

Comments for Planning Application 21/00727/PPP

Application Summary

Application Number: 21/00727/PPP

Address: Plot 4 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 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 19/01782/00/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.

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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
- Detrimental to environment
- Inadequate access
- Inadequate Boundary/Fencing
- Inadequate drainage
- Increased traffic
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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.

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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.

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Case Officer: Cameron Kirk

Customer Details

Name: Mr Martin Worrall

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

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: 14th May 2021

Having examined the submissions for Outline Planning referenced above, we note that the existing details on the Site Plan are incorrect with regard to the location of the existing Humberbank septic tank and drain. The position of the tank is not shown as inside the Garden House boundary with Plot 4 21/00727/PPP.

The proposed location of the septic tank facility for this Planning Application would be inaccessible for servicing and emptying.

The land is farmland not "scrub land" having been fenced off by the owner in October 2005 prior to the construction of Garden House, and subsequently left untouched.

The proposed plan leaves a completely isolated and inaccessible area of land.

There is concern that Lambden Burn is reaching high levels of pollution following continued expansion of Legers and Kennetsideheads dairy farms and house building along Humehall Holdings. The proposal does not address this and no contact with SEPA has been produced in evidence.

