

**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**

**Planning Application No:** 21/00710/PPP  
**Local Review Body No:** 21/00038/RREF  
**Applicant:** Mr N & Mrs C Cameron

**Agent:** Ferguson Planning  
**Proposal:** Erection of dwellinghouse with access, landscaping and associated works  
**Location:** Land South and West of Greywalls Gattonside Scottish Borders

Comments of the Planning Officer in Respect of New Information

The Local Review Body determined to proceed with the review of the above application with further procedure. In this instance, the Local Review Body requires comments from the Council's Planning Officer in response to the following new information that was submitted with the Notice of Review documents: Historical Map.

Appendix 2 of the applicant's Local Review Statement prepared by their agent, Ferguson Planning, contains 19<sup>th</sup> century Ordnance Survey Maps showing the site in 1859 and 1897.

The 1859 map clearly shows Friars Hall, with an area of woodland and the walled garden to the west. The application site is situated on agricultural land beyond the walled garden to the west and south. The walled garden can clearly be seen as the boundary to Friars Hall with agricultural fields of varying sizes surrounding this defined boundary.

The walled garden can also be seen on the 1897 map, which appears to show that some of the field boundaries had been removed to enlarge the fields surrounding the walled garden so that one large field surrounded Friars Hall to the north, west and south, which is more in keeping with what is seen today.

These historical maps clearly show the extent of Friars Hall, defined to the west by the walled garden. This can still be seen today, though the western wall has now been replaced by the high, mature hedge enclosing Greywalls. The application site is situated within a large agricultural field, defined by a post and rail fence and trees to the north and west, a high, mature hedge to the east and there is no defined boundary to the south. It is considered that these field boundaries, historic and current, do not define the extent of the building group but the high stone wall of the walled garden, the high mature hedge of Greywalls and the mature hedge on the eastern boundary of the field.

The site is therefore outwith this defined boundary of the building group within a large, previously undeveloped field. The application site is not a logical extension to the building group and does not relate well to the houses within it. As the site is part of an agricultural field, it is outwith the sense of place shared by the existing houses within the building group.

It is therefore contended that the proposal is contrary to policy HD2 and it is respectfully requested that the review is dismissed and the application refused.

Julie Hayward

