

Comments for Planning Application 21/00734/FUL

Application Summary

Application Number: 21/00734/FUL

Address: Land North East Of Gamekeepers Cottage Eckford Kelso Scottish Borders

Proposal: Change of use of agricultural building and alterations to form dwellinghouse and garage

Case Officer: Euan Calvert

Customer Details

Name: Mr Christopher Green

Address: Eckford Hall Farmhouse, Eckford Hall, Kelso, Scottish Borders TD5 8LQ

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments neither objecting to or supporting the Planning Application

Comment Reasons:

- Health Issues

Comment: I believe the following information needs to be investigated:

The building now known as the Black Barn 'dates back to the 1950's and incorporates 'remnants from different eras of the building' to quote the applicant.

In a deed document of 1922 the original building appears to be described as 'Sawmill and Creosoting shed in my possession at Eckford at the annual value of Five pounds'.

In the 1948-49 valuation roll for the parish of Eckford, item no. 70, the building appears to be described as 'Creosoting Shed and Sawmill, proprietor Buccleuch Estates Ltd, occupier - proprietor, gross annual value £8.0.0.'

In an SBC planning document numbered AECKF002 'Land at Black Barn' it states:

'Planning and infrastructure summary

CONTAMINATED LAND: An area of the site appears to have been previously developed with a building, possibly of commercial/industrial use. The site is brownfield land and its former use may present planning constraints.'

O.S. maps for 1921, 1937 and 1962 record the evolution of the building footprint at this site.

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Comment Reasons:

Comment: The applicant's Planning Statement correctly describes the 'Black Barn' as a building 'formed of a timber framed structure' incorporating 'a collection of masonry walls and concrete block, remnants from different eras of the building'. From illustrations in the Statement, it is likely that the substantial sandstone rubble wall is a remnant of a building which existed as least as early as the last quarter of the 19th century (O.S. evidence). The applicant does not plan to retain this historic structure.

The SBC Archaeology Officer incorrectly describes the 'Black Barn' more than once, as a 'modern metal barn' and makes no mention of the incorporated remnants of earlier structures, leading one to assume he has neither visited the site, nor read the applicant's Planning Statement.

Could the Archaeology Officer please clarify the obvious discrepancies between his Consultation Response and the actual reality of the site?