

**From:** Calvert, Euan  
**Sent:** 25 May 2020 19:37:57 +0100  
**To:** Planning & Regulatory Services  
**Subject:** FW: Community Council Consultation for application 20/00453/FUL

Please upload to dms and acknowledge cc response.

Many thanks

*Euan Calvert*

Assistant Planning Officer (Development Management)

Regulatory Services,

Scottish Borders Council, Council Headquarters, Newtown St Boswells, MELROSE, TD6 0SA

Tel: 01835 826513 | [ecalvert@scotborders.gov.uk](mailto:ecalvert@scotborders.gov.uk)

**From:** Shane Black [REDACTED]  
**Sent:** 25 May 2020 18:52  
**To:** Calvert, Euan <[ECalvert@scotborders.gov.uk](mailto:ECalvert@scotborders.gov.uk)>  
**Subject:** RE: Community Council Consultation for application 20/00453/FUL

**CAUTION:** External Email

Over all it would be neutral as. 3 against and 3 for and 3 no response hope that helps Shane Yetholm Cc

On 25 May 2020 at 10:50 "Calvert, Euan" <[ECalvert@scotborders.gov.uk](mailto:ECalvert@scotborders.gov.uk)> wrote:

Can you confirm objection or no objection from Yetholm Community council??

*Euan Calvert*

Assistant Planning Officer (Development Management)

Regulatory Services,

Scottish Borders Council, Council Headquarters, Newtown St Boswells, MELROSE, TD6 0SA

Tel: 01835 826513 | [ecalvert@scotborders.gov.uk](mailto:ecalvert@scotborders.gov.uk)

**From:** Shane Black [REDACTED]  
**Sent:** 24 May 2020 13:00  
**To:** Calvert, Euan <[ECalvert@scotborders.gov.uk](mailto:ECalvert@scotborders.gov.uk)>  
**Subject:** Re: Community Council Consultation for application 20/00453/FUL

**CAUTION:** External Email

Hi we have 3 cc agreeing with the letter from Kristofer Smith the remaining cc are stating it looks ok as it would tidy up that side of Kirk Yetholm I think it is no different to some of the other builds that have happened in both villages .thank you Shane Yetholm CC

On 30 April 2020 at 09:15 [ecalvert@scotborders.gov.uk](mailto:ecalvert@scotborders.gov.uk) wrote:

Please see attached document

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## PLANNING CONSULTATION

To: Archaeology Officer

From: Development Management

Date: 30th April 2020

Contact: Euan Calvert ☎ 01835 826513

Ref: 20/00453/FUL

### PLANNING CONSULTATION

Your observations are requested on the under noted planning application. I shall be glad to have your reply not later than 21st May 2020. If further time will be required for a reply please let me know. If no extension of time is requested and no reply is received by 21st May 2020, it will be assumed that you have no observations and a decision may be taken on the application.

**Please remember to e-mail the DCConsultees Mailbox when you have inserted your reply into Idox.**

**Name of Applicant:** Mr & Mrs D & C Morrison

**Agent:** Ferguson Planning

**Nature of Proposal:** Demolition of garage and erection of dwellinghouse

**Site:** Garden Ground Of Clifton Cottage High Street Kirk Yetholm Scottish Borders

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**CONSULTATION RESPONSE TO  
PLANNING OR RELATED APPLICATION**

<b>Comments provided by</b>	<b>Officer Name and Post:</b> Keith Elliott Archaeology Officer	<b>Contact e-mail/number:</b> <a href="mailto:Keith.Elliott@scotborders.gov.uk">Keith.Elliott@scotborders.gov.uk</a> 01835 824 000 ext 8886
<b>Date of reply</b>	02.06.2020	<b>Consultee reference:</b>
<b>Planning Application Reference</b>	20/00453/FUL	<b>Case Officer:</b> Euan Calvert
<b>Applicant</b>	Mr & Mrs D & C Morrison	
<b>Agent</b>	Ferguson Planning	
<b>Proposed Development</b>	Demolition of garage and erection of dwellinghouse	
<b>Site Location</b>	Garden Ground Of Clifton Cottage, High Street, Kirk Yetholm, Scottish Borders	
<p><b><i>The following observations represent the comments of the consultee on the submitted application as they relate to the area of expertise of that consultee. A decision on the application can only be made after consideration of all relevant information, consultations and material considerations.</i></b></p>		
<b>Background and Site description</b>	<p>This application seeks the demolition of an existing garage and its replacement with the construction of a new house, associated landscaping to improve vehicular access, in the garden ground of Clifton Cottage on the eastern side of High Street, Kirk Yetholm.</p> <p>This archaeological consultation has been prompted by the site lying immediately opposite a number of historic buildings of the village which have been recorded by the Scottish Borders Historic Environment Record (HER). It is thought a moderate to high potential that there may be some archaeological remains of Medieval or early Post-Medieval date that would need recording here.</p>	
<b>Key Issues (Bullet points)</b>	<ul style="list-style-type: none"> <li>• Impact upon the potential archaeology of the site.</li> </ul>	
<b>Assessment</b>	<p>I have assessed the application against what is recorded in the Scottish Borders Council Historic Environment Record (HER). I have also consulted historic editions of the Ordnance Survey mapping of the area.</p> <p>The site of this application can be identified in the various Ordnance Survey map editions since the first edition surveyed and published in the mid-19<sup>th</sup> century. Whilst the garden plots on the eastern side of the street – then called Tinker’s Row – are largely featureless apart from divisions into the plots and paths, their regular layout may suggest the former presence of buildings prior to the survey. The presence of a small stream or burn is also shown by the first edition. By the Ordnance Survey second edition mapping of later 19<sup>th</sup> century date the stream appears to have been culverted.</p> <p>This application is composed of two parts.</p> <p>The first of these is the demolition of the existing garage building. Through examination of the Google StreetView photographs of the existing garage, and confirming the location with the submitted application details, this can be identified. It is not thought to be of particular archaeological importance for any historic building recording, though a double take was made to check that it had not been</p>	

	<p>constructed out of an old police force telephone box.</p> <p>The second part of the application is the construction of the new house as a whole. This will involve groundworks for foundation and service trenches. Given the location of the proposed property on one of the main roads into the village which is of some age it is suggested that an evaluation be carried out prior to the determination of this application. It is anticipated that there may have been some Medieval or early Post-Medieval buildings present at this location and that any archaeological remains, features or finds should be identified and recorded. Given how little we know of the archaeological origins of the smaller villages of the Scottish Borders it is felt that the level of this work is an appropriate response. Should the evaluation be carried out, the application pursued and be granted planning permission further archaeological conditions should be expected, if not more of an objection raised at that time.</p> <p>This archaeological work may also have the benefit of establishing the course of the culverted stream given the location of the proposed house and useful for the placement of the associated service trenches.</p>			
<b>Recommendation</b>	<input type="checkbox"/> <b>Object</b>	<input type="checkbox"/> <b>Do not object</b>	<input type="checkbox"/> <b>Do not object, subject to conditions</b>	<input checked="" type="checkbox"/> <b>Further information required</b>
<b>Recommended Conditions</b>	<p>An archaeological evaluation is recommended prior to determination of the application. Further archaeological conditions may be recommended upon the completion and reporting of this first initial work, and if necessary to comments leading towards an objection. Details for what the evaluation work should be composed of are given below.</p> <p><b>ARCH02 Archaeology: Developer Funded Evaluation</b></p> <p>No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a Written Scheme of Investigation outlining an Archaeological Evaluation. This will be formulated by a contracted archaeologist and approved in writing by the Planning Authority. Access should be afforded to allow investigation by a contracted archaeologist(s) nominated by the developer and agreed to by the Planning Authority. The developer shall allow the archaeologist(s) to conduct a programme of evaluation prior to development. This will include the below ground excavation of evaluation trenches and the full recording of archaeological features and finds. Results will be submitted to the Planning Authority for review in the form of a Data Structure Report. If significant archaeology is discovered the nominated archaeologist(s) will contact the Archaeology Officer for further consultation. The developer will ensure that any significant data and finds undergo post-excavation analysis, the results of which will be submitted to the Planning Authority.</p> <p>Reason: The site is within an area where ground works may interfere with, or result in the destruction of, archaeological remains, and it is therefore desirable to afford a reasonable opportunity to record the history of the site.</p>			
<b>Recommended Informatives</b>				

## PLANNING CONSULTATION

To: Education & Lifelong Learning (Neil Hastie)

From: Development Management

Date: 30th April 2020

Contact: Euan Calvert ☎ 01835 826513

Ref: 20/00453/FUL

### PLANNING CONSULTATION

Your observations are requested on the under noted planning application. I shall be glad to have your reply not later than 21st May 2020, If further time will be required for a reply please let me know. If no extension of time is requested and no reply is received by 21st May 2020, it will be assumed that you have no observations and a decision may be taken on the application.

**Please remember to e-mail the DCConsultees Mailbox when you have inserted your reply into Idox.**

**Name of Applicant:** Mr & Mrs D & C Morrison

**Agent:** Ferguson Planning

**Nature of Proposal:** Demolition of garage and erection of dwellinghouse

**Site:** Garden Ground Of Clifton Cottage High Street Kirk Yetholm Scottish Borders

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**CONSULTATION RESPONSE TO  
PLANNING OR RELATED APPLICATION**

<b>Comments provided by</b>	<b>Officer Name and Post:</b>		<b>Contact e-mail/number:</b>	
	Education & Lifelong Learning (Neil Hastie) (Officer to fill in own name)			
<b>Date of reply</b>	11 May 2020		<b>Consultee reference:</b>	
<b>Planning Application Reference</b>	20/00453/FUL		<b>Case Officer:</b> Euan Calvert	
<b>Applicant</b>	Mr & Mrs D & C Morrison			
<b>Agent</b>	Ferguson Planning			
<b>Proposed Development</b>	Demolition of garage and erection of dwellinghouse			
<b>Site Location</b>	Garden Ground Of Clifton Cottage High Street Kirk Yetholm Scottish Borders			
<i>The following observations represent the comments of the consultee on the submitted application as they relate to the area of expertise of that consultee. A decision on the application can only be made after consideration of all relevant information, consultations and material considerations.</i>				
<b>Background and Site description</b>				
<b>Key Issues (Bullet points)</b>				
<b>Assessment</b>	<p>I refer to your request for Educations view on the impact of this proposed development which is within the catchment area for Yetholm Primary School and Kelso High School.</p> <p>A contribution of £2,978 x 1 is sought for the High School, making a total contribution of £2,978.</p> <p>Contributions are sought to raise capital to extend or improve schools or where deemed necessary to provide new schools in order to ensure that over capacity issues are managed and no reduction in standards is attributed to this within the Borders area.</p> <p>This contribution should be paid upon receipt of detailed planning consent but may be phased subject to an agreed schedule.</p> <p>Please note that the level of contributions for all developments will be reviewed at the end of each financial year and may be changed to reflect changes in the BCIS index, therefore, we reserve the right to vary the level of contributions.</p> <p>If you require any further information please do not hesitate to contact me by emailing <a href="mailto:estatemangement@scotborders.gov.uk">estatemangement@scotborders.gov.uk</a></p>			
<b>Recommendation</b>	<input type="checkbox"/> <b>Object</b>	<input type="checkbox"/> <b>Do not object</b>	<input type="checkbox"/> <b>Do not object, subject to conditions</b>	<input type="checkbox"/> <b>Further information required</b>

<b>Recommended Conditions</b>	
<b>Recommended Informatives</b>	



## PLANNING CONSULTATION

To: Forward Planning Section

From: Development Management

Date: 27th May 2020

Contact: Euan Calvert ☎ 01835 826513

Ref: 20/00453/FUL

### PLANNING CONSULTATION

Your observations are requested on the under noted planning application. I shall be glad to have your reply not later than 17th June 2020, If further time will be required for a reply please let me know. If no extension of time is requested and no reply is received by 17th June 2020, it will be assumed that you have no observations and a decision may be taken on the application.

**Please remember to e-mail the DCConsultees Mailbox when you have inserted your reply into Idox.**

**Name of Applicant:** Mr & Mrs D & C Morrison

**Agent:** Ferguson Planning

**Nature of Proposal:** Demolition of garage and erection of dwellinghouse

**Site:** Garden Ground Of Clifton Cottage High Street Kirk Yetholm Scottish Borders

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**CONSULTATION RESPONSE TO  
PLANNING OR RELATED APPLICATION**

<b>Comments provided by</b>	<b>Officer Name and Post:</b> Forward Planning Section Sharon Renwick Assistant Planning Officer	<b>Contact e-mail/number:</b> sharon.renwick@scotborders.gov.uk
<b>Date of reply</b>	11/06/2020	<b>Consultee reference:</b>
<b>Planning Application Reference</b>	20/00453/FUL	<b>Case Officer:</b> Euan Calvert
<b>Applicant</b>	Mr & Mrs D & C Morrison	
<b>Agent</b>	Ferguson Planning	
<b>Proposed Development</b>	Demolition of garage and erection of dwellinghouse	
<b>Site Location</b>	Garden Ground Of Clifton Cottage High Street Kirk Yetholm Scottish Borders	

***The following observations represent the comments of the consultee on the submitted application as they relate to the area of expertise of that consultee. A decision on the application can only be made after consideration of all relevant information, consultations and material considerations.***

<b>Background and Site description</b>	This application seeks consent for the demolition of a garage and the erection of a dwellinghouse at the garden ground of Clifton Cottage, High Street, Kirk Yetholm. It is noted that the proposed development is on an area of Key Greenspace as safeguarded within the Scottish Borders Local Development Plan (LDP) 2016.
<b>Key Issues (Bullet points)</b>	<ul style="list-style-type: none"> <li>• Loss of Greenspace</li> <li>• Development in a conservation area</li> <li>• Character and amenity of the surrounding area</li> </ul>
<b>Assessment</b>	<p>The application footprint is within the Development Boundary of Kirk Yetholm. The application is on allocated Greenspace GSYETH003 Kirk Yetholm Allotments and the application is also within the Conservation Area of Yetholm.</p> <p>The application site is located on part of a Key Greenspace as identified within the LDP and is therefore protected under Policy EP11: Protection of Greenspace. That Policy states:</p> <p><i>“Key Greenspaces as identified on Proposal Maps will be protected from development that will result in their loss. Development that protects and enhances the quality of Key Greenspaces will be supported.</i></p> <p><i>... development that would result in the loss of greenspace, including outdoor sports facilities, will only be permitted if it can be satisfactorily demonstrated that, based on consultation with user groups and advice from relevant agencies:</i></p> <p><i>d) there is social, economic and community justification for the loss of the open space; or</i></p> <p><i>e) the need for the development is judged to outweigh the need to retain the open space; and</i></p> <p><i>f) where appropriate, comparable open space or enhancement of existing open space may be provided and/or paid for by the developer at an alternative location within or immediately adjacent to the settlement where this will provide adequate and acceptable replacement for the open space lost as a result of the development. In some cases, recreational provision in the form of indoor sports facilities may be a suitable alternative provided it is equally accessible and is judged to compensate fully for the loss of the open space resource. ...</i></p>

The Planning Statement submitted with the application states that:  
*“The application site lies within the designated “Key Greenspace” GSYETH003. GSYETH003 is identified as “Kirk Yetholm Allotments” within the Yetholm Settlement Profile. Unfortunately, the designation represents a major error of fact. The application site sits entirely within the sole ownership of the Applicants and has always been in use as private garden. While the village allotments are kept nearby on land to the south of the site, they are fully beyond the ownership of the Applicants and are both functionally and visibly distinct from the application site. For the purposes of clarity neither the application site or any constituent land is in lawful use as an allotment garden; the site is not available for the purposes of allotmenting and never will be.”*

It is highly unusual to depart from policy on greenspace however the area in question is not used for community purposes and there does not seem to be of much social, economic or community loss in allowing development on the site. It's also noted at time of writing Neighbourhood Services have not commented. It's not unusual for some greenspace (also known as open space) to be in private ownership. It is understood that this area has not been used as allotments, at least in quite a considerable amount of time. It is therefore considered that the land has little amenity/public open space values and in the circumstances it is not considered the loss of this part of the designated key greenspace is a major issue.

It is also noted that the site is located within the Yetholm Conservation Area and therefore any application will require to be assessed against Local Development Plan Policy EP9: Conservation Areas. The aim of that policy is to preserve or enhance the character or appearance of conservation areas. The policy states:  
*“The Council will support development proposals within or adjacent to a Conservation Area which are located and designed to preserve or enhance the special architectural or historic character and appearance of the Conservation Area. This should accord with the scale, proportions, alignment, density, materials, and boundary treatment of nearby buildings, open spaces, vistas, gardens and landscapes”.*

It is therefore recommended that the views of the Heritage and Design Officer are sought and considered and the criteria test identified above within Policy ED9 are fully scrutinised.

The application is within the Development Boundary of Kirk Yetholm therefore Policy PMD5: infill policy applies. Within this policy and in this instance consideration should be given to:-

*“Development on non-allocated, infill or windfall, sites, including the re-use of buildings within Development Boundaries as shown on proposal maps will be approved where the following criteria are satisfied:*

*.... b) it does not detract from the character and amenity of the surrounding area; c) the individual and cumulative effects of the development can be sustained by the social and economic infrastructure and does not lead to over-development or ‘town and village cramming; and d) it respects the scale, form, design, materials and density in context of its surroundings...”*

The Forward Planning team are supportive of housing within the Development Boundary where appropriate. Kirk Yetholm itself does not have any housing allocations although in close neighbouring Town Yetholm there are two housing allocations RY1B Deanfield Court and RY4B Morebattle Road.

Consideration should be given to surrounding property as stated Policy HD3: Protection of Residential Amenity. *“Development that is judged to have an adverse*

	<p><i>impact on the amenity of existing or proposed residential areas will not be permitted. To protect the amenity and character of these areas, any developments will be assessed against:...</i></p> <p><i>b) the details of the development itself particularly in terms of:</i></p> <p><i>(i) the scale, form and type of development in terms of its fit within a residential area,</i></p> <p><i>(ii) the impact of the proposed development on the existing and surrounding properties particularly in terms of overlooking, loss of privacy and sunlight provisions. These considerations apply especially in relation to garden ground or 'backland' development,...</i></p> <p><i>(iv) the level of visual impact."</i></p> <p>In conclusion, based on the above it will be important for the Development Management Section to consider the proposals against Local Development Plan Policies EP9: Conservation Areas and EP11: Greenspace, and Policy PMD5: infill policy, and Policy HD3: Protection of Residential Amenity.</p>			
<b>Recommendation</b>	<input type="checkbox"/> <b>Object</b>	<input checked="" type="checkbox"/> <b>Do not object</b>	<input type="checkbox"/> <b>Do not object, subject to conditions</b>	<input type="checkbox"/> <b>Further information required</b>
<b>Recommended Conditions</b>				
<b>Recommended Informatives</b>				

# CONSULTATION RESPONSE TO PLANNING OR RELATED APPLICATION



<b>Comments provided by</b>	<b>Christina Sinclair</b> Heritage & Design Officer Built Heritage & Design	<b>Contact e-mail/number:</b> <a href="mailto:christina.sinclair@scotborders.gov.uk">christina.sinclair@scotborders.gov.uk</a> Ext 6511
<b>Date of reply</b>	15/05/2020	
<b>Planning Application Reference</b>	20/00453/FUL	<b>Case Officer: EC</b>
<b>Proposed Development</b>	Demolition of garage and erection of dwellinghouse	
<b>Site Location</b>	Garden Ground of Clifton Cottage, Kirk Yetholm	
<p><i>The following observations represent the comments of the consultee on the submitted application as they relate to the area of expertise of that consultee and on the basis of the information provided. A decision on the application can only be made after consideration of all relevant information, consultations and material considerations.</i></p>		
<b>Background and Site description</b>	<p>The Yetholm Conservation Area is broadly characterised for its two distinct areas – Town Yetholm and Kirk Yetholm – as well as its historic layout, rural setting and vernacular architecture.</p> <p>Within this context, the site in question forms part of the historically undeveloped land on the east side of the High Street. The associated views eastward from the High Street to the landscape beyond contribute to both the characteristic historic layout of Kirk Yetholm as well as its distinctive close visual and spatial relationship with the surrounding landscape. To a similar but lesser degree, this also contributes to the setting of the Category C Listed Buildings along the High Street, including Clifton Cottage.</p> <p>Some very limited-scale structures (e.g. garages and sheds) have been introduced over the years to the east side of the High Street, however due to their small size and secondary-structure character do not notably disrupt the characteristic connection to the wider landscape and historic layout of the area noted above. The garage currently on site makes no contribution to the special interest of associated heritage assets.</p> <p>What appears to be a historic cast iron water pump lies near to the site area – this is a feature of local interest seen in the Town and Kirk Yetholm area and is worthy of conservation.</p> <p>The advice below is provided on the basis of the information provided, and subject to the provision of relevant further information.</p>	
<b>Principal Issues (not exhaustive)</b>	<p>The principal legislative and policy considerations from a heritage perspective in this case are;</p> <ul style="list-style-type: none"> <li>Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 requires that local planning authorities ensure that, “special attention shall be paid to the desirability of preserving or enhancing the character or appearance” of any buildings or other land in a conservation area in fulfilling its planning functions.</li> </ul>	

	<ul style="list-style-type: none"> <li>• Section 59 of the Town and Country Planning (Scotland) Act 1997 Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 requires the local planning authority to, “have special regard to the desirability of preserving the building or its setting or any features of special architectural interest which it possesses”, in considering whether the grant planning permission affecting a listed building.</li> <li>• One of the key outcomes for the planning system is to help protect and enhance our natural and cultural assets, and facilitating their sustainable use (Outcome 3, SPP).</li> <li>• The siting and design of development should take account of all aspects of the historic environment (paragraph 140, SPP)</li> <li>• Proposal for development within conservation areas and proposals outwith which will impact on its appearance, character or setting, should preserve or enhance the character and appearance of the conservation area (paragraph 143, SPP)</li> <li>• The Council will support development proposals within or adjacent to a Conservation Area which are located and designed to preserve or enhance the special architectural or historic character and appearance of the Conservation Area. This should accord with the scale, proportions, alignment, density, materials, and boundary treatment of nearby buildings, open spaces, vistas, gardens and landscapes (Policy EP9).</li> </ul> <p>Therefore, the principal consideration(s) from a heritage perspective from this case are;</p> <ul style="list-style-type: none"> <li>• Whether the proposed works would preserve or enhance the historic character and appearance of the Conservation Area</li> <li>• Whether the proposed works would preserve or enhance the contribution made to the special interest of the Listed Building made by its setting</li> </ul>
<p><b>Assessment</b></p>	<p>The garage in question does not make a positive contribution to the character and appearance of the Conservation Area, nor the setting and special interest of the Listed Building. There is therefore no objection to its demolition.</p> <p>As outlined above the largely undeveloped nature of the east side of the High Street makes a positive contribution to both the characteristic historic layout of Kirk Yetholm as well as its distinctive visual and spatial relationship with the surrounding landscape. There may be scope for the introduction of a small, modest structure similar to a garage, shed or possibly small garden studio form as this would not disrupt this established positive contribution to the Conservation Area. However, development on this site on the scale of a dwellinghouse would disrupt these positive characteristics, and therefore constitute harm to the character and appearance of the Conservation Area. We therefore cannot support the principle of introducing a dwelling on the site, in line with legislative and policy considerations outlined in the preceding section.</p> <p>For this reason, we do not provide detailed comment on the design of the proposed house, but do note that it is not clear that its scale or design preserves or enhances the character and appearance of the Conservation Area. Should the principle of development be considered appropriate for wider planning reasons, further design development to appropriately reinforce local character in line with legislative and policy requirements would be necessary.</p>

	<p>The impact upon the historic water pump near the site boundary is unclear, and it should be noted generally that this historic local feature merits conservation insitu wherever possible.</p>			
<b>Recommendation</b>	<input checked="" type="checkbox"/> <b>Object</b>	<input type="checkbox"/> <b>Do not object</b>	<input type="checkbox"/> <b>Do not object, subject to conditions</b>	<input type="checkbox"/> <b>Further information required</b>
<b>Recommended Conditions</b>	<p>N/A</p>			
<b>Recommended Informatives</b>	<p>N/A</p>			

## PLANNING CONSULTATION

To: Neighbourhood Services

From: Development Management

Date: 27th May 2020

Contact: Euan Calvert ☎ 01835 826513

Ref: 20/00453/FUL

### PLANNING CONSULTATION

Your observations are requested on the under noted planning application. I shall be glad to have your reply not later than 17th June 2020, If further time will be required for a reply please let me know. If no extension of time is requested and no reply is received by 17th June 2020, it will be assumed that you have no observations and a decision may be taken on the application.

**Please remember to e-mail the DCConsultees Mailbox when you have inserted your reply into Idox.**

**Name of Applicant:** Mr & Mrs D & C Morrison

**Agent:** Ferguson Planning

**Nature of Proposal:** Demolition of garage and erection of dwellinghouse

**Site:** Garden Ground Of Clifton Cottage High Street Kirk Yetholm Scottish Borders

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**CONSULTATION RESPONSE TO  
PLANNING OR RELATED APPLICATION**

<b>Comments provided by</b>	<b>Officer Name and Post:</b>		<b>Contact e-mail/number:</b>	
	Neighbourhood Services Craig Blackie		<b>CBlackie@scotborders.gov.uk</b>	
<b>Date of reply</b>	27/05/20		<b>Consultee reference:</b>	
<b>Planning Application Reference</b>	20/00453/FUL		<b>Case Officer:</b> Euan Calvert	
<b>Applicant</b>	Mr & Mrs D & C Morrison			
<b>Agent</b>	Ferguson Planning			
<b>Proposed Development</b>	Demolition of garage and erection of dwellinghouse			
<b>Site Location</b>	Garden Ground Of Clifton Cottage High Street Kirk Yetholm Scottish Borders			
<p><i>The following observations represent the comments of the consultee on the submitted application as they relate to the area of expertise of that consultee. A decision on the application can only be made after consideration of all relevant information, consultations and material considerations.</i></p>				
<b>Background and Site description</b>				
<b>Key Issues (Bullet points)</b>	<ul style="list-style-type: none"> <li>•</li> </ul>			
<b>Assessment</b>				
<b>Recommendation</b>	<input type="checkbox"/> Object	<input checked="" type="checkbox"/> Do not object	<input type="checkbox"/> Do not object, subject to conditions	<input type="checkbox"/> Further information required
<b>Recommended Conditions</b>				

<b>Recommended Informatives</b>	
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**CONSULTATION RESPONSE TO  
PLANNING OR RELATED APPLICATION**

<b>Comments provided by</b>	<b>Roads Planning Service</b>	<b>Contact e-mail/number:</b>	
<b>Officer Name and Post:</b>	Craig Johnston Roads Planning Technician	<a href="mailto:craig.johnston@scotborders.gov.uk">craig.johnston@scotborders.gov.uk</a> 01835826856	
<b>Date of reply</b>	18 <sup>th</sup> May 2020	<b>Consultee reference:</b>	
<b>Planning Application Reference</b>	20/00453/FUL	<b>Case Officer:</b> Euan Calvert	
<b>Applicant</b>	Mr & Mrs D & C Morrison		
<b>Agent</b>	Ferguson Planning		
<b>Proposed Development</b>	Demolition of garage and erection of dwellinghouse		
<b>Site Location</b>	Garden Ground Of Clifton Cottage High Street Kirk Yetholm Scottish Borders		
<i>The following observations represent the comments of the consultee on the submitted application as they relate to the area of expertise of that consultee. A decision on the application can only be made after consideration of all relevant information, consultations and material considerations.</i>			
<b>Background and Site description</b>	The site was subject to a pre-application under 19/00406/PREAPP. Whilst there was no consultation with the Roads Planning Service, the Planning Officer's response makes reference to the likely need for two in-curtilage parking spaces within the plot and accommodation for the parking spaces which would be lost.		
<b>Key Issues (Bullet points)</b>			
<b>Assessment</b>	<p>The site currently houses a garage and is accessed via a relatively short length of unsurfaced track. Therefore, there is the capacity to park two vehicles out with the adjacent public road. The current application would remove this existing parking without looking to accommodate the loss elsewhere. This would mean that the applicant's property would have no designed off-street parking and would be forced to park on street.</p> <p>Given the above, I must object to this proposal.</p> <p>It should be noted due to the restrictions on travel as a result of the Covid-19 pandemic at the time of writing, no site visit has been undertaken and the comments made above are based purely on the information submitted with this application and local knowledge.</p>		
<b>Recommendation</b>	<input checked="" type="checkbox"/> <b>Object</b>	<input type="checkbox"/> Do not object	<input type="checkbox"/> Do not object, subject to conditions
			<input type="checkbox"/> Further information required
<b>Reason for Objection:</b>	I object to this proposal as it does not comply with the Council's Local Development Plan Policy PMD2 which ensures that a development has no adverse impact on road safety.		

AJS