

Comments for Planning Application 21/01000/PPP

Application Summary

Application Number: 21/01000/PPP

Address: Plot 2 Land North Of Cakemuir House Nenthorn Scottish Borders

Proposal: Erection of dwellinghouse and formation of new access

Case Officer: Euan Calvert

Customer Details

Name: Mr Robin Thomson

Address: Cakemuir Cottage, Nenthorn, Kelso, Scottish Borders TD5 7RY

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Contrary to Local Plan
- Detrimental to environment
- Detrimental to Residential Amenity
- Flood plain risk
- Health Issues
- Inadequate access
- Inadequate drainage
- Increased traffic
- Legal issues
- Noise nuisance
- Privacy of neighbouring properties affected
- Road safety
- Smell

Comment: I would like to object to Planning Application 21/01000/PPP

Factual Errors

1. The Application states that the House will be connected to the Public Sewer, there is no public sewer.
2. The application claims that there is no flooding. The Public road floods regularly in winter time as the ditch overflows
3. The application claims that the applicant is the sole owner of all the land involved. This is not correct. The applicant's ownership is the field up to the mutually owned field fence. The ground to the south, namely the hedge, ditch verge and solum or the road is owned by the Residual Nenthorn Estate, who have not granted access to the applicant.

4. The Location Plan is incorrect. The east boundary rule due south along an existing fence from the Horse Field shelter marked in the adjacent field. The applicant as appropriated ground from the neighbouring field. This error is mirrored in the Neighbour Notification Plan, which shows the real boundary underneath the hatching.
5. The Location Plan shows a blue line on the edge of the lane to the south of the Old Schoolhouse indicating ownership of that field. The applicant does not own that field.
6. Neighbour Notification. The applicant has failed to notify the neighbours. The adjacent field has a status of Residential Land, having been granted planning permission for one house. The owners, Ms Fenella Walker, Mr Iain Thomson, Mr Guy Thomson, Mr Robin Thomson should have been notified, or at least an advert placed in the local press.

Planning Matters

There is no Public Sewer so a proposal for the treatment of sewage ought to have been included. Having done porosity tests on the neighbouring ground, I know that a porosity test will fail spectacularly (the hole rather than draining, filled with water) So how will the out flow of a septic processing plant be treated? Would the applicant intend to have the tail drain empty into the roadside ditch that is dry in the summer and floods in the winter?

Two new access onto the narrow lane. Several years ago I approached the planning department to form a new vehicular access to my property, Cakemuir Cottage, to the west of the building. I was assured that I would not be allowed an access for safety reasons. The lane is now considerably more busy with the regular heavy vehicles visiting Mr Coopers Construction Business based at Nenthorn House. The lane is single track, enclosed, without good visibility.

Siting of accesses. The Planning Statement (3.4) claims to preserve the 'privacy of existing residents at Cakemuir Cottage'. However the access is sited so that headlights of vehicle departing at night will shine directly into the livingroom window of Cakemuir Cottage.

The Planning Statement (2.10/2.11) uses the noncompletion of planning permission 07/01848/OUT as justification for allowing two houses. The consent has long since lapsed, so can not be used as a substitution.

The addition of two more houses contravenes the planning rules for additions to rural communities.

The Community Council made a submission with the curtesy of consulting the immediate neighbours.

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Proposal: Erection of dwellinghouse and formation of new access

Case Officer: Euan Calvert

Customer Details

Name: Mrs Fenella Walker

Address: The Byre, Lower Canglour, Stirling FK7 9QP

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Detrimental to environment
- Detrimental to Residential Amenity
- Inadequate access
- Inadequate Boundary/Fencing
- Inadequate drainage
- Inadequate screening
- Increased traffic
- Over Provision of facility in area
- Overlooking
- Privacy of neighbouring properties affected
- Road safety
- Water Supply

Comment: As a procedural point being the owner of land adjacent to Plot 1 I was not informed of this planning application. I gather that a newspaper advert will now be placed in the Southern Reporter some date after today (July 28th, 2021). My objections/observations are several fold

1. As suggested there is in fact no Public Sewer system and this needs to be considered as part of the application.

2. With a necessity of a septic tank what is the provision for fluid run off?

3. Access is not included as the verges are not owned by the applicant.

4. Location Plan Appendix 1 has several inaccuracies including the boundary of the proposed site as the Eastern red line is actually placed on the land adjacent and includes in totality the boundary hedge.

5. The location plan shows that the blue line the applicant owns runs along the lane in front of the cottages (Russape etc) and the church. The actual ownership of the rectangle field in front of the cottages and church is not owned by the applicant and the associated verge access is not owned

by the applicant.

6. The planned access to the new site is right in line with the windows of Cakemuir cottage affecting privacy.

7. There is concern with the increased traffic that 2 additional houses will cause to the local rural environment.

8 There is concern with excess bin collection requirements

9 There is concern with excess road traffic and road safety - should there be additional layby provision provided?

10 Being a direct neighbour I am concerned with my privacy and being overlooked

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Address: Plot 2 Land North Of Cakemuir House Nenthorn Scottish Borders

Proposal: Erection of dwellinghouse and formation of new access

Case Officer: Euan Calvert

Customer Details

Name: Mr Iain THOMSON

Address: Ruthven Cottage, Coldstream, Scottish Borders TD12 4JU

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Contrary to Local Plan
- Detrimental to Residential Amenity
- Flood plain risk
- Inadequate access
- Inadequate drainage
- Increased traffic
- Legal issues
- Noise nuisance
- Road safety
- Smell

Comment:As an owner of adjacent land to Plot no 2. :- I have not been informed of this application.

My objections to this planning application are:

- 1/. There is no public sewer system for the two houses to connect. Therefore, a septic tank will be needed. Where will the soak-away be sighted?
- 2/. Drawing LP02 shows the Blue line that runs to the south of the road in front of Rusape, The New School House to the War Memorial - this field is not owned by this applicant.
- 3/. Drawing SP01 - the red line to the right appears to be in the field that I share ownership.
- 4/. I am concerned that the increase in traffic could be a safety issue as there is no foot path for pedestrian walkers, and the road is a single track.
- 5/. The planned entrance to the plot(s) is in direct line of Cakemuir cottage, creating additional noise for this property.