

Deuchar Mill Cottage
Yarrow
Selkirk
TD7 5LA

19th January 2022

Ms Louise McGeoch
Clerk to the Local Review Body

Dear Ms McGeoch

Representation in respect of the Notice of Review 21/00041/RREF concerning Planning Application 21/00595/PPP re Land East of Deuchar Mill House, Yarrow, Selkirk, Scottish Borders

As the proprietor of Deuchar Mill Cottage I wish to bring shortcomings and errors in the Local Review Statement REF 21/00595/FUL to your attention and that of the Local Review Body.

1. HD2: Housing in the Countryside

I submit that the application site **does not** sit together with the existing dwellings at Deuchar Mill and **does not** share visual intimacy with Deuchar Mill Cottage, much less with either of the other two buildings to the west, see the photograph by Ferguson Planning (Fig 2, para 3.7 of their Review Statement). None of the plans submitted show contours which probably give rise to misconceptions:

- a. The land at Deuchar Mill slopes steeply away from the site, to the west, past the Mill and further down to the Mill House to the extent that any new building in the Stackyard is unlikely to form a visual link with the existing buildings to the west and is most unlikely to form a logical extension to that building group (Fig. 1).
- b. The existing building group, save the cottage, are barely visible from the A708 which has been constructed by way of 'cut and fill' and is consequently raised relative to the Deuchar Mill group, to about their roof levels whereas the proposed building is sited on high ground. (Fig. 2)
- c. Because the stackyard is on ground substantially above that on which properties at Deuchar Mill are founded any building in the stackyard site will be viewed as a standalone construction in contravention of the Council's planning policies.



Fig. 1 Track running downhill past Cottage to Mill



Fig. 2 A708 with track down to Mill House, only cottage roof visible

I therefore submit that the Appeal does not comply with the Council's Policy HD2: Housing in the Countryside.

Ground 1: Why the planning consultants should compare the site with an existing building group at FRIARSHAUGH (para 3.2) is not clear to me. Can you explain?

2. The Roads Planning Team

Again, the plan submitted showing the new site entrance does not provide contours nor does it show the proximity of the new gate to the blind bend in the A708 just east of the gate. The A708 rises towards the bend and is cut into a steep hillside to the north. Moreover since no plan shows contours note that the steep hill side to the north of the A708 obscures the new gate for long enough to make access or egress from it unsafe when approaching it from the east. I therefore submit that the Appeal does not comply with the Council's Policy PMD2: Quality Standards. The said site access has an adverse impact on road safety in terms of the site access and probably also poses a danger to the large vehicles collecting waste from the proposed development.



Fig. 3 A708 Blind bend to east of proposed access to stackyard site

The A708 from Selkirk to Moffat is considered by the motorbike fraternity to be one of the most scenic routes in Scotland ([Borders Loop Motorcycle Route \(motorcyclescotland.com\)](https://motorcyclescotland.com/)). Groups of three to eight bikers move at estimated speeds of between 40 to 60mph particularly at weekends during spring, summer and autumn and there have been incidents. The bend, the new gate and the contours of the relevant land should be shown to Police Scotland for comment.

Ground 2. No account appears to have been taken of the adjacent blind bend of the A708 nor of the relevant topography at or around the A708 on the approach to the new access gate. Two-dimensional sight lines do not tell the full story.

3. Corrections

- a. Item 1.6 of the consultants' Review Statement 21/00595/FUL claims that Scottish Water constructed a hard surfaced track for their own use. Not so, the track was constructed at the request of Buccleuch Estates, as detailed in the email sent to your Brett Taylor, Planning Officer, on 17th September 2021 (Appendix 1). There is no known planning permission for this track.

- b. The summary of the above Statement describes the site as a 'brownfield' land. The Scottish definition of brownfield land is 'Land which has previously been developed. The term may cover vacant or derelict land, land occupied by redundant or unused building and developed land within the settlement boundary where further intensification of use is considered acceptable.' [Scottish Planning Policy - gov.scot \(www.gov.scot\)](https://www.gov.scot/publications/scottish-planning-policy/pages/10-brownfield-land.aspx).

The stackyard was not previously developed, the land is still in use and therefore is not vacant or derelict (Fig.4).



Fig. 4 Stackyard barn still in use (January 2022)

In consequence of points 1, 2 and 3 above I support your refusal of Application 21/00595/PPP and reject the Appeal 21/00041/RREF.

Yours sincerely

[Redacted signature]

Gilleen Hoehnke

APPENDIX 1

Gillean Hoehnke

From: Gillean Hoehnke [REDACTED]
Sent: 17 September 2021 13:40
To: 'Brett.Taylor@scotborders.gov.uk'; 'prs@scotborders.gov.uk'
Cc: Helen Douglas
Subject: 21/00595/PPP - New track at Stackyard

Good afternoon

As a follow up to my email to you of 29th August I contacted David Logan of Caledonian Water, who is in charge of the construction of the new water pipe from Yarrowford to Yarrow Feus – text as follows

‘Hi David, neighbours and I wonder why a new roadway has been constructed on top of the new water pipe from a disused gate, adjacent to the A708, leading to the stackyard next to Deuchar Mill properties . My neighbour understands from conversations with men on site that the roadway was constructed for the Water Board. Could you please explain its purpose, especially since no other roadway has been constructed by you over the new pipe. Look forward to hearing from you. Kind regards Gillean Hoehnke’

I received the following reply today, which shows that Buccleuch Estates were instrumental in having a roadway constructed by the Water Board for estate purposes. This new road runs parallel to the A708, not up and down the field, which is accessible from the Stackyard. In all our time at Deuchar Mill (from 1975) access to the field has always been by way of the Stackyard and never through the narrow overgrown gate in the dyke off the A708.

‘Hi Gillean,
The access track that has been created was requested by the farmer and the estate. The access track doesn't have any purpose for the water main. I believe the track was asked by the farmer because during the wet months it is difficult to take vehicles up and down the field.
Hope this information is of some use.
David Logan ‘

As previously requested has planning permission been granted for this roadway?

With kind regards

Gillean Hoehnke
Deuchar Mill Cottage