

From:Ruaraidh Thompson

Sent:3 Aug 2021 10:12:39 +0100

To:Duncan, Paul

Subject:RE: [OFFICIAL] 21/00002/FUL Plot 1 Greystonelees

Attachments:HWAD-209-MWD-PLOT1-101B.pdf, HWAD-209-MWD-PLOT1-102B.pdf, HWAD-209-MWD-PLOT1-100E.pdf

CAUTION: External Email

Morning Paul,

Sorry for the delay in getting back to you. Staggered holidays throughout different workplaces shooting the schedule ☐ as always happens this time of year.

Please see attached revised plans (attached PDFs), which have been prepared to address your comments of 5th July. I would be grateful if you would accept these to complete your determination.

The application site and the rest of the existing Building Group at Greystonelees (with the exception of 1 & 2 Greystonelees Farm Cottages ☐ which presumably were originally tied dwellings) sit in a roughly rectangular shaped parcel of land which lies distinct from the surrounding large agricultural fields. I have attached extracts (attached JPEGs) from Historic Environment Scotland's aerial imagery which shows this pattern of land use.

As you described in your email of 5th July, the built environment at Greystonelees has expanded from stone steadings which were at risk of falling into disrepair to a converted farm building which houses two semi-detached dwellings and stands with two detached dwellings which have been built since 2000. Planning Permissions 20/01389/FUL and 20/01206/FUL have recently granted consent for a further two new dwellings within the parcel of land which contains the existing Building Group ☐ adjacent to the west of the application site.

You have made reference to the current Local Development Plan (adopted in 2016) which is the foremost material consideration in determination of this application. However, as you are aware, the Proposed Local Development Plan (PLDP) is currently under examination by the DPEA with a view to adoption in the second half of 2022, within 18 months and perhaps as soon as 12 months time. Therefore, the Proposed Local Development Plan is a material consideration in the determination of this application.

While the PLDP is similar in character to the adopted LDP, there is an important distinction in the wording of Policy HD2. Criterion a) of Section (A) of draft Policy HD2 sets out that support for proposed dwellings additional to existing Building Groups is dependent upon:

□ the Council is satisfied that the site is well related to an existing group of at least three houses currently in residential use, provided that the group has scope for expansion and is not already considered complete□.

The underlined extract represents a departure from the wording of the adopted Policy and is significant to Greystonelees.

The setting and sense of place at Greystonelees is defined by the existing field pattern, as described above. The application site together with the respective sites of Permissions 20/01389/FUL and 20/01206/FUL comprises the undeveloped land within the setting of the existing Building Group at Greystonelees. Upon construction of these three dwellings, it is considered that the existing Building Group at Greystonelees will be complete and have no potential for further expansion. Any further application for a new dwelling (especially adjacent to the east of the application site) would sit beyond the rectangular parcel of land which contains the existing Building Group. Upon adoption of the PLDP, new development of that (i.e. any) kind will demonstrably contradict section (A) of Policy HD2.

This change to adopted policy is considered to represent a strengthening of existing protections against inappropriate development in proximity to undefined existing settlements. You may be aware that Notice of Review 21/00001/RREF (Application 20/00956/PPP) was recently refused by the Local Review Body owing to compromise of the established field pattern locally which the LRB considered to be unacceptable. While I don't agree that the development proposed in that case was inappropriate □ I was the agent for the Notice of Review □ the decision unmistakably stresses the importance and upholdable nature of existing boundaries demarcating field patterns.

In summary, it is considered that the proposal accords with the primary thrust of the adopted text of section (A) of Policy HD2. The text of the proposed policy is considered to represent a material consideration carrying weight at least equal to that of any conflict with the adopted text and therefore averting contradiction with Policy HD2.

Given that the proposal is considered to accord with Policy HD2, the principle of development in the erection of a new dwelling is acceptable.

I hope this is clear and you are able to support the reasoning. However, please do not hesitate to contact me should you wish to clarify.

Thank you.

Kind regards,

Ruaraidh

Ruaraidh Thompson MRTPI

Senior Planner



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From: Duncan, Paul <Paul.Duncan@scotborders.gov.uk>
Sent: 13 July 2021 11:57
To: Ruairaidh Thompson <Ruairaidh@fergusonplanning.co.uk>
Subject: RE: [OFFICIAL] 21/00002/FUL Plot 1 Greystonelees

Hi Ruairaidh

Thanks for the update.

Kind regards

Paul

Paul Duncan
Asst Planning Officer (Development Management)

Planning, Housing & Related Services

Scottish Borders Council

Tel: 01835 82 5558

From: Ruairaidh Thompson <Ruairaidh@fergusonplanning.co.uk>
Sent: 13 July 2021 11:31

To: Duncan, Paul <Paul.Duncan@scotborders.gov.uk>
Subject: RE: [OFFICIAL] 21/00002/FUL Plot 1 Greystonelees

CAUTION: External Email

Dear Paul,

Thank you for your email and setting out your thoughts.

Hodgson White are currently working on revisions to the plans. I will submit together with a response as soon as I am able.

Thank you.

Kind regards,

Ruairaidh

Ruairaidh Thompson MRTPI

Senior Planner



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From: Duncan, Paul <Paul.Duncan@scotborders.gov.uk>
Sent: 05 July 2021 10:35
To: Ruairaidh Thompson <Ruaraidh@fergusonplanning.co.uk>
Subject: [OFFICIAL] 21/00002/FUL Plot 1 Greystonelees

Dear Ruairaidh

I write with reference to the above planning application to summarise the status of the application following previous correspondence and discussions.

Principle

The principle of extending the building group by erecting a house on this plot has been established previously. Two approvals have however been granted previously at Plots 1 & 2 which now take up the capacity of the group to expand further within the current LDP period. This application is therefore premature. I understand there is a wish to avoid multiple reasons for refusal and set out further issues which require attention below, which I trust is of assistance.

Access

The Roads Planning Service notes that previous approvals for this particular plot have shown the access to be towards the northerly corner of the site and have included an oversized service layby so as to include the existing service layby for Nos 1 & 2 Greystonelees Cottages and to allow for servicing of this plot. RPS require an amended plan to be submitted taking the above on board. This will enable the existing informal layby to be retained and also limit the visibility obstruction caused by cross corner sight lines should a vehicle be waiting to turn right into the plot.

Placemaking and Design

I note the comments within the supporting statement regarding the avoidance of perpendicular/ parallel arrangements. However, I would prefer to see the orientation of the dwellinghouse to be parallel with the public road/ sharing the angle of orientation of Plots 2 and 3. The orientation currently is at a slight angle to the road, which is contrary to the predominant arrangement in the group.

The extent and mix of fenestration on the front elevation is fairly complex and would benefit from some simplification. The glazed entrance is also considered excessive for a rural dwellinghouse and would benefit from being reduced in scale. It would also be preferable to see the extent of glazing to the rear reduced slightly.

The dwellinghouse is set rather far back within the plot and there is a risk that the plot is dominated by hard surfacing. I would be keen to see proposals for soft landscaping around the perimeter of the plot, particularly the frontage, being presented now.

Please ensure privacy standards are met when making any changes.

Please note I will be out of the office for much of today but will be available tomorrow should you wish to discuss these points with me.

Kind regards

Paul

Paul Duncan
Asst Planning Officer (Development Management)

Planning, Housing & Related Services

Scottish Borders Council

Tel: 01835 82 5558

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