

From: Miller, Craig
Sent: 5 Oct 2021 08:46:00 +0100
To: Lucy Moroney
Cc: Henderson, Fiona; Kirk, Ron
Subject: RE: Land South of Cruzion Cottage, Earlston - FW: 20/01620/PPP and 21/00018/RREF

Lucy

If any party refers to specific application reference numbers, we tend to include the basic details for Members (such as Decision Notice and Officer Report) and let the Members decide the relevance. They are placed on the RREF file on the Portal for Members to view but also the "Background Papers" pack for Members includes the entire contents of the RREF file. In this particular case, you refer to these application references in para 2.14 of your Planning Statement as "Neighbouring applications of interest". In paras 2.10-2.15 of your Review Statement you do the same, but go further and contend that 16/01461/PPP sets a precedent in favour of your client's site.

Given you have raised the applications, it was felt the Members should have the details available to them,

Regards

Craig

Craig Miller

Principal Planning Officer

Planning Housing and Related Services

Scottish Borders Council

Tel: 01835 825029

E-mail : cmiller@scotborders.gov.uk

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From: Lucy Moroney <lucy@fergusonplanning.co.uk>

Sent: 04 October 2021 16:58

To: Miller, Craig <CMiller@scotborders.gov.uk>

Subject: RE: Land South of Crunzion Cottage, Earlston - FW: 20/01620/PPP and 21/00018/RREF

CAUTION: External Email

Hi Craig,

I hope you are well?

I am just looking to understand the reasoning behind the decision notices for 17/01526/FUL and 16/01461/PPP appear to be on the portal for our application. Would you be able to help with this?

Thank you in advance for your time.

Best wishes,

Lucy

Lucy Moroney MRTPI

Senior Planner



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From: localreview <localreview@scotborders.gov.uk>
Sent: 04 October 2021 16:56
To: Lucy Moroney <lucy@fergusonplanning.co.uk>
Cc: Miller, Craig <CMiller@scotborders.gov.uk>
Subject: RE: Land South of Crunzion Cottage, Earlston - FW: 20/01620/PPP and 21/00018/RREF

Hi Lucy

You would need to speak to Craig Miller about that – I have copied him into this e-mail.

Regards Fiona

Fiona Henderson

Democratic Services Officer

Democratic Services

Resources

Council Headquarters

NEWTOWN ST BOSWELLS TD6 0SA

 DDI : 01835 826502

 fhenderson@scotborders.gov.uk

From: Lucy Moroney <lucy@fergusonplanning.co.uk>
Sent: 04 October 2021 16:36
To: localreview <localreview@scotborders.gov.uk>
Subject: RE: Land South of Crunzion Cottage, Earlston - FW: 20/01620/PPP and 21/00018/RREF

CAUTION: External Email

Hi Fiona,

Thanks for getting back to me.

I see, thank you. Are you able to tell my why they see them relevant information?

Best wishes,

Lucy

Lucy Moroney MRTPI

Senior Planner



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From: localreview <localreview@scotborders.gov.uk>

Sent: 04 October 2021 16:34

To: Lucy Moroney <lucy@fergusonplanning.co.uk>

Subject: RE: Land South of Crunzion Cottage, Earlston - FW: 20/01620/PPP and 21/00018/RREF

Hello Lucy

Thanks for your e-mail.

These past applications have been added to the 21/00018/RREF site at the request of the LRB Planning Adviser as relevant information.

Regards Fiona

Fiona Henderson

Democratic Services Officer

Democratic Services

Resources

Council Headquarters

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 fhenderson@scotborders.gov.uk

From: Lucy Moroney <lucy@fergusonplanning.co.uk>

Sent: 01 October 2021 16:20

To: localreview <localreview@scotborders.gov.uk>

Cc: Tim Ferguson <tim@fergusonplanning.co.uk>

Subject: RE: Land South of Crunzion Cottage, Earlston - FW: 20/01620/PPP and 21/00018/RREF

CAUTION: External Email

Hi Fiona,

I hope you are well.

In addition to Bruce's email below, I note the decision notices for 17/01526/FUL and 16/01461/PPP appear to be on the portal for our application. What is the reasoning for this?

Thanks,

Lucy

Lucy Moroney MRTPI

Senior Planner



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From: Bruce Weir <Bruce@cwproperties.co.uk>

Sent: 01 October 2021 14:22

To: localreview@scotborders.gov.uk

Cc: Lucy Moroney <lucy@fergusonplanning.co.uk>; Tim Ferguson <tim@fergusonplanning.co.uk>

Subject: Land South of Crunzion Cottage, Earlston - FW: 20/01620/PPP and 21/00018/RREF

Good afternoon Fiona,

Thank you for your email dated the 17th of September 2021 to Lucy Moroney at Ferguson Planning, with comments from Mrs Hartswood. I hope you don't mind that I have responded, rather than Ferguson Planning, as I thought the responses would be better from me as the applicant, given the comments made.

I would be grateful if this response can be circulated to the Members of the Local Review Body.

In response to Mrs Hartswood's email I would comment as follows:

- 1 The site has been put forward in the past, as part of the local development plan process, but no planning permission in principle application or detailed planning application has ever been submitted. It is important to note that the local development plan process precludes sites being

considered that are less than 5 houses, so even if it was considered acceptable it couldn't be allocated through the local development process.

The reason that the planning application has been submitted now is for one principal reason. I believe that the sites that have been put forward in the local development plan for Stow have not and are not going to deliver the housing numbers required for the village and the general principle objectives of the Borders Railway Blueprint. Of the 4 housing sites in Stow that are allocated, one of them, the former Royal Hotel site, has been allocated for 11 units since 2008 and has never been developed despite various interested parties making offers for the site, including me. The owner is making no effort to sell or develop the site so no housing is likely on that site any time soon. One of the other sites, on Lauder Road, has been consented for 6 units and has recently been sold at auction. We believe that the topography of this site will result in the originally planned 6 units being reduced to 1 or 2, as we understand it was an individual that has purchased it rather than a house builder. The site at Craighend Road has delivered 10 units out of 18 allocated, however no further applications have been made and thus a further shortfall of some 8 units. The remaining site at Stagehall seems to be the only one that is progressing, with interest in the site from Hudson homes and a current planning application being progressed.

As such, out of the 4 sites allocated, none have been developed in the 2016-2021 plan period and only one shows any signs of being developed. This provides clear evidence in the lack of housing delivery in Stow and when one considers the opening of the new railway station we believe more should be done to bring forward deliverable and logical sites to meet the ever increasing demand to live in Stow.

In addition to the lack of sites coming forward in Stow we have also looked at the housing land supply across the Borders. In the past 5 years there has been a shortfall of approximately 100 houses per annum being built throughout the Borders in terms of targeted numbers for between 2016 to 2021. Of those actually built, approximately 43% are from small windfall sites similar to my site, and surely this needs to be recognised when it comes to housing delivery in the Borders. Further information can be found within our planning consultants appeal statement.

There has been no update from the council as to what numbers are still required to meet targets, however if you read the recent appeal decision on the Venlaw site in Peebles it should be noted the Scottish Government's Planning Reporter goes into print saying the council are 631 houses short of their housing numbers in the Scottish Borders in terms of land supply upto 2021.

It is for these reasons that I decided to make a planning application on this field, as I felt the site fits in with similar housing that neighbours it and is on a small scale that can be easily accommodated within Stow, while at the same time meeting the housing shortfall at a local level in the near future. It will bring knock on economic benefits during the construction stage and in supporting local services.

- 2 i) I do not believe that the overall community have objected in a relatively high number. The majority of objections have come from local residents on Earlston Road and are a small percentage of the village.

ii) The site does currently sit out with the development boundary but that is an arbitrary line drawn to show the boundary of the village. If you look at 3 out of the 4 sites that are currently allocated in the local development plan they are all extensions to the village boundary with a new access created from roads leading out of the village.

Craigend – a new access was created from Craigend road into a culdesac called Burnside way, thus extending the village boundary in a similar way as I propose.

Stagehall – the Wedale View development was created from Station road into a culdesac when it was developed in 2007/08. The current application will extend that road, again extending the village boundary in a similar way as I propose.

Lauder Road – this again is an extension of the village boundary with a new access into a culdesac, again in a similar way as I propose.

If villages like Stow are going to expand, they have to expand up the side of the valley, due to flood risk in the base of the valley. As such it is inevitable that the village boundaries have to expand over time and the boundary line will move further out. We have sought professional landscape consultants to review our proposals and they have concluded that there would be no significant landscape impacts created by what is proposed given the contained nature of the site.

iii) Traffic safety has been considered in detail and there is **NO objection** to this from the council's transport officer. Speed surveys have been conducted, the access fully designed and all elements of the new bridge considered. In addition to this there have been **NO other statutory objections** to the development proceeding with the exception of the forward planning team.

iv) Amenity of local residents has been considered in detail to ensure that there will be limited impact on the neighbouring properties. A number of layouts have been considered and I am quite happy to consider further landscaping and buffering to ensure there is no overlooking or impact on local residents and therefore no amenity issues.

Finally, although not detailed in Mrs Hartswood's email, one of the other main reasons for objection to the application from some of the neighbouring residents, was loss of a field and the fact that the houses seemed to be family houses and have car ports. Again, I would be happy to look at keeping open space at the bottom of the site, neighbouring these residents, as well as looking at the design of the new housing so it has minimal impact. It would be my intention to build one or two houses for sale, however I am also considering building one or two houses , which may be available to rent.

I hope this response is helpful.

Yours sincerely

Bruce Weir

Torsonce Mains

Stow

Fiona Henderson

Democratic Services Officer

Democratic Services

Resources

Council Headquarters

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 fhenderson@scotborders.gov.uk

From: Eve Hartswood <ehartswood@gmail.com>
Sent: 03 September 2021 12:50
To: localreview <localreview@scotborders.gov.uk>
Subject: 20/01620/PPP

CAUTION: External Email

Regarding the appeal process for 20/01620/PPP

The applicant makes the appeal on the basis of exemption to the Local Development Plan.

I would like it to be noted that the applicant has applied to the Local Development plan on several previous occasions and always for larger developments on this site. All previous applications have been turned down by the local development plan process. The current Local Development plan also rejected another planning application from the applicant.

On every application for this site the local community has objected in relatively high numbers (petition included as part of the objections). The concerns from the community have always reflected this site being outside the village boundary, traffic safety and impact on residents.

The above highlights what had been previously been submitted in the objections.

Kind Regards

Eve Hartswood (88, Earlston Road, Stow, TD1 2QT)

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