scottish Borders Council Headquarters, Newtown St Boswells, Melrose TD6 OSA. Please send it recorded delivery to arrive by 6th May or return the form to the person who gave it to you by 5th May 2013 if possible. Thank you.

Application Comments for 13/00401/FUL

Application Summary

Application Number: 13/00401/FUL

Address: Land South West Of Milldown Farmhouse Coldingham Scottish Borders

Proposal: Erection of 12 holiday cabins, office/laundry block and associated works

Case Officer: Scott Shearer

Customer Details

Name: Mr William Longden

Address: St Ebba 1 Abbey Court, Coldingham, Scottish Borders TD14 5PD

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Contrary to Local Plan
- Detrimental to environment
- Detrimental to Residential Amenity
- Inadequate access
- Increased traffic
- Litter
- Noise nuisance
- Over Provision of facility in area
- Overlooking
- Road safety
- Trees/landscape affected

Comment: I wish to object to this proposed development on the basis of:-

1. Existing facilities at Pease Bay, Crosslaw, Scoutscroft and Eyemouth are always advertising spaces for mobile homes as well as mobiles for sale and for rent. This seems to imply that there is already adequate capacity available.
2. The above 'parks' are already contained within carefully restricted areas. This proposal would open up a whole new area.
3. If permission were granted for this proposal it would likely lead to eventual development of the whole headland.
4. People are attracted to visit the area because of the relatively unspoiled nature.
5. The proposed access would be a potential issue as the road is a well used walking path.

Additional traffic through the Coldingham village would also create further bottlenecks.