

F E R G U S O N
P L A N N I N G



Mr Euan Calvert
Scottish Borders Council
Development Management
Newtown St Boswells
Melrose
TD6 OSA

28th July 2021

Change of use of Agricultural Building and Alterations to form Dwellinghouse and Garage at Land North East of Gamekeepers Cottage, Eckford.

Dear Euan,

As you are aware, Ferguson Planning Ltd is instructed to act on behalf of Buccleuch Estates (the 'Applicant') and in relation to the above 'live' planning application (LPA ref: 21/00734/FUL).

Following on from your email and our call on the 8th July 2021 and our email response dated 14th July 2021 we deem it necessary to formally write to you to respond to the concerns you have raised.

Upon reflection, we are extremely disappointed to hear you do not consider our proposal at Eckford Barn to be compliant with Policy HD2 c) part a) and PMD4.

As you are aware, our client has engaged with the community council who are incredibly supportive for this redundant site to be utilised for residential purposes which has been vacant for over 10 years. It is considered the proposed conversion will enhance the aesthetics of this site and enable the barn to not fall into a state of disrepair.

We acknowledge your concern that the building does not hold architectural or historic merit nor capable of conversion under criterion HD2 part C and policy PMD4 however we would disagree. The Design and Assess Statement submitted as part of the planning application demonstrates that the building is more than capable of conversion, providing a substantial family sized dwelling in a sustainable location which has become increasingly desirable in recent months. The barn has been deemed structurally sound as illustrated in the submitted Structural Conditions Survey further supporting its capability for conversion. Figures 1-4 below illustrate a similar scheme that has been constructed in Norfolk to help visualise the proposal.

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Figure 1: Precedent Scheme Image 1



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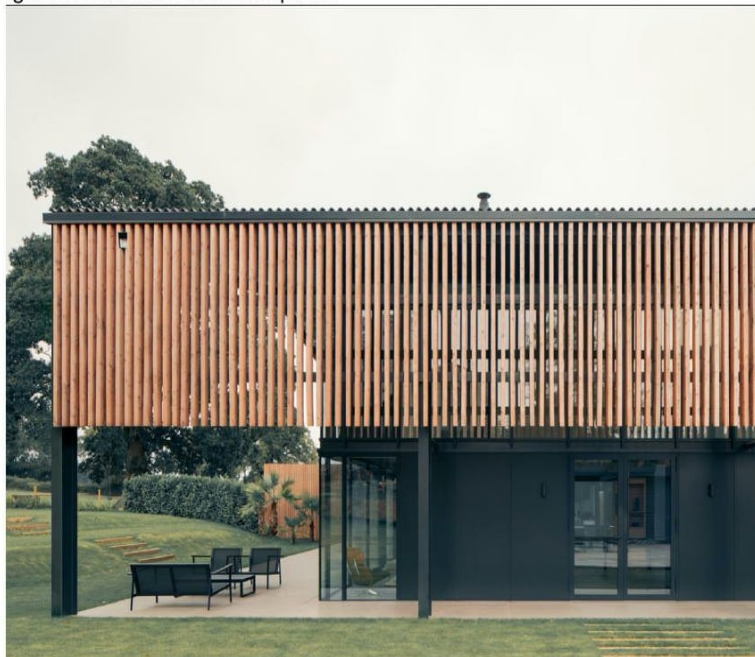
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Figure 2: Precedent Scheme Image 2



Figure 3: Precedent Scheme Impact 3



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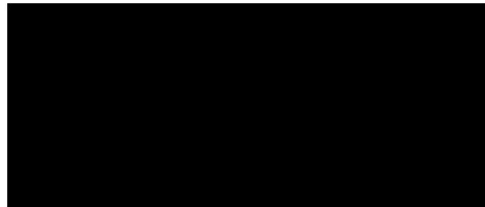
The proposal seeks to maintaining the overall footprint and sheltering silhouette of the building in its context whilst utilising the space for residential purposes, maintaining the character of the agricultural structure.

We would like to reiterate that the proposal adheres to the general principle contained within the Permitted Development Rights ((General Permitted Development and Use Classes) (Scotland) Amendment Order 2020 which came into force on the 1st April 2021). As the Black Barn is larger than 150sqm, the proposed conversion would not fall under permitted development however it is evident the principle of agricultural to residential conversions is acceptable and supported by the Scottish Government.

We would greatly appreciate, prior to determination, the opportunity to have a meeting with you to discuss the proposal.

If you have any queries regarding the above, please do not hesitate to contact Tim Ferguson (tim@fergusonplanning.co.uk) or Lucy Moroney (lucy@fergusonplanning.co.uk).

Yours faithfully



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