

From: localreview
Sent: Tue, 8 Feb 2022 15:33:10 +0000
To: Planning Appeals
Subject: FW: Local Review Body - Land East Of The Old Stables Lennel House Lennel Scottish Borders
21/01344/FUL and 21/00039/RREF

Good Afternoon

Please could this be added to the 21/00039/RREF file please.

Regards Fiona

Fiona Henderson

Democratic Services Officer

Democratic Services

Resources

Council Headquarters

NEWTOWN ST BOSWELLS TD6 0SA



DDI : 01835 826502



fhenderson@scotborders.gov.uk

From: John Froggatt [REDACTED]
Sent: 13 January 2022 13:12
To: localreview <localreview@scotborders.gov.uk>
Cc: Henderson, Fiona <FHenderson@scotborders.gov.uk>
Subject: Re: FW: Local Review Body - Land East Of The Old Stables Lennel House Lennel Scottish Borders
21/01344/FUL and 21/00039/RREF

CAUTION: External Email

Saffron House
110 High Street
Coldstream
TD12 4AG

Planning reference: 21/01344/FUL

Appeal reference: 21/00039/RREF

**PLANNING APPLICATION Land East Of The Old Stables Lennel House Lennel
Scottish Borders**

**PROPOSED DEVELOPMENT: Siting of 2 no. shepherds huts for short term
holiday accommodation**

APPLICANT: Mr Christopher Brass

**APPEAL UNDER SECTION 43A (8) OF THE TOWN AND COUNTRY PLANNING
(SCOTLAND) ACT 1997**

**TOWN AND COUNTRY PLANNING (SCHEMES OF DELEGATION AND LOCAL
REVIEW PROCEDURE)(SCOTLAND) REGULATIONS 2013**

12/01/2022

Dear Ms McGeoch,

I am writing in response to your letter of 20 December 2021(received by e-mail on the 7 January) about the planning appeal referenced above. I would like to add a small number of points, to address issues raised by the Appellant, and to re-emphasise the access problems that are at the heart of the planning refusal.

1. The "Tweed Trail"; the Appellant asserts that this will increase demand for accommodation along the Tweed. At the western boundary of Coldstream, a new holiday park was opened at the end of 2021. This(Coldstream Holiday Park) substantially increases provision of accommodation in the area, with tent, "pod", lodge, and both static and touring mobile homes part of the mix. The Holiday Park itself provides easy, and critically, safe, access, both from the Tweed and from the road. It is also on the main bus route.
2. The Appellant does not address the safety concerns raised by the Roads Planning Service. However, it is inevitable that having four people residing on a site that currently has no-one resident will increase traffic, even if that increase is only to service the site. The access track is both unsuitable and unsafe for traffic, and is a right of way, so regularly used by walkers. Furthermore, the access track is outwith the control of the Appellant, and he cannot therefore improve its safety, nor can he improve the "sub-standard junction visibility" at the junction with the A6112. Increasing vehicle traffic on this track and at this junction will increase the safety risk.
3. The Appellant asserts that he will prevent those using the site from bringing vehicles. This is something he cannot enforce. As already stated, he does not control the access track. He himself is aware of the difficulties of prohibition, having broken Covid Regulations by crossing the border during lockdown to attend the site.(See my previous correspondence)

I hope this information is helpful to the Local Review Body. Please do not hesitate to contact me should anything further be required.

Yours sincerely

John Froggatt

On Fri, 7 Jan 2022 at 15:08, localreview <localreview@scotborders.gov.uk> wrote:

Dear Sir/Madam

Please find attached a letter with regard to the above planning application.

Regards Fiona Henderson

Fiona Henderson


Democratic Services Officer

Democratic Services

Resources

Council Headquarters

NEWTOWN ST BOSWELLS TD6 0SA

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 fhenderson@scotborders.gov.uk

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