

**LOCAL REVIEW STATEMENT**  
**REF: 20/00028/PPP**

**ERECTION OF DWELLINGHOUSE TOGETHER  
WITH ACCESS, LANDSCAPING, AND  
ASSOCIATED WORKS**

**LAND NORTH EAST OF EAST NEUK,  
MOREBATTLE, SCOTTISH BORDERS**

**ON BEHALF OF: MR & MRS G & M WALKER**

**OCTOBER 2020**



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## EXECUTIVE SUMMARY

This Statement is submitted on behalf of Mr & Mrs Gregor and Maria Walker “the Appellants” against the decision of Scottish Borders Council to refuse Planning Permission in Principle for the erection of a dwellinghouse together with access, landscaping, and associated works on land to the north-east of East Neuk, Morebattle on 9th October 2020 (reference 20/00028/PPP). All Core Documents (CD) are referenced in Appendix 1.

The Appellants propose to build a new dwelling on land within their ownership within the agricultural holding of Templehall Farm. It is agreed between the Planning Authority and the Appellants that there is a need for a residential presence on the farm. Disagreement centres on whether the extent of commercial activity is sufficient to represent an “*Economic Requirement*” defined in section (F) of Policy HD2.

In addition to lying within the agricultural holding, the appeal site is also appended to the end of Morebattle village. While the west boundary of the site is bounded by the paved surface of a cul-de-sac providing access to ‘East Neuk’ and ‘Kalebank’; the east boundary is bounded by an existing access track surfaced in gravel which is within the Appellants’ ownership and leads to the shed and yard of Templehall Farm. This existing track is a distinct landscape feature which contains the built form of Morebattle and prevents ‘sprawl’ beyond into the countryside to the east. This element of the proposed development is guided by 2.b.1 of the New Housing in the Borders Countryside Supplementary Guidance.

The proposed dwelling would sit opposite the ‘Old Police House’ (existing dwelling) and represent the extension of the developed frontage to the south of the Main Street by one dwelling. Additionally the new dwelling would sit at the mouth (east side) of an existing cul-de-sac and would have the effect of making the settlement pattern ‘whole’ in urban design terms, corresponding to the existing building on the west side of the cul-de-sac’s mouth. Morebattle is a settlement which is defined by Development Boundary and hosts a hotel, local shop, and primary school which all need to be supported by a vibrant local population.

During the course of the Application’s determination, the following consultee responses were received from Council Officers and partners:

- Community Council – No objection.
- Roads Planning team – No objection.
- Forward Planning team – Objection.
- Economic Development – No objection (but declined to support).

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- Education team – No objection (requested financial contribution).

It is considered somewhat contradictory to say that a plot of this nature can be acceptable when appended to a rural grouping of three houses with no related community services but when it arises in a larger rural settlement context it is not? There appears little logic in the approach or reasoning to refuse on such grounds and where the dwelling's occupants would assist in supporting local services and schools. It should be deemed sustainable and supportable and to which we consider does in fact adhere to associated planning policy/guidance.

### **Reasons for Refusal**

One reason was cited for the refusal of the Application.

The stated reason claimed that the proposed development contradicts Policies PMD4 and HD2 of the LDP as the site is “out with any recognised settlement” and “the need for the house has not been adequately substantiated”. The appointed Planning Officer considered that the proposed development “represent a sporadic and unjustified form of development in the countryside” and that the “would undermine the Development Boundary”.

The Appellants do not accept this assessment and consider the site to be well related to the existing development pattern of Morebattle and, vitally, contained within the setting of the village by the existing access track. It is considered that it was incorrect for the forestry and groundworks activities of the Appellants’ business – Walker Groundworks – to be excluded from consideration of the proposal’s merits. Consideration of the economic requirement for a house on-site focussed entirely on agricultural activity which was deemed to be insufficient.

In determining the agricultural enterprise to be insufficiently profitable, the consultee advised that the agricultural “enterprise should also demonstrate a level of financial return to theoretically provide for a mortgage on the building of a dwelling”. It is considered that it is unreasonable to prevent Appellants’ from investing their own funds to establish a business. Moreover, it is unclear how policy tools can be said to support economic growth if small businesses are expected to perform to market expectations without even the benefit of internal direct investment. Moreover, section (F) is not limited in scope to agricultural enterprises – all of “*agricultural, horticultural, forestry, or [an] other enterprise which is itself appropriate to the countryside*” are identified as admissible businesses to establish an “*Economic Requirement*”.

It is advanced that this proposed development is acceptable both in terms of a logical and sustainable extension to Morebattle settlement and beyond that again acceptable to enable the

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# F E R G U S O N P L A N N I N G



Appellants' to have the appropriate home and security for their rural enterprises.

The Local Review Body, having considered the detail contained within the Planning Application package, together with the information set out herein, will be respectfully requested to allow the Appeal and grant Planning Permission in Principle.

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## 1.0 INTRODUCTION AND PROPOSAL SUMMARY

- 1.1 This Statement supports a Notice of Review of the delegated decision of Scottish Borders Council to refuse to grant Planning Permission in Principle for the erection of a dwellinghouse together with access, landscaping, and associated works on land to the north-east of East Neuk, Morebattle.
- 1.2 The appeal site sits on the east of an existing cul-de-sac to the south of the B6401 Main Street in Morebattle and opposite the 'Old Police House' to the north. The site lies at the east end of a built frontage running along the south of the Main Street. The residential properties 'East Neuk' and 'Kalebank' lie south of the site within the cul-de-sac. The site is bounded by a private track in the Appellants' ownership to the east and agricultural land beyond.
- 1.3 The site comprises the north part of an agricultural field which fish tails between 'East Neuk' and the paved surface of the cul-de-sac to the west and a gravel agricultural access track to the east. An existing field access exists in the site's west boundary onto the paved surface.
- 1.4 The conceptual site layout proposes the new dwelling relatively centrally within the site with vehicle access onto the paved surface of the cul-de-sac, as shown in Fig.1. The existing boundaries of the site are largely to be retained, with the exception of the south boundary which is to be closed off from the rest of the field by new hedgerow.
- 1.5 The Appellants require a new dwelling on their land to support the agricultural operations of Templehall Farm to the south of the site and other businesses that operate from the agricultural unit. In applying for a new dwelling on-site the Appellants are replicating the business model that they developed at Graden Farm, which uses a residential presence on-site for management and overnight security purposes.
- 1.6 It is proposed that the new house would be served by connection to the public water supply network. Drainage of both foul and surface water would be managed by connection to respective public networks. The Appellants' are content to secure servicing details via condition.
- 1.7 The remainder of this Statement considers the site context and relevant planning policy, before evaluating the accordence of the appeal proposal with the Local Development Plan and other material considerations.



**Fig 1:** Extract from 9420.0.02 Site Plan (Source: Camerons Strachan Yuill Architects).

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## 2.0 REFUSAL OF APPLICATION BY SCOTTISH BORDERS COUNCIL AND PLANNING POLICY CONTEXT

2.1 Planning Application 20/00028/PPP was refused on 9th October 2020. The Decision Notice cited one reason for refusal, set out below:

**“1. The proposed development is contrary to Policies PMD4 and HD2 of Local Development Plan 2016 and the adopted Supplementary Planning Guidance on New Housing in the Borders Countryside (2008), in that the site is out with any recognised settlement or building group and the need for the house has not been adequately substantiated, and that, accordingly, the proposed development would represent a sporadic and unjustified form of development in the countryside and would undermine the Development Boundary, setting an undesirable precedent for similar proposals that would further erode the Development Boundary.”**

2.2 It is accepted that the appointed Planning Officer has correctly identified Policy PMD4 as the adopted policy most material to the principle of development. However, it is the Appellants’ case that the provisions of Policy HD2 represent considerations material to determination.

2.3 Policy PMD4 establishes that *“where Development Boundaries are defined on Proposals Maps, they indicate the extent to which towns and villages should be allowed to expand during the Local Plan period. Development should be contained within the Development Boundary and proposals for new development outwith this boundary, and not on allocated sites identified on the Proposals Maps, will normally be refused.*

2.4 *Exceptional approvals may be granted provided strong reasons can be given that:*

- a) it is a job-generating development in the countryside that has an economic justification under Policy ED7 or HD2, OR*
- b) it is an affordable housing development that can be justified under in terms of Policy HD1, OR*
- c) there is a shortfall identified by Scottish Borders Council through the housing land audit with regard to the provision of an effective 5 year housing land supply, OR*
- d) it is a development that it is considered would offer significant community benefits that outweigh the need to protect the Development Boundary.*

*AND the development of the site:*



- a) *represents a logical extension of the built-up area, and*
- b) *is of an appropriate scale in relation to the size of the settlement, and*
- c) *does not prejudice the character, visual cohesion or natural built-up edge of the settlement, and*
- d) *does not cause a significant adverse effect on the landscape setting of the settlement or the natural heritage of the surrounding area.”*

#### (A) BUILDING GROUPS

Housing of up to a total of 2 additional dwellings or a 30% increase of the building group, whichever is the greater, associated with existing building groups may be approved provided that:

- a) the Council is satisfied that the site is well related to an existing group of at least three houses or building(s) currently in residential use or capable of conversion to residential use. Where conversion is required to establish a cohesive group of at least three houses, no additional housing will be approved until such conversion has been implemented,
- b) the cumulative impact of new development on the character of the building group, and on the landscape and amenity of the surrounding area will be taken into account when determining new applications. Additional development within a building group will be refused if, in conjunction with other developments in the area, it will cause unacceptable adverse impacts,
- c) any consents for new build granted under this part of this policy should not exceed two housing dwellings or a 30% increase in addition to the group during the Plan period. No further development above this threshold will be permitted.

In addition, where a proposal for new development is to be supported, the proposal should be appropriate in scale, siting, design, access, and materials, and should be sympathetic to the character of the group.

The calculations on building group size are based on the existing number of housing units within the group as at the start of the Local Development Plan period. This will include those units under construction or nearing completion at that point.

**Fig 2:** Policy HD2 Housing in the Countryside – Section (A).

2.5 Policy HD2 establishes the Council’s approach to housing in the countryside. That approach to new housing is set out as follows:

- a) *“in village locations in preference to the open countryside where permission will only be granted in special circumstances on appropriate sites,*
- b) *associated with existing building groups where this does not adversely affect their character or that of the surrounding area,*
- c) *in dispersed communities in the Southern Borders housing market area.”*



- 2.6 The Policy contains six sections, each of which details a circumstance in which new houses will be considered acceptable. Two of those sections are considered to represent material considerations in the determination of the appeal proposal – (A) Building Groups and (F) Economic Requirement.
- 2.7 Section (A) of the Policy (in Fig.2.) sets out circumstances in which the erection of new dwellings within the setting of existing Building Groups (small hamlets) are considered acceptable. Given that Morebattle is an established village with a settlement boundary and a number of local services – but with a similarly sized population to other settlements without boundary in which new dwellings have been approved under section (A) – e.g. Hume – it is considered that regard should be had to the provisions of this section.
- 2.8 Section (F) of the Policy establishes that a new dwelling will be acceptable where:
- a) *“the housing development is a direct operational requirement of an agricultural, horticultural, forestry or other enterprise which is itself appropriate to the countryside, and it is for a worker predominantly employed in the enterprise and the presence of that worker on-site is essential to the efficient operation of the enterprise. Such development could include businesses that would cause disturbance or loss of amenity if located within an existing settlement, or*
  - b) *it is for use of a person last employed in an agricultural, horticultural, forestry, or other enterprise which is itself appropriate to the countryside, and also employed on the unit that is subject of the application, and the development will release another house for continued use by an agricultural, horticultural, forestry, or other enterprise which is itself appropriate to the countryside, and*
  - c) *the housing development would help support a business that results in a clear social or environmental benefit to the area, including the retention or provision of employment or the provision of affordable or local needs housing, and*
  - d) *no appropriate site exists within a building group, and*
  - e) *there is no suitable house or other building capable of conversion for the required residential use.”*
- 2.9 The Supplementary Guidance ‘**New Housing in the Borders Countryside**’ includes the following criteria for any new housing in the countryside:
- No adverse effect on the viability of a farming unit or conflict with the operations of a working farm;
  - Satisfactory access and other road requirements;
  - Satisfactory public or private water supply and drainage facilities;



- No adverse effect on countryside amenity, landscape or nature conservation;
  - No adverse impact on ancient monuments, archaeological sites, or on gardens or designed landscapes;
  - Appropriate siting, design and materials in accordance with relevant Local Plan policies.
  - The safeguarding of known mineral resources from sterilisation unless this is acceptable following an assessment of the environmental implications.
- 2.10 The section of the Guidance, which covers the expansion of existing Building Groups, states that all applications for new houses at existing Building Groups will be tested against an analysis of:
- a) the presence or, otherwise of a group; and
  - b) the suitability of that group to absorb new development.
- 2.11 The Guidance sets out that the existence of a Building Group “will be identifiable by a sense of place which will be contributed to by:
- natural boundaries such as water courses, trees or enclosing landform, or
  - man-made boundaries such as existing buildings, roads, plantations or means of enclosure.”
- 2.12 When expanding an existing building group, the Guidance includes the following points:
- The scale and siting of new development should reflect and respect the character and amenity of the existing group;
  - New development should be limited to the area contained by that sense of place;
  - A new house should be located within a reasonable distance of the existing properties within the building group with spacing guided by that between the existing properties;
  - Ribbon development along public roads will not normally be permitted.

### 3.0 GROUNDS FOR APPEAL AND CASE FOR THE APPELLANT

- 3.1 The decision of the Planning Authority to refuse the Application is challenged on the basis of the Ground of Appeal set out below. It is the submission of the Appellants that the proposal accords with the relevant adopted policy of the Local Development Plan and Supplementary Guidance and that there are no material considerations which justify the refusal of the Application.
- 3.2 During the course of the Application's determination, the following consultee responses were received from Council Officers and partners:
- Community Council – No objection.
  - Roads Planning team – No objection.
  - Forward Planning team – Objection.
  - Economic Development – No objection (but declined to support).
  - Education team – No objection (requested financial contribution).

**GROUND 1: THE PROPOSED DEVELOPMENT REPRESENTS THE ERECTION OF A DWELLING ON A SITE WHICH IS WELL RELATED TO THE EXISTING SETTLEMENT PATTERN IN MOREBATTLE AND IS SUPPORTED BY AN ECONOMIC JUSTIFICATION WHICH WILL DELIVER INVESTMENT AND EMPLOYMENT.**

#### Adopted Policy Context

- 3.3 Firstly, it should be noted that the Council's policy approach to new housing in the countryside (established in Policy HD2) states that the most preferable location for new housing is:
- "in village locations in preference to the open countryside where permission will only be granted in special circumstances on appropriate sites".*
- 3.4 Morebattle is a defined settlement and is considered to be an example of a village, as opposed to a town. The appeal site lies within the setting of Morebattle and therefore the proposed development is in-step with the Council's strategic approach to rural housing policy.



- 3.5 As the appeal site is within the setting of Morebattle but outside and adjacent to the defined Development Boundary, Policy PMD4 is strongly material to the assessment of the proposed development's accordance with the Development Plan.
- 3.6 The proposed development is considered to accord with principal criterion a) of Policy PMD4 in that it represents "*a job-generating development in the countryside*" that is supported by an "*economic justification*". The economic justification also satisfies the criteria listed in section (F) of Policy HD2.
- 3.7 Moreover, the proposal is considered to provide a significant community benefit both in terms of job creation and the occupants investing in local services. It is considered that there is a shortfall in the 5 year supply of housing land, which the proposed development will contribute to readdressing.
- 3.8 Given the above, in physical terms the site then is also acceptable given that it is contained by the existing agricultural track, will be reinforced by additional landscape screening, and relates well to the adjoining existing dwellings as well as Morebattle as a whole.

**Policy HD2**

- 3.9 The economic justification for the proposed development owes to agricultural, forestry, and groundworks business activity which is already conducted from the nearby yard and large shed at Templehall Farm. Agriculture is the predominant use of the unit at present, due to the risk of siting equipment and stock there without a nearby overnight presence. However, should a residential presence be secured on-site then the agricultural enterprise could be markedly expanded and the facility could become a base for both forestry and groundworks operations of Walker Groundworks.
- 3.10 The overarching business plan submitted with the Application provides four years of financial statements from Walker Groundworks which demonstrate the capacity of the business to financially and logistically support expansion at Templehall Farm, including the construction of a new dwelling.
- 3.11 The care and attention that the appointed Planning Officer has invested in the determination of the Application is obvious from the detail of Report of Handling 20/00028/PPP. The majority of the information above is identified in the Report however it is the conclusion of the appointed officer that:

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“In this instance, I can only consider the agricultural use to be the direct operational requirement: agricultural is the current substantive (and authorised) use of the building and landholding. I acknowledge the forestry enterprise argument and I have discussed the groundworks business case above. Neither forest harvesting or groundworks enterprises specifically require this location or are appropriate to this countryside location. They are industrial businesses best suited to allocated employment sites (policy ED1).”<sup>1</sup>

- 3.12 The Appellants do not accept this assessment. Walker Groundworks is a successful local business with a legitimately demonstrated record of delivering employment and investment in the Borders and particularly in this part of the area. As a matter of fact, there is no insurmountable requirement for Walker Groundworks to operate from Morebattle or Graden or anywhere else in the Borders. The firm could purchase a redundant/semi-redundant farm yard and renovate it into a new depot in the countryside near Gorebridge, or Langholm, or Wooler. However, the Appellants are very reluctant to pursue such a course of action and want to invest further in the Borders – if at all possible.
- 3.13 The decision of the Appellants to locate their business (including its groundworks and forestry operations) in the local area is an ‘economic positive’ and speaks to the strength of the local community as well the skills and hard work of the firm’s employees (past and present). Furthermore (and notwithstanding that the proposed development is a new dwelling not depot facilities) development proposals which generate employment and deliver investment in the countryside are supported under Policy ED7.
- 3.14 The forestry operations of Walker Groundworks are particularly in need of new space for expansion. The order book of this part of the business is full having taken instruction to fell 45,000 tonnes in fiscal year 2020-21. The success of this element of the business is such that the Appellants have been compelled to sub-contract work to trusted partners.
- 3.15 The decision to exclude forestry and groundworks activity from consideration of the Application is considered to be an error of judgement. The proposed development supports the expansion of the established agricultural enterprise. Documentary evidence has been supplied to substantiate these plans, as has been acknowledged in Report of Handling 20/00028/PPP. We consider that the operations and commercial

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<sup>1</sup> Underline represents the emphasis of this author for members’ specific attention.



success of Walker Groundworks Ltd cannot be ignored in the determination of the Notice of Review as the proposed development will enable the growth of both forestry and groundworks activity.

- 3.16 Criterion a) within section (F) of Policy HD2 states that a new dwelling will be acceptable where it is *“a direct operational requirement of an agricultural, horticultural, forestry or other enterprise which is itself appropriate to the countryside”*. Agricultural and forestry enterprises are both identified as acceptable businesses within the text of the Policy. The occupant(s) of the proposed dwelling would be employed in the agricultural enterprise and invariably assist (at least in facility management) in the operations of Walker Groundworks as well. Therefore, it is considered that the proposed development satisfies criterion a) within section (F) of Policy HD2.
- 3.17 The proposed development is required to assist Walker Groundworks in retaining existing local employment in their forestry and groundworks operations. Twenty-four people are currently employed by the firm, which makes a substantial contribution to employment and the economy more widely in this part of the Borders. The proposed development will enable use of the existing shed at Templehall Farm and facilitate the reorganisation of the firm’s storage space into better planned arrangements. As demonstrated by the projections in the specific business case (July 2020) prepared by Rennie Welch LLP; the agricultural enterprise will generate sufficient revenue to support the employment of 1 no. person in trading Year 3, following occupation of the new dwelling. Therefore, criterion c) of section (F) is satisfied.
- 3.18 With regard to criterion d) – presence of an appropriate site within a Building Group – the site is considered to sit within the setting and sense of place of Morebattle. The proposed dwelling would sit opposite the ‘Old Police House’ and represent the extension of the developed frontage to the south of the Main Street by one dwelling. Additionally the new dwelling would sit at the mouth (east side) of an existing cul-de-sac and would have the effect of making the settlement pattern ‘whole’ in urban design terms. Further development eastwards into the countryside would be precluded by the existing access track adjacent to the site – a distinct landscape feature serving to contain built development. This approach is validated by 2.b.1 of the New Housing in the Borders Countryside Supplementary Guidance. Criterion d) of section (F) is considered to be satisfied.
- 3.19 As Report of Handling 20/00028/PPP explains in detail, Templehall Farm was established pursuant to Planning Permission 12/00586/FUL granted in 2012. Therefore

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there are no traditional steadings or other agricultural buildings which are now vacant and the only building on the farm is in active commercial use. As there are no vacant or under-used buildings to be converted to a dwelling within the agricultural holding, criterion e) is satisfied.

- 3.20 The proposed dwelling is essential to enable business activity identified as acceptable in section (F) of Policy HD2. The proposed development is considered to satisfy the listed criteria and to accord with section (F); therefore an economic requirement is established and principal criterion a) of Policy PMD4 is satisfied.



**Fig 3:** Extract from 9420.0.01 Site Location Plan (Source: Camerons Strachan Yuill Architects).





#### Policy PMD4

- 3.21 Development proposals which satisfy principal criterion a) of Policy PMD4 are still required to satisfy each supporting criteria of the Policy.
- 3.22 It is considered that the proposed development would represent a logical extension to Morebattle village. At present the cul-de-sac adjacent to the site appears an illogical development pattern with a building sitting on the west of its mouth and the east of the mouth lying empty. By filling the site on the east of the mouth, the proposed dwelling would complete the development pattern. Further development eastwards into the countryside would be precluded by the existing access track adjacent to the site, which is a distinct landscape feature containing built development. The proposed dwelling would sit opposite the 'Old Police House' and represent the extension of the developed frontage to the south of the Main Street by one dwelling. Therefore, supporting criteria a) of Policy PMD4 is considered to be satisfied.
- 3.23 The Settlement Profile prepared for Morebattle (comprising part of the Local Development Plan) identifies the population at 266 persons. It is considered that the settlement is likely to comprise at least 50 no. existing dwellings. Within this context, the erection of 1 no. new dwelling which is well related to the existing development pattern represents *"an appropriate scale in relation to the size of the settlement"* and satisfies criterion b).
- 3.24 The proposal is considered not to alter the character of the settlement as the enlargement of Morebattle by a single dwelling is de minimus to the aesthetic of the built environment. The existing access track adjacent to the east of the site is a distinct landscape feature which contains the built up area of Morebattle and safeguards against sprawl. Criterion c) of Policy PMD4 is considered to be satisfied.

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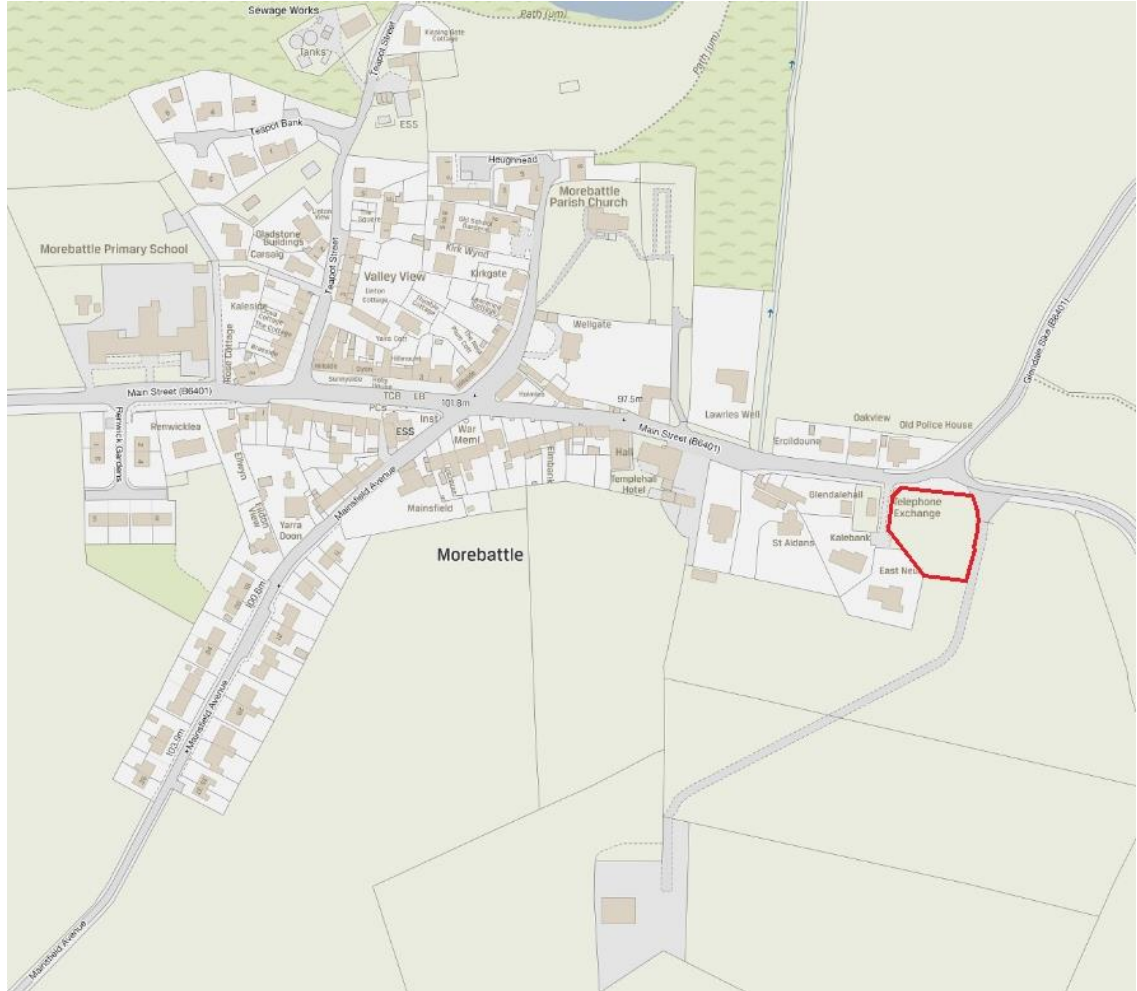
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**Fig 4:** Extract from online map of Historic Environment Scotland showing the appeal site (boundary sketched in red) sitting together with Morebattle village contained to the west of the agricultural access track running southwards. The appeal site can be seen to lie opposite an existing dwelling to the north of Main Street and adjacent to existing dwellings to the south of the street.

- 3.25 In landscape terms the proposed dwelling would appear as part of the existing village which is considered to be an accurate and appropriate representation. The proposed development would not create a “*significant adverse effect*” in landscape terms and therefore satisfies criterion d) of Policy PMD4.



**Fig 5:** Extract from conceptual site sections (Source: Camerons Strachan Yuill Architects).

- 3.26 It is considered that the proposed development accords with Policy PMD4, by means of satisfying principal criterion a) and all supporting criteria, as it is “*a job-generating development*” satisfying the terms of both principal criterion a) of Policy PMD4 and section (F) of Policy HD2. Notwithstanding the accordence with adopted policy, the Appellants are prepared to accept a condition tying the new dwelling within the agricultural holding of Templehall Farm, should the Local Review Body consider this to be necessary.



## 4.0 CONCLUSIONS

- 4.1 The Notice of Review, supported by this Statement, requests that the Council overturns the decision to refuse Planning Permission in Principle for Application 20/00028/PPP and grant consent for the erection of a dwellinghouse together with access, landscaping, and associated works on land to the north-east of East Neuk, Morebattle.
- 4.2 Development has been proposed to support the Appellants' existing businesses which they are planning to expand and require a new dwelling on-site to provide for animal welfare, overnight security, and commercial administration. The new dwelling will enable the Appellants' to protect the jobs of people who they already employ and organise their businesses for future growth.
- 4.3 In addition to the support of an economic justification, the proposed development represents a logical extension to Morebattle which is contained by an existing access track within the Appellants' ownership and represents a modest expansion of the existing village by a single dwelling. It is a material consideration that were Morebattle a Building Group of 3 no. houses in the countryside, then the proposed development would be acceptable under section (A) of Policy HD2. Therefore, the proposed development is considered to accord with Policies PMD4 and HD2.
- 4.4 The Appellants' acknowledge that a detailed design will have to be submitted in the subsequent stage of the planning process in order to secure the consent. Vehicle access to the adopted highway is proposed via a new drive accessing the west of the site. The consultation response received from the Roads Planning team advises that conditions are used to secure access to the existing access track to the east, which is within the Appellants' ownership. Should the Local Review Body share the assessment of the Roads Planning team then the Appellants' are prepared to accept conditions to this effect.
- 4.5 Should Planning Permission in Principle be granted, approval of the deferred details will be required at the next stage of the planning process. Therefore the scale, layout, appearance of elevations, and landscaping can be controlled by the Planning Authority.
- 4.6 The Local Review Body is respectfully requested to allow the appeal for the erection of a dwellinghouse together with access, landscaping, and associated works.

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## APPENDIX 1

### Core Documents

The following drawings, documents, and plans have been submitted to support the appeal:

- Notice of Review Form;
- CD1 Local Review Statement;
- Application Form;
- CD2 (Application) Planning Statement;
- CD3 9420.0.01 Site Location Plan, prepared by Camerons Strachan Yuill Architects;
- CD4 9420.0.02 Site Plan, prepared by Camerons Strachan Yuill Architects;
- CD5 Overarching Business Plan, prepared by Rennie Welch LLP (private cover);
- CD6 Representation Letter dated 09th July, prepared by Ferguson Planning;
- CD7 Photograph Sheet;
- CD8 Specific Business Case, prepared by Rennie Welch LLP (private cover);
- CD9 Report of Handling 20/00028/PPP; and
- CD10 Decision Notice 20/00028/PPP.

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