From: Brian Martin

Sent: 06 September 2021 21:51

To: Planning & Regulatory Services

Subject: planning application reference 21/01344/FUL

CAUTION: External Email

Ref. 21/01344/FUL

Dear Sir/Madam

I am very concerned about the plans for shepherds huts placed a few metres from my garden and strongly object to such a proposal.

This area is of outstanding beauty and home to some rarely seen wildlife as it has been untouched for years.

The area where the proposed shepherd huts are to be situated is surrounded by mature trees and foliage, in a dip, and would not be suitable for log burners or barbecues due to smoke wallowing amongst the trees and drifting straight into my garden as the only path up the hill.

The proposal includes the siting of one of the huts 5m from my garden fence. I find this very intrusive and our privacy will be severely affected by having a stranger move in every week, weekend or overnight stay. My grandchildren live next door and use the garden to play, I find it very concerning to have strangers being able to see my grandchildren playing, within talking distance in their own garden. This area would then be out of bounds for the kids as they are told not to speak to strangers, ever!

The track down to the barn is really a path, it can be negotiated by an agricultural vehicle with some care but most cars would get stuck, the angle of access out to the main road is very severe and visibility both ways is virtually zero. The proposal suggests that people arrive by train, bus, then foot. I find this would be impossible to monitor and there is nowhere for people to park safely. Servicing the site by foot would be difficult and the build up of rubbish would be a concern as well as delivery of coal/wood for the burners. The track is in such poor state it is difficult to manoeuvre by foot, especially in the winter and wet conditions.

I feel the proposal is potentially dangerous for the users, a health risk to neighbours and a hazard for the owners servicing commitments.

Yours sincerely

Brian Martin

Lennel Stables

The Music Gallery 83c Marygate Berwick Upon Tweed TD15 1BA

Tel: 01289 308030

Web: www.themusicgallery.co.uk

Application Summary

Application Number: 21/01344/FUL

Address: Land East Of The Old Stables Lennel House Lennel Scottish Borders

Proposal: Change of use of land and siting of 2 No. shepherds huts for short term holiday

accommodation

Case Officer: Cameron Kirk

Customer Details

Name: Mr Brian Stobbs

Address: Sunshine Cottage, Lennel, Coldstream, Scottish Borders TD12 4EU

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Detrimental to environment

- Fire Safety

- Health Issues

- Inadequate access
- Inadequate screening
- Land affected
- No sufficient parking space
- Noise nuisance
- Privacy of neighbouring properties affec
- Road safety

Comment: The main issue related to this objection is around access and road safety. The junction leading to this proposal is already problematic and access to the site is down a steep track. which would be difficult for vehicles. There is also a well used path that runs through the area of proposal which has already been fenced off with no dialogue with the local community who use it or no notification of change of path.

Increased public activity in the area will be at detriment to the local wildlife and the neighbourhood would have appreciated a better communication locally rather than fencing the area off and putting up cameras!

Brian

Sunshine Cottage

Application Summary

Application Number: 21/01344/FUL

Address: Land East Of The Old Stables Lennel House Lennel Scottish Borders

Proposal: Change of use of land and siting of 2 No. shepherds huts for short term holiday

accommodation

Case Officer: Cameron Kirk

Customer Details

Name: Ms Daphne Millington

Address: Dachaidh, Lennel, Coldstream, Scottish Borders TD12 4EU

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Fire Safety

- Inadequate access

- Road safety

Comment: The applicant mentions the fact that the access track is 'only suitable for 4X4 vehicles when the weather is poor'. This is an unmade up track, with loose stones over part of it and an incline of 1 in 3 in certain sections. It would not be accessible to either an ambulance or a fire engine.

He is also telling us on the one hand that he wants to encourage couples without a car to take advantage of this off-grid experience and at the same time says that they will bring income into the local village one mile away down a hill. Does he think they are going to shop in Coldstream and then lug bags of shopping back up a significant hill?

The applicant mentions a local bus service to Lennel. The only bus service is the school bus to and from Duns. If the tourists arrived in Berwick by train they would have to walk one mile up the hill from Coldstream carrying all their gear.

Mention is also made of the many beautiful walks from the property - ironic really given that the first thing he did when he purchased the land was to close off an established footpath which had been used and enjoyed for decades by locals, installing cctv cameras and putting up threatening signs.

It is absolutely vital that members of the planning committee visit the site before making a decision about this proposal so that they can see for themselves how inappropriate it is.

Application Summary

Application Number: 21/01344/FUL

Address: Land East Of The Old Stables Lennel House Lennel Scottish Borders

Proposal: Change of use of land and siting of 2 No. shepherds huts for short term holiday

accommodation

Case Officer: Cameron Kirk

Customer Details

Name: Mr David Spear

Address: Hollybank Lodge, Lennel, Coldstream, Scottish Borders TD12 4EX

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Detrimental to environment
- Fire Safety
- Health Issues
- Inadequate screening
- Increased traffic
- Noise nuisance
- Privacy of neighbouring properties affec
- Road safety
- Smell

Comment:

DETRIMENTAL TO ENVIRONMENT

The area is a quiet haven for nature in the middle of a circular walk enjoyed by people from Coldstream and holidaymakers based there.

The following have all been seen, regularly, in the area and an increase in human activity based on this site will cause significant disturbance to these:-

Deer

Otters

Buzzards

Badgers

Bats

Owls

(Also, on occasions, Ospreys have been seen hovering over the area.)

FIRE SAFETY

Being a wooded area with low overhanging branches and deep leaf litter, any open fires/BBQs or stoves that may be used for heating the Shepherd's Huts present significant fire risk as has been seen around the country throughout the year. This would be exacerbated by the inability for emergency services to access the site due to the sloping nature of the Agricultural Lane access.

HEALTH ISSUES

Due to the sloping nature of the area, smoke from any stoves (used to heat Shepherd's Huts), BBQs or open fires will, with the prevailing winds, cause both a nuisance and a health hazard to those using the gardens of the neighbouring properties and walkers using the footpath on the adjoining lane. Smells from these fires can also enter the properties neighbouring the site.

Composting toilets need careful use and management to ensure there are no smells, flies or leakage of contents onto the surrounding land. The disposal/dispersal of the resulting matter is also an issue.

INADEQUATE SCREENING

Due to the sloping nature of the surrounding area, the site will be highly visible from the neighbouring properties, the adjoining footpath and the public green space area of land situated between the top of the Agricultural Track and Hollybank Lodge. This space has 2 public benches which are regularly used by walkers to relax.

Current screening is afforded on 2 sides by a high fence (erected by the Applicant) which already blocks off distant views of Coldstream Bridge from the footpath and a wall, gaps in which have been blocked by fencing.

The site, any vehicles thereon and any activities taking place on the site is highly visible from the footpath along the riverside to the South of the Site.

INCREASED TRAFFIC

Unless all cars are banned from the site, there will be a significant increase in vehicle activity along what is an Agricultural Track used by walkers. This will lead to increased noise, pollution and disturbance to residents, walkers and wildlife alike.

Other cars may well be parked on the roads of Lennel village causing obstructions, nuisance and hazards.

NOISE NUISANCE

As recognised, the area is a haven for wildlife due, primarily, to the peace and calm and lack of human impact. This area of calm is enjoyed by walkers from Coldstream and other areas. People using the site and its management are bound to impact this calm through their activities. In addition, the outdoor nature of such holidays poses significant risks of noise pollution on the site itself with its impact on neighbouring properties.

PRIVACY

Due to the sloping nature of the area, the neighbouring properties (Lennel Bank, Hollybank Lodge and The Stables) are above the site and there is clear visibility into their gardens and 2 of the houses from some parts of the site at all times of year, particularly during Autumn, Winter and Spring. The trees mentioned in the Application are Deciduous so will provide little to no privacy during leaf fall.

ROAD SAFETY

The Agricultural Track, I believe, does not belong to the site and has Restriction for Agricultural Use Only.

The track is deeply rutted and slippy at all times of the year and even 4 Wheel Drive Vehicles have been seen and heard to struggle, sometimes resulting in rapid acceleration towards the top with the vehicle shooting out into the main road.

Egress from the track is dangerous due to poor visibility caused by the high wall of The Stables on the left and overhanging trees on the right. An increase in the number of people using this track who are unfamiliar with the location increases the risk of accidents.

SMELL

As previously mentioned, there is a potential risk of both hazardous and nuisance smells from the site produced by Composting Toilets and open fires/stoves/bbqs.

ACCESS BY EMERGENCY SERVICES

The Agricultural Track leading to the site is steep, narrow, slippery and deeply rutted. Any emergency occurring on the site would be inaccessible to the services or access would be severely delayed.

OTHER COMMENTS

"The goals of Off Grid Camping are to be comfortable and yet isolated from Society"

This ethos does not go with the assertion that the Off Grid campers are going to be spending money in the Local Shops, Pubs and Restaurants so the financial gain to the area is expected to be minimal at best.

Waste disposal:- In addition to the comments concerning the handling of the Composting Toilet waste, what provisions will be made for the collection of waste bins, their transport to the top of the lane for collecting and their return to the site once emptied. All of this will require, presumably, further traffic on the lane.

Agriculture:- Sheep have been kept on the field below the site at times during the past 2 years. Access to the Agricultural Barn and its surrounding land would have helped in Lambing, Drying off before shearing, shearing and general welfare of the sheep if they had been available.

Travel to the site:- Travel to Berwick station would only include certain parts of the UK population and then there are (to my knowledge) no buses that stop at the top of the lane except the School Bus at certain times of the year (8.00am and 3.30pm). Holidaymakers coming from other parts of Britain will, no doubt, travel by cars which will then either be taken on to the site or left in the village of Lennel.

Management/Supervision of the site:- As the Applicant lives some considerable distance from the site, what provisions are made for monitoring activity on the site and immediate response to any problems that may arise?

Agricultural Track:- It is understood that access along the Agricultural Track mentioned in the Application is restricted to Agricultural Use and Footpath only and is not owned by the Applicant.

SUMMARY

The development of this quiet, nature rich site with an enterprise that will bring significant increased human activity, traffic problems, and risks of pollution of various sources will disturb the flora and fauna of the locale and spoil an area enjoyed by the residents of Lennel Village and walkers alike. It will have a significant impact on the neighbouring properties in terms of privacy, noise and potential health hazards and nuisance from any form of fires on site. Its visual impact on the area will be significant in terms of the structures themselves, vehicles brought onto the site and holidaymakers' possessions used during their stay (eg outdoor furniture etc). Access to the site is by an Agricultural Track which is tricky to negotiate even by 4 wheel drive cars and so presents potential problems for visitors and Emergency Services alike.

Application Summary

Application Number: 21/01344/FUL

Address: Land East Of The Old Stables Lennel House Lennel Scottish Borders

Proposal: Change of use of land and siting of 2 No. shepherds huts for short term holiday

accommodation

Case Officer: Cameron Kirk

Customer Details

Name: Mrs Gillian Hogg

Address: Minto Cottage, Lennel, Coldstream, Scottish Borders TD12 4EU

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Detrimental to environment

- Detrimental to Residential Amenity

- Fire Safety

- Flood plain risk
- Inadequate access
- Inadequate Boundary/Fencing
- Increased traffic
- Land affected
- No sufficient parking space
- Road safety

Comment:I would like to strongly object to the above application . The small village of Lennel would be impacted by this plan. The applicant seems to believe that people will arrive by train and then get a bus to Coldstream , and then a local bus to Lennel, a local bus that does NOT exist! Parking in Lennel is difficult enough for residents as the road running through Lennel to Swindon is busy and not suitable to park on particularly at the top of the Brae the access to the said site that is only suitable for agricultural vehicles. The road opposite the Brae leading to Oxenrig is narrow and used a lot by Farm vehicles and residence parking. The Brae access road is not suitable for Fire Engines or Ambulances only high wheel based vehicles or tractors not ordinary motor cars. I also notice the applicant has not mentioned his intentions as to what his plans are for the Cow Shed on this site , maybe another holiday let without planning permission! The residents of Lennel are quite dismayed at the changes and restrictions already erected on this site, not allowing access through paths that have been used for hundreds of years by the local folk of both Lennel and Coldstream, a very sad state of affairs now exists and any further development of this site would be totally unsuitable.

Application Summary

Application Number: 21/01344/FUL

Address: Land East Of The Old Stables Lennel House Lennel Scottish Borders

Proposal: Change of use of land and siting of 2 No. shepherds huts for short term holiday

accommodation

Case Officer: Cameron Kirk

Customer Details

Name: Mrs Ann Fox

Address: Sycamores, Lennel, Coldstream, Scottish Borders TD12 4EU

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Fire Safety

- Inadequate access

- Increased traffic
- No sufficient parking space
- Road safety
- Trees/landscape affected

Comment: The application states that there is a bus stop at the end of the track and that visitors will be encouraged to come via public transport. The only bus service in Lennel is the School Bus, which is not for general public use. In reality the nearest public bus stop, is located in Coldstream which is about a mile away. The nearest shops and pubs are also located here. So visitors arriving by public transport will have to carry their luggage and provisions at least a mile on a route that is mostly uphill. Therefore we believe that, in reality, most visitors will arrive by car.

The access route is unsuitable for most cars. It is a steep and rough track which is frequently slippery and only suitable for agricultural or off-road vehicles and there is no facility for parking in Lennel Village.

The entrance/exit from the track to the A6112 comes out on to a T-Junction and does not afford a good view of traffic already using the road and so is hazardous.

If emergency services had to get to the site due to fire or medical emergency, vehicular access would be extremely difficult.

It is likely that any visitors would wish to have open fires and we do not believe that this would be

safe due to the woodland nature of the site.

We do not believe that this site is suitable for the purpose proposed.

Application Summary

Application Number: 21/01344/FUL

Address: Land East Of The Old Stables Lennel House Lennel Scottish Borders

Proposal: Change of use of land and siting of 2 No. shepherds huts for short term holiday

accommodation

Case Officer: Cameron Kirk

Customer Details

Name: Mrs Anne Macaskill

Address: 18 Bennecourt Drive, Coldstream, Scottish Borders TD12 4BY

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Flood plain risk
- Inadequate access
- Litter
- Road safety

Comment:I object in the strongest terms to this application on the grounds that the person making the application has already denied local people the right to access to the countryside by erecting a very dangerous fence with large nails sticking through it. I already sent photos of this to the local council and await any action from this complaint.

I now fear unless this application is denied our right to roam will not happen as the fence will never be removed and our path, which is already severely overgrown, will disappear for good.

Application Summary

Application Number: 21/01344/FUL

Address: Land East Of The Old Stables Lennel House Lennel Scottish Borders

Proposal: Change of use of land and siting of 2 No. shepherds huts for short term holiday

accommodation

Case Officer: Cameron Kirk

Customer Details

Name: Mrs Eve Pitcairn

Address: Blossom House, Mansefield Place, Coldstream, Scottish Borders TD12 4ER

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Detrimental to environment

- Fire Safety

- Health Issues

- Inadequate access
- Inadequate drainage
- Inadequate screening
- Increased traffic
- Litter
- Loss of view
- No sufficient parking space
- Noise nuisance
- Overlooking
- Privacy of neighbouring properties affec
- Road safety
- Smell

Comment: As a resident of Coldstream for several years I am concerned about the siting of tourist accommodation on land that has hitherto been open to the local population as an amenity for walking from Coldstream to Lennel (particularly the churchyard at Lennel Church).

The applicant has already shown himself to be unresponsive to local concerns regarding his blocking of the previously open path along the ramparts which was used as part of a circular route for those walking between Lennel and Coldstream. The manner of the closure of this path was particularly offensive to those who regularly used it to visit the churchyard and removed a pleasant amenity for those who merely wished to enjoy the local countryside and made no visit to the area around the old sheep barn, particularly making use of the access through the old wall after the

padlocking of the personal gate onto the tractor path.

The comments made by a previous respondent are very pertinent and I would add my concerns to those already submitted.

Application Summary

Application Number: 21/01344/FUL

Address: Land East Of The Old Stables Lennel House Lennel Scottish Borders

Proposal: Change of use of land and siting of 2 No. shepherds huts for short term holiday

accommodation

Case Officer: Cameron Kirk

Customer Details

Name: Mr Harris Sofokleous

Address: The Old Manse, Kirk Lane, Hutton TD15 1TS

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Contrary to Local Plan
- Detrimental to environment
- Detrimental to Residential Amenity
- Fire Safety
- Health Issues
- Inadequate access
- Inadequate drainage
- Inadequate screening
- Increased traffic
- Land affected
- Litter
- No sufficient parking space
- Noise nuisance
- Privacy of neighbouring properties affec
- Road safety
- Smell
- Trees/landscape affected
- Water Supply

Comment:We strongly OBJECT to the proposed planning application to house two shepherds huts on this site.

The proposal is impractical on numerous levels.

The site is classed as agricultural land and as such its access track is only viable for farm vehicles. Exit on to the A6112 would be extremely hazardous which is made even worse by being opposite the road to Oxenrig.

There is no bus service near this site but a mile away in Coldstream. It is not possible for people to holiday on this site as you cannot walk with your belongings and supplies from Coldstream down an extremely steep and dangerous track.

In addition any service vehicles such as an ambulance or fire engine would not be able to use the track which would pose health and safety risks.

Any maintenance personnel and cleaners would have to be prepared to access the site by foot while carrying their tools! There is no mention of how composting toilets would be managed or waste and recycling would be collected. There is no provision for drying clothes outside which is mandatory for any dwelling. If pets were allowed this would cause even more health and safety issues (dogs would worry sheep).

Regulations for woodland allow only for the erection of a tent for up to 28 days per year. If this kind of application were to be allowed what is stopping countless owners of woodland /agricultural land (with much better access) doing the same thing?

We also believe that the applicant's projected profits are way too optimistic - this can be verified by anyone with a quick search online for similar type accommodation in this area. Also it should be noted that shepherds huts can only realistically operate for approximately 6 months of the year due to the climate.

We hope the planning department establish how implausible this application is and refuse it. Louise and Harris Sofokleous

Application Summary

Application Number: 21/01344/FUL

Address: Land East Of The Old Stables Lennel House Lennel Scottish Borders

Proposal: Change of use of land and siting of 2 No. shepherds huts for short term holiday

accommodation

Case Officer: Cameron Kirk

Customer Details

Name: D and A Tait

Address: Chapelrigg, Lennel, Coldstream, Scottish Borders TD12 4EU

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Inadequate access

- Land affected

- Listed Building

Comment:Dear Mr Kirk

We wish to make an observation about the above site.

Planning permission for building on this site was refused by Scottish Borders Council on 22/7/2008 with reference to :-

The effect it would have on the linear form of Lennel Village.

The effect it would have on Category B listed property in Lennel.

The access to the site was inadequate in terms of width, gradient and visibility at the junction with the public road. Furthermore, the land required to facilitate the necessary access improvements was outwith the control of the applicants.

The application went to appeal where it was dismissed by the Directorate for Planning and Environmental Appeals at the Scottish Government.

D and A Tait

Application Summary

Application Number: 21/01344/FUL

Address: Land East Of The Old Stables Lennel House Lennel Scottish Borders

Proposal: Change of use of land and siting of 2 No. shepherds huts for short term holiday

accommodation

Case Officer: Cameron Kirk

Customer Details

Name: Mr John Froggatt

Address: Saffron House, 110 High Street, Coldstream, Scottish Borders TD12 4AG

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Detrimental to environment

- Detrimental to Residential Amenity

- Inadequate access
- Increased traffic
- Loss of view
- Overlooking
- Privacy of neighbouring properties affec
- Smell
- Trees/landscape affected

Comment:The applicant states that the "whole emphasis will be on off grid sustainability" while admitting that composting toilets will be used, without being clear about how the effluent from such toilets will be disposed of, four additional people per week for weeks on end will produce a great deal of waste. Nor does he state how the "huts" will be heated in the event of cold weather. If he is proposing burning wood or other materials, there is the nuisance of smoke in a hollow that may be slow to clear and impact on the ability of neighbouring properties to use their gardens, as well as ash and other materials that will also need to be disposed of. If he is talking about solar panels or other mechanisms, that implies further infrastructure which may become obtrusive. Depending on the siting of the huts, they may overlook neighbouring gardens, again decreasing the privacy of those gardens and the ability of local residents to enjoy the amenity they provide. As others have stated, the access track is unsuitable for vehicles, and there is in fact no bus service from Coldstream (or anywhere else) to Lennel, so the possibility exists of multiple vehicles using the track, those of users of the huts, as well as those tasked with; cleaning, providing fuel, maintenance and disposal of the rubbish that will inevitably be generated.

The applicant also states that the location has "many beautiful walks". Since he became the landowner he has aggressively closed off a path that has been used by walkers for generations, erecting obtrusive and dangerous barriers, which both interfere with the views and prevent local people from gaining access to the path without considerable risk to themselves. He has made allegations of vandalism, although the path has been used, as stated, for generations without damage or incident. He has stated he has taken CCTV footage of individuals; he did this without identifying himself; this is illegal under the Data Protection Act. At one point he erected a CCTV camera that was aimed at a path leading to his land, so having the potential to record people not actually on that land. He has also used "coronavirus" signs in an attempt to deter/prevent people from gaining access; in view of the many thousands who have died during the pandemic, such behaviour might be called into question. The above has meant the landowner has repeatedly been reported to the Scottish Borders Council Countryside Ranger Service. He states that "the entire site is securely bounded"; it is only securely bounded because he has campaigned to block access for walkers, and the fear of many is that if he gets planning permission for this development the right of access enjoyed for generations will be lost. Finally he has broken lockdown regulations to attend the site, and been reported to Police Scotland for doing so. These actions do not indicate a willingness to obey rules and restrictions, and so cast doubt upon the fate of the land under his stewardship and his willingness to adhere to any constraints placed upon him.

Application Summary

Application Number: 21/01344/FUL

Address: Land East Of The Old Stables Lennel House Lennel Scottish Borders

Proposal: Change of use of land and siting of 2 No. shepherds huts for short term holiday

accommodation

Case Officer: Cameron Kirk

Customer Details

Name: Mrs June Mossop

Address: North Brae, Lennel, Coldstream, Scottish Borders TD12 4EU

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Detrimental to environment

- Fire Safety

- Increased traffic

- Over Provision of facility in area
- Road safety
- Smell

Comment:A major concern would be the increased traffic in what is a small rural village along with the difficult access for the fire and ambulance services to get down the track to attend any medical emergency.

In order for this camp to be serviced, the applicant will need to access it frequently. The track leading down to the site is a rough track, not designed for a lot of use. Fishermans vehicles are few and far between.

As this is used regularly by walkers, anyone walking up or down has to step off the road onto the rough ground to avoid being struck, as I have myself.

There is already a caravan park with a camping section being developed in Coldstream for tourists requiring this kind of holiday.

I am very concerned about the impact this project will have on the disturbance to our wildlife in that area.

Application Summary

Application Number: 21/01344/FUL

Address: Land East Of The Old Stables Lennel House Lennel Scottish Borders

Proposal: Change of use of land and siting of 2 No. shepherds huts for short term holiday

accommodation

Case Officer: Cameron Kirk

Customer Details

Name: Mrs Lesley Marr

Address: Minnow Cottage, Lennel, Coldstream, Scottish Borders TD12 4EU

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Increased traffic
- No sufficient parking space
- Road safety

Comment: The access track is narrow, in muddy conditions dangerous & virtually impossible for emergency vehicles. This should be viewed by Mr Kirk & the planning committee as well as looking at the probability of visitors bringing cars. This area has already been deemed a hazardous bottleneck. Even coming out of Lennel on to the A6112 needs extra care as the view to the left is compromised. Also where are these people going to park?-not on the road nor on our village road which is, already, nigh impossible for farm machinery in frequent use. There is not a local bus so anyone will have to walk the mile into "town" then carry back their goods. For 58 years I have been walking along the path to the upside of the barn which has now been blocked off with CCTV & threatening signs.

Lennel Bank, Coldstream 71) 124 EX. 7/9/21.

Application Number 21/01334/FUL

1 would like to object to Application Nos. 21/01334/FUL for change of use of land and siting of 2 No. Shepherd Huts, for short Land East of the Old Itables, Lennel House, Lennel, Scotlish Borders.

The Kack down to the site from the load ; , strictly for Agriculture me only. It is approximately 200 yards long, vuy steep & rough. Totally unsuitable for any emergeney survices, il when they are required. Although In Brass states in his application, that Can will not be allowed, I can't see how this would work in practise. There are no snotes, curtainly not Connecting with the Bernick trains and what about visitors auiving from other directions? Can would either po down the track for convenience, or be left in the village, where there is no suitable parking. Another of the points he brass makes in promosting his application are the local walks. I find this somewhat ironie, as the first thing he did on anival was padlock the right of way through his property, hence spoiling a walk everyone has enjoyed for years. (I have been here for 35 years o's was a right of way long before that)

Living above the fite, I am very concerned about the disturbance to the wildlife, which is a constant joy. Also the noise, smoke from fries either from stoves inside the Luts or outside.

Privacy is yet another of my concern, as I can see then from my garden or windows, they can naturally look up into my property.

At I open my garden for charity, under the stotland's farden scheme I have always valued the tranquitify and naturalness of the Site.

I do hope that members of the planning Committee will make time to visit the fite to see for themselves the steepness & unsuitability of both the tack & Site Penerally. From: Judith Fulcher

Sent: 09 September 2021 16:02

To: Planning & Regulatory Services

Subject: Comment on Planning Application 21/01344/FUL

Attachments: Response to 21 01344 FUL.docx

CAUTION: External Email

Dear Sir

I have pleasure in attaching the document containing my comments opposing Planning Application 21/01344/FUL.

Neighbour Consultation Expiry Date is today, 9th September 2021.

I tried to login online through the Portal this afternoon but for some reason my sign-on was rejected and the sign-on renewal has not yet been emailed to me.

My details are:

Name: Ms Judith Fulcher

Address: Woodland View, Lennel, TD12 4EU.

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Yours sincerely Judith Fulcher

Access to the site

Representatives of the Scottish Borders Planning Office are strongly urged to visit in person, and to view the site and the access to it.

The access track leading from the A6112 to the site is very steep, uneven and, throughout most of the year, slippery. Exit from it onto the A6112 could be very dangerous in an unsuitable vehicle.

Access by fire engine or ambulance is highly unlikely to be possible. This lack of access by emergency vehicles presents potential risks to life and to property.

Holiday makers who decide to arrive by means other than by car or similar vehicle may find every journey to and from the site challenging. There is no public bus service to Lennel as stated by the applicant. One country bus service passes through Coldstream which is a mile away.

If guests do decide to arrive by car, they will find travel along the track difficult or impossible unless their vehicle is 4WD and high-wheel based.

Parking in Lennel village will cause serious obstruction of the narrow roads which roads are also frequently used by large agricultural vehicles.

Delivery of the Shepherds' Huts may be problematic. It is stated by the applicant that the huts 'are delivered to site ready assembled by low loader wagon'. The low loader wagon will not be able to traverse the track. Wheeling the assembled Shepherds' Huts down the track from the A6112 will be very difficult.

Delivery of fuel for heating, water heating, and cooking will be very difficult.

Access for the purposes of mechanical or plumbing maintenance, or for the regular conveyance of cleaning materials, would be very difficult.

Waste Management

It is proposed that household 'litter' is placed 'into various waste recycling bins which will be disposed of weekly'. The track is impassable to the Scottish Borders waste collection lorries. The poor condition of the track will make transporting the waste recycling bins to and from the A6112 a very difficult task.

Water, Electricity and the Environment

The shepherd huts are to be off-grid. My understanding is that there will be a new water supply but no new electricity supply.

It is not stated what the water will be used for. Nor is it stated what types of waste water will be generated nor how/where it will be discharged. Water may be used for drinking, food hygiene, personal hygiene, clothes washing, and for cleaning surfaces including those surfaces in the shower/toilet area.

The application states that composting toilets will be installed. In the absence of any depiction of separate toilet housings on the plan supplied, I assume that there will be one indoor toilet per cabin.

Composting toilets do not usually require the use of any additional water to aid flushing or the composting process. The plan states that the site will be off grid. However, most of the models of the type likely to be installed in a cabin (as distinct to a separate dedicated housing) require an electricity supply to ensure that the composting process proceeds correctly.

There is no description of the process for the regular assessment of the pathogen content of the compost, nor of the processes and locations of the storage and disposal of the composted material after removal from the toilets.

There is no description of how urine will be processed and disposed of.

The risk of the river flooding is rated as 'Low Likelihood, each year this area has a 0.1% likelihood of flooding'. (This risk assessment is periodically reviewed but may be several years old.) There is the potential risk of contamination of the land and river from urine and incorrectly processed faeces, especially if the river floods.

Disturbance

Two shepherd's huts, 'each hut will be big enough for 2 adults only'. The maximum number of occupants in each cabin is not stated. Should the planning application be granted, then planning permissions should include a stipulation limiting the maximum occupancy per cabin of adults, children and animals per stay.

Other

There is no description of what use(s) will be made, or is intended to be made, of the existing Cow Shed in the coming years.

From: Judith Fulcher

Sent: 09 September 2021 18:12
To: Planning & Regulatory Services

Cc: Ruth Williamson

Subject: Comment on Planning Application 21/01344/FUL
Attachments: Comment to 21 01344 FUL from R Williamson.jpg

CAUTION: External Email

Dear Sir

I am writing on behalf of Mrs Ruth Williamson in order to submit her Comment (see attached) response to Planning Application 21/01344/FUL.

Customer Name: Mrs Ruth Williamson

Address: Laindenn Cottage, Lennel, TD12 4EU.

Commentator Type: Neighbour

Stance: Customer objects to the Planning Application.

Yours faithfully Judith Fulcher

Laindenn Cottage, Lennel, Coldstream. TD 12 4EU Application No 21/01334/FUL.

For change of use of land: siting of 2. Shepherd Huts, for land east of the Old Stables, Lennel House, Lennel. Scottish Borders.

As a local resident I write to object to the above Application From his supporting statement the applicant appears to have little or no real knowledge of the area he is interested in. Visitors, holiday or otherwise, contrary to what he is saying would indeed need cars. Public transport is minimal and the nearest shops and amenities some 2 miles away in Coldstream. As for "bars and restaurants" - there is a pub, and a hotel.

Access to the proposed site is via a rough track down to the Tweed. Any need for Ambulance or Fire Services would certainly present problems.

Waste Management too will require thorough investigation and appropriate engineering. All in all this would seem an unnecessary and intrusive undertaking, in a quiet settled village, of no apparent benefit to anyone.

I very much hope the Committee wii see fit to reject the application.

Yours faithfully,

Ruth Williamson.

Application Summary

Application Number: 21/01344/FUL

Address: Land East Of The Old Stables Lennel House Lennel Scottish Borders

Proposal: Change of use of land and siting of 2 No. shepherds huts for short term holiday

accommodation

Case Officer: Cameron Kirk

Customer Details

Name: Scott Hobbs Planning

Address: 24A Stafford Street, Edinburgh EH3 7BD

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
- Inadequate access
- Inadequate screening
- Increased traffic
- Land affected
- No sufficient parking space
- Privacy of neighbouring properties affec
- Road safety
- Trees/landscape affected

Comment: This representation is submitted on behalf of the Trustees for the Sir Ilay Campbell Settlement ('the Trustees'), which has significant interests in the Lennel area. The Trustees object to the proposed development which is contrary to Policy PMD4 of the adopted Scottish Borders Local Development Plan 2016. There are no material considerations which justify departing from this position, and planning permission should therefore be refused.

As a preamble, the planning application is also deficient on two grounds: it is seeking a change of use of the land, yet does not state explicitly to what specific use. If, as implied, the use is as a sui generis campsite, then this should be clearly stated and the implications for such a significant area of land explored. Secondly, the example images of the proposed caravans are insufficient for the planning authority to assess and subsequently control the planning application, and further information

on the precise positioning, design and layout should be sought from the applicant.

Turning to the main basis of the objection, the proposed development is located outwith any settlement boundary and Policy PMD4 is applicable. Paragraph 1.1 of the policy refers to "any development proposals outwith the boundary would have to comply with the rigorous exceptions criteria contained within this policy". There is no development boundary defined for Lennel and Policy PMD4 states that development outwith development boundaries and not on allocated sites identified in the proposals map will normally be refused. The exception to this position is set out in a total of eight criteria referred to in the policy and the proposed development at the application site meets none of these criteria.

- a) The proposed development is not job-generating which has any economic justification under policy E7 or HD2. The policy cross refers to policy ED7 Business, Tourism and Leisure in the Countryside. Criterion b) supports development for tourism purposes which is "appropriate to a countryside location" and additional criteria in the policy set out the appropriateness of the countryside location on the basis that it must respect the community and the character of the surrounding area and have no significant adverse impact on nearby uses, particularly housing. The proposed development meets neither of these criteria for the reasons outlined elsewhere in this objection in response to policy PMD4. In addition, the policy requires the impact of the proposed development on intensification of development in a rural location and on the rural character of the area and the proposed development is inappropriate given the predominantly residential nature of Lennel; introducing this form of tourism use would be inappropriate in this location.
- b) The proposed development is not affordable housing.
- c) This criterion is not relevant as the proposed development does not relate to housing.
- d) The proposed development would not offer significant community benefits

Policy PMD4 then refers to four additional criteria which must be satisfied to meet the exceptional test referred to in the overall policy - again, the proposed development is in conflict with these.

- a) The proposed development does not represent a logical extension of the built up area and is, instead, located in a position detached from the established development footprint of Lennel and would be in conflict with the existing pattern of development.
- b) The proposed development is small scale in terms of the proposed units, however as referred to in the applicant's statement an area of around 2 acres is available for associated use, representing a complete alteration of the character of the area. The applicant claims that the units will be occupied by two adults. This is entirely outwith the control of the planning authority, and the reference to the use of a two acre field for tourism purposes is of relevance to the planning authority in determining this planning application. The impact will undoubtedly be more significant than suggested in the applicant's statement.
- c) The proposed development would prejudice the character, visual cohesion and natural built up edge of the settlement as explained above the proposed development would be isolated from the established built edge of the settlement which is clustered around the main road and would set an

undesirable precedent for this form of development elsewhere within Lennel and in other similar locations within the Scottish Borders.

d) The proposed development would be visible in views across the River Tweed from the south and would therefore create a significant adverse effect on the landscape setting of Lennel which is dominated by the historic clustering of development along the main road and isolated development in locations openly visible from the south would be alien to the settlement pattern.

For these reasons the exceptional approval test has not been met and there is no need to consider the additional criteria which need to be taken into consideration as part of policy PMD4 as to whether to grant exceptional approvals. However the Trustees would highlight that criteria c) requires the infrastructure capacity of the settlement to be taken into account, and there is no access to the application site from the A112. As a result, the proposed development is also in conflict with this criterion. The applicant's statement refers to the fact that there is no appropriate access to the site by vehicle, and makes no reference to the fact that cars will be forced to park on the A112, where no such parking opportunities exist.