

# Comments for Planning Application 21/00726/PPP

## Application Summary

Application Number: 21/00726/PPP

Address: Plot 5 Land South West Of Hume Bank Hume Hall Holdings Greenlaw Scottish Borders

Proposal: Erection of dwellinghouse

Case Officer: Cameron Kirk

## Customer Details

Name: Mr Colin Cleminson

Address: Byreside Hume Hall Greenlaw, Greenlaw, Duns, Scottish Borders TD10 6UW

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Alterations/Demolition of wall
- Detrimental to environment
- Inadequate access
- Inadequate Boundary/Fencing
- Inadequate drainage
- Increased traffic
- Land affected
- Loss of view
- Privacy of neighbouring properties affected
- Value of property

Comment: From the previous applications 04/01610/OUT 04/01611/COU 19/01782/00/PPP 19/01783/PPP which have been refused on the basis that these plans do not relate well to an existing group, break into an underdeveloped field and a permanent loss of prime agricultural land. These plans haven't changed apart from smaller garden areas which have then left a smaller piece of land at the bottom of the field (Which will probably just be used as garden area anyway) and a different applicants name.

The plans propose to relocate my septic tank in the land currently used privately by Byreside. This current tank works perfectly, costs nothing to run on an annual basis. The current proposal would no doubt have to be a sewage treatment plant system that would be used by myself & two other households, would then result in annual electric costs to run this and no doubt frequent emptying at a cost I am not prepared to pay.

The location of the proposed tank seems to be very far from the road, so would a tank even reach this (Through the garden then into the left over field)?

These two houses would be sited themselves, the planted garden area owned by Mr & Mrs

Worrall and the land owned by Craiglea Farm would in no way constitute a cluster of houses and there are no other new builds on this side of the road for a considerable distance.

Access to the land owned by Craiglea is currently through this land (has been for over 27 years), would they need to put in a new access point for their field, having to remove part of Craiglea existing stone dyke wall and provide access, the stone Dyke wall on this field has also been left unrepaired at parts

Drainage: Currently water drains down the hill and runs directly across the road, straight to the point the drive access is proposed. This area has already been altered by the SBC to put in a drainage ditch there, any proposed driveways would then get flooded with heavy rain.

Nowadays it's not unusual for each property to have two cars, therefore 4 possible extra cars, the traffic coming out of the driveways would cause more congestion on this road with the possibility of car lights going straight into the bedroom window in the front of the house.

Deliveries in the area are already busy, again traffic and deliveries would no doubt increase.

This street already has a few working farms with machinery going up and down the road as well as the heavy haulage transport company.

There are no footpaths or safe areas to walk on the road, several current and past residents had mobility scooters and struggled to use them to go "walk" due to the current volume, speed and visibility of traffic.

Livestock is also walked along this part of the road on a regular basis as well as many horses and ponies from the Craiglea stables.

The passing place in front of Byreside is owned by Byreside: not for the purpose of new houses using this as a turning arc into their driveways. The roadside outbuildings have no boundary fencing, and could be potentially at risk from damage due to vehicles exiting the proposed driveways opposite.

When leaving Hume Brae to go onto the main Greenlaw - Kelso road the visibility is restricted, more traffic will no doubt in time result in an increase in the risk of an accident when cars pull leave the junction.

There is a phone pole located at the proposed entrance site which is not mentioned on the plans.

Street lighting: with extra housing would this mean that we would require street lighting, Light pollution would have a terrible impact on the outlook.

There will also be an impact on wildlife, this field is used by many owls for feeding and lots of other wildlife from badgers which I am sure there is a set very near, stoats etc.

In the past this field was used for grazing of cattle and land for horses, but has been left unused over the last few years, but is obviously the same condition land as the surrounding farm land.

We feel that this proposed development doesn't fit in with the existing street and would be to the detriment of the area and not in keeping with previous SBC Planning decisions.

# Comments for Planning Application 21/00726/PPP

## Application Summary

Application Number: 21/00726/PPP

Address: Plot 5 Land South West Of Hume Bank Hume Hall Holdings Greenlaw Scottish Borders

Proposal: Erection of dwellinghouse

Case Officer: Cameron Kirk

## Customer Details

Name: Mrs Shirley Cuthbertson

Address: Southfield, Foulden Newton, Foulden, Scottish Borders TD15 1UL

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Alterations/Demolition of wall
- Inadequate access
- Inadequate Boundary/Fencing
- Inadequate drainage
- Increased traffic
- Land affected
- Loss of view
- Privacy of neighbouring properties affected
- Road safety
- Value of property

Comment: From the previous applications 04/01610/out 04/01611/cou 19/01782/00ppp 19/01783/ppp which have been refused on the basis that these plans do not relate well to an existing group, break into an underdeveloped field and a permanent loss of prime agricultural land. These plans haven't changed apart from smaller garden areas.

The plans propose to relocate a septic tank in the land currently used privately by Byreside. This current tank works perfectly, costs nothing to run on an annual basis. The current proposal would no doubt have to be a sewage treatment plant system that would be used by two other households, would then result in annual electric costs to run this and no doubt frequent emptying expense as well. The location of the proposed tank seems to be very far from the road, so would a tank even reach this?

These two houses would be sited themselves, the planted garden area owned by Mr & Mrs Worrall and the land owned by Craiglea Farm would in no way constitute a cluster of houses and there are no other new builds on this side of the road for a considerable distance.

Access to the land owned by Craiglea is currently through this land (has been for over 25 years), would they need to put in a new access point for their field, having to remove part of the existing

stone dyke wall and provide access?

Drainage: Currently water drains down the hill and runs directly across the road, straight to the point the drive access is proposed. This area has already been altered by the SBC to put in a drainage ditch there, any proposed driveways would then get flooded with heavy rain.

Nowadays its not unusual for each property to have two cars, therefor 4 possible extra cars, the traffic coming out of the driveways would cause more congestion on this road with the possibility of car lights going straight into the bedroom window in the front of the house.

Deliveries in the area are already busy, again traffic and deliveries would no doubt increase.

This street already has a few working farms with machinery going up and down the road as well as the heavy haulage transport company. There are no footpaths or safe areas to walk on the road, several current and past residents had mobility scooters and struggled to use them to go "walk" due to the current volume, speed and visibility of traffic.

Livestock is also walked along this part of the road on a regular basis as well as many horses and ponies from the Craiglea stables.

The passing place in front of Byreside is owned by Byreside: not for the purpose of new houses using this as a turning arc into their driveways. The roadside outbuildings have no boundary fencing, and could be potentially at risk from damage due to vehicles exiting the proposed driveways opposite.

When leaving Hume Brae to go onto the main Greenlaw - Kelso road the visibility is restricted, more traffic will no doubt in time result in an increase in the risk of an accident when cars pull leave the junction.

There is a phone pole located at the proposed entrance site which is not mentioned on the plans.

Street lighting: with extra housing would this mean that we would require street lighting, Light pollution would have a terrible impact on the outlook.

There will also be an impact on wildlife, this field is used by many owls for feeding and lots of other wildlife from hedgehogs, stoats etc.

We feel that this proposed development doesn't fit in with the existing street and would be to the detriment of the area and not in keeping with previous SBC Planning decisions.

# Comments for Planning Application 21/00726/PPP

## Application Summary

Application Number: 21/00726/PPP

Address: Plot 5 Land South West Of Hume Bank Hume Hall Holdings Greenlaw Scottish Borders

Proposal: Erection of dwellinghouse

Case Officer: Cameron Kirk

## Customer Details

Name: Mrs JANET HENDRIE

Address: Hume Brae 13 Hume Hall Holding, Greenlaw, Duns, Scottish Borders TD10 6UW

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Inadequate access
- Inadequate Boundary/Fencing
- Inadequate drainage
- Increased traffic
- Land affected
- Privacy of neighbouring properties affected
- Road safety
- Value of property

Comment: With regard to the proposed plans for plots 4 & 5. I have a number of concerns. The area between 13 Hume Hall and plot 5 is 23.5 metres. This area is prime agricultural land and belongs to a current working farm. The development is not within a building group and has been left unattended for a number of years and is still prime agricultural land. There are already at least 8 entrances within a short distance on this narrow country lane which has no designated passing places. This road has no pavement or lighting and is also very busy with agricultural and heavy haulage vehicles and has had a number of near misses over the years.

15<sup>th</sup> May 2021

Fardach  
Greenlaw  
Duns  
TD10 6UW

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

Dear Sir/Madam,

**Planning application: 21/00726/PPP**

I would like to register my **objection** to the above planning application.

My reasons for objection are as follow;

- a. This application has been refused before and the reasons then, remain today.
- b. It would not relate well to the existing building group.
- c. It would break into an undeveloped agricultural field.
- d. Site area would be disproportionately large and would be detrimental to the character to the building group.
- e. Permanent loss of prime quality agricultural land.
- f. As detailed previously by the planning department, "The main consideration is the relationship to the group in terms of siting and overall impact on amenity through encouraging further development. Although there is a development on the opposite side of the road, the proposal is not contiguous with Hume Brae. On balance, it is considered that the site is poorly related to the group and that the proposal cannot therefore be supported." The proposed development would be contrary to Policy HD2 and Policy ED10 of the Scottish Borders Local Development Plan 2016, as well as the Council's adopted Supplementary Planning Guidance 'New Housing in the Borders Countryside 2008' in that it would not relate well to an existing building group, it would break into an undeveloped field and the application site would be disproportionately large within this context and so the development would be detrimental to the character of the building group.
- g. On the proposed site plan the location of the Hume Bank septic tank is incorrect and the proposed alterations would necessitate intruding into a neighbour's property [Hume Bank] and he has already stated that he would be uncomfortable with this and it was "therefore NOT a satisfactory option".
- h. There is at present an access to land owned by Craiglea Farm though this land (and has been for many years) would the applicant therefore require to put another access in the wall to keep this access available.
- i. The applicant has described this land as "scrubland for a number of years". This is purely the result of neglect and or bad management by the owner/s. I am also of the belief that the owners have been approached by individual/s to purchase the ground to return to agricultural use without success.

---

**J. Road Safety; It is proposed to use Roads Department Detail DC-3 to each access which will not only provide a good access to each plot but also a passing place on the existing public road. I am of the opinion that there are sufficient passing places in that area without adding anymore which 2 new developments would require.**

**k. I feel that this proposed development doesn't fit in with the existing street and would be to the detriment of the area and not in keeping with previous SBC Planning decisions.**

**l. I am concerned that SEPA have not commented on this site as I wonder where the "watercourse" which the septic tank is to drain into is. It has never been identified in any application to date.**

**Yours sincerely,**

**Mr John Mackie**

# Comments for Planning Application 21/00726/PPP

## Application Summary

Application Number: 21/00726/PPP

Address: Plot 5 Land South West Of Hume Bank Hume Hall Holdings Greenlaw Scottish Borders

Proposal: Erection of dwellinghouse

Case Officer: Cameron Kirk

## Customer Details

Name: Ms LORNA McGOWAN

Address: Glenholly House Hume Hall Greenlaw, Greenlaw, Duns, Scottish Borders TD10 6UW

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Contrary to Local Plan
- Detrimental to environment
- Inadequate access
- Land affected

Comment: The proposed development of plots 4&5 remains relatively unchanged from the previous applications which were refused in June 2020.

The application is contrary to the existing SBC development plan. This area is prime agricultural land and is not scrubland due to neglect for many years. This contravenes policy ED10 as it is eligible for single farm area payments under Scottish government guidelines. The area between 13 Hume hall holdings and the proposed development receives SFA payments as this contributes to a working farm.

The only change to this new proposal is that the plot sizes are smaller. This leaves the remaining ground inaccessible.

This proposed development breaks into an undeveloped area that does not relate well to existing buildings and would be detrimental to the area.



# Comments for Planning Application 21/00726/PPP

## Application Summary

Application Number: 21/00726/PPP

Address: Plot 5 Land South West Of Hume Bank Hume Hall Holdings Greenlaw Scottish Borders

Proposal: Erection of dwellinghouse

Case Officer: Cameron Kirk

## Customer Details

Name: Mr John Henderson

Address: Hume Bank 12 Hume Hall Holding, Greenlaw, Duns, Scottish Borders TD10 6UW

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Inadequate access
- Inadequate drainage
- Increased traffic
- Land affected

Comment: On the proposed site plan the location of the Hume Bank septic tank is incorrect - therefore we are uncomfortable with the accuracy and relevance of other information detailed in the application.

The Hume Bank septic tank drains to the west, across the proposed development site and groundworks would disturb the functionality of the system which serves Hume Bank.

Connection of the proposed septic tank to serve the new development appears to run through field owned by Hume Bank which is therefore NOT a satisfactory or agreed option.

Increased traffic and vehicle access on a minor rural road are also areas of concern