

From: [REDACTED]
Sent: 14 Sep 2020 15:58:01 +0100
To: Planning & Regulatory Services
Subject: 20/00956/PPP

CAUTION: External Email

I wish to lodge my objection to this application

The **Planning Design Statement** requires some clarifications.

1. The photos are at least 7 years old - I took the tree down in 2013 for safety reasons.
2. The boundary of the site with Balcladach is the fence to the NE of the hedge, which is owned by Balcladach, not the hedge.
3. The farming unit at Easter Ulston was not re-established to Wester Ulston - it was owned by Messrs Fraser, and went to Overwells - Easter Ulston having ceased to carry stock.
4. Referring to Appx 1 of the application, and the 30% expansion of Easter Ulston, this was met by new builds 6,7,10 and 11 , along with conversions 8 and 9, and two, not one, infills 3 and 4. It is impractical to continue to add another 30% each time a PP is lodged
5. The reference to there being planning conditions for the properties on the north side of the road is incorrect. The applicant has confused these with the PP's for the original Wester Ulston Steading.
6. By way of explanation, the Easter Ulston Settlement on the north side of the road originally extended from the ground belonging to Three Corners - to SW - and to No 4 cottage to NE. Cluny Cottage and Balcladach were built on the site of the old sheepfolds of Easter Ulston between 1995 and 1999. The Ashes was built on ground belonging to Three Corners. Thus, the boundaries between the two farms are well and historically defined.
7. Fairfields, and the vacant site adjacent, are on the site of the original farm buildings of Easter Ulston, so this reference is not relevant.
8. To the SW of the houses on the S side of the road, the track referred to, the Sandy Road, lies between Three Acres and the NE field of Wester Ulston, on the south side of the public road.

Referring to **planning matters**

9. The PP site for a new dwelling at the new Wester Ulston steading 15/01208/PPP was released from the S75 affecting the whole of Wester Ulston under 16/00072/MOD75,

following a detailed farm appraisal, on the possible split from Upper Hundalee being in the same ownership.

10. No work appears to have commenced for this approved site, the layby referred to in Condition 8 has not been constructed, and it is doubtful that the farming unit at Wester Ulston has been genuinely split from Upper Hundalee.

11. It is understood, from the application, that this site is in the ownership of the same applicant as for 15/01208/PPP. The application accepts that the site, being part of Wester Ulston, is subject to the S 75 affecting the whole of Wester Ulston, but makes no justification as to why this site should be released from it. It is silent on this matter, and makes no reference to the 2015 PP and its modification.

12. At present, there is no other access to the field of which this site forms part, so another field/farm access would be needed - undesirable on a single track road.(see ref to required layby not built) The track referred to going through the site has recently been used for timber extraction from the Mountulston Strips, and the timber was stored on this site for about 2 years

Thank you

David Sturrock

Balcladach

Comments for Planning Application 20/00956/PPP

Application Summary

Application Number: 20/00956/PPP

Address: Land North East Of Balcladach Easter Ulston Jedburgh Scottish Borders

Proposal: Erection of dwellinghouse with integral garage

Case Officer: Euan Calvert

Customer Details

Name: Mr Richard Bell

Address: The Three Gables, Wester Ulston, Jedburgh, Scottish Borders TD8 6TF

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I have been advised to send you my comments regarding this planning proposal. I originally sent it To CEN Community Council. I draw attention to the issue of the plan bordering my paddock as I have not received any Neighbour notification.

Dawn & Richard Bell

The Three Gables

Wester Ulston

TD8 6TF

The following observations are in no particular order of importance or relevance.

1. The proposed development plan has a mutual boundary with Balcladach and also the North East boundary of the paddock owned by myself (The Three Gables). As of yet I have not received any Neighbour Notification. Neither is it mentioned anywhere in the Proposed Dwelling House Plan.
2. The proposed plan also suggests that the new building would do away with "a staggered and perhaps unbalanced development boundary to the north-eastern end of Easter Ulston" following the construction of Fairfields. It goes on to say "The proposed site establishes balance and a stronger development boundary to the north-eastern end of Easter Ulston. A stronger gateway to the settlement from the north-east is established by creating a "book-end" with Fairfields and also picks up the line of the north-western boundary created by the recently built property "The Ashes" which forms the corresponding gateway to the settlement from the south-west". I personally see

no need nor have any desire to have a balanced and bookended gateway to the village and would be amazed if anyone else thought differently. I would question how many other villages and settlements within the area have such a balance nor need one.

3. Why should the proposed dwelling have a Northwest boundary which extends beyond the boundaries of the existing houses? To suggest it is to keep in line with The Ashes is spurious. As The Ashes and The Three Gables have the same length gardens at the Southwest end of the village there would eventually be a planning application to build another house next to the current proposed one to "bookend" the line of properties on the North side of the road. Appendix 2 seems to bear the possibility out.

4. The approach road to the village can't cope with the present flow and amount of traffic. There are few passing places and the current grass verges are being damaged and eroded. The road wasn't designed for the heavy farm machinery and general traffic.

Comments for Planning Application 20/00956/PPP

Application Summary

Application Number: 20/00956/PPP

Address: Land North East Of Balcladach Easter Ulston Jedburgh Scottish Borders

Proposal: Erection of dwellinghouse with integral garage

Case Officer: Euan Calvert

Customer Details

Name: Mrs Jane Chrispin

Address: Arden House, Wester Ulston, Jedburgh, Scottish Borders TD8 6TF

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Increased traffic

Comment: Dear SBC,

With reference to the said planning application at Easter Ulston Jedburgh. We would like to raise our objections to the proposed planning application, due to our concerns regarding the increase in traffic.

Over the last 20 years there has been an increase of 17 New houses with another 4 more at different stages of planning to build. Each of these properties will have an average of 2 cars including all delivery services, and a busy working farm all using the same SINGLE track road which was not designed for this volume of traffic. also the deterioration of banking and wall at the bottom of the "boogie burn" at it joins the main road. It is only a matter of time before there is a serious accident. There are no proper designated passing places just muddy pull ins including a blind bend adding further concerns. Adding another property to an already overloaded road system would be foolhardy.