

3 Old Cambus West Mains Cottages

Cockburnspath

TD13 5YS

26 May 2021

Dear Mr Duncan

Planning reference 21/00739/PPP- land to the East of Delgany Old Cambus

Objection to application for Planning Permission in Principle (PPP)

We formally object to the application for the erection of 2 dwellings on Land to the East of Delgany Old Cambus (ref 21/00739/PPP).

In terms of the Policy analysis submitted as part of the planning statement there are a number of points that we would like to make.

1) The Scale and siting of the new Development should reflect and respect the character and amenity of the existing group, and the individual houses within the group

Contrary to the supporting statement we do not see the proposal as a logical extension to the existing building group (West Mains Farmhouse, steading buildings and cottages). The current grouping is clearly situated to be subservient to the main farmhouse, which sits on a prominent landscape ridge. The cottages and steading buildings all lie to the East of the Farmhouse on the downward slope which allows for the farmhouse to be the dominant building, by design. The proposed introduction of two newbuild houses to the west of the farmhouse, indeed immediately adjacent to it, along the landscape ridge, will fundamentally change the character of the grouping and significantly affect the amenity of the Farmhouse itself.

Two detached 1 ½ story houses with integral garages will not be in character with the existing structures which are all clearly former farm structures and dwellings and their proposed location will mean that they are seen as separate from the grouping. This is contrary to policy.

2) Sites should not normally break into an undeveloped field or require the removal of mature trees in a good condition

The proposals are clearly on current greenfield and will necessitate the removal of 10m plus of mature mixed hawthorn hedging. This contravenes policy EP13 which notes:

'The council will refuse development that would cause the loss or serious damage to the woodland resource unless the public benefits of the development clearly outweigh the loss of landscape, ecological, recreational, historical or shelter value.'

These mature hedgerows are an integral part of the landscape in the immediate area. Indeed, the local road down to Redheugh Farm is largely lined by mature mixed hawthorn hedgerows and the loss of even a relatively small section will have a significant impact on the landscape, historic and ecological value of the area.

3) Existing groups may in themselves be complete, as such terraces of farm cottages and may not be suitable for further additions

The existing building group clearly consists of structures from the 19th Century or earlier. They appear as a coherent group on the first edition OS map indicating that the structures were in existence prior to the compiling of the map in 1854. Delgany falls outside of this coherent grouping as it is physically separated by over 100m. Although the individual dwellings and structures have been altered to accommodate modern living standards, the group has essentially remained unchanged since at least the early 19th century. This by any stretch of the imagination cannot be considered an unfinished grouping, we advise that the current grouping is retained as a coherent entity in its landscape setting. The introduction of two newbuild houses will adversely impact upon the coherence of the current grouping and the amenity of the residences therein.

4) Extensions of ribbon development along public roads will not normally be permitted

The supporting statement notes that the developers do not consider these proposals to be ribbon development. In the context of this small rural setting the proposals do constitute a ribbon development as the focus of the proposal is to the road and not to the steading and farm contrary to the existing houses in the grouping.

In addition to the analysis submitted with the application we would also draw your attention to a number of other areas, some of which are briefly touched upon in the planning statement.

Special Landscape areas - it is clear from even a brief analysis of the SLA that the landscape of the Berwickshire coast is dominated not only by its landform but also by distinctive elements of the Historic Environment. These elements include the multiple traditional steadings and farms which have shaped the natural environment and are now inseparable from the qualities that the SLA seeks to protect. Where new build elements have been introduced, they are in the main subservient to existing farms and steadings and do not affect the character and understanding of either the farm or the landscape. The positioning of the proposals, on a highly visible landscape ridge (which can be seen from the A1) will have an adverse impact upon the character of the area. The existing coherent building group will no longer be seen in its landscape context and the relationship between the steading and its surrounding landscape will be adversely impacted upon.

Historic Environment – Vernacular and rural buildings (whether listed or not) are an important part of our surroundings and they contribute vastly to our sense of place. It is clear that the proposals will have an impact upon West Mains Farmhouse as they sit immediately in front of the principal elevation. Although the Farm is not listed it is a dominant historic building in the local landscape, it was designed to be such

and is an important feature of the Historic Environment. As is made clear in the in SPP paras 137 & 140 the siting and design of a development should take account of all aspects of the Historic Environment including its setting. *Managing Change in the Historic Environment: Setting guidance document (HES)* is the industry standard for assessing setting and it is similarly clear that all elements of the Historic Environment (including undesignated remains) can have their setting impacted upon by an inappropriately sited and designed development such as this. We would suggest that there has been no attempt by the applicant to take this into account. The current proposals will have an adverse impact upon the setting of the building are therefore contrary to planning policy.

In addition to the impact upon the extant structures the proposals are likely to have an impact upon buried archaeological remains. Although there are no recorded remains within the development area, there is a high potential for buried archaeological remains to be present. Even a cursory survey of the surrounding fields indicates the likely presence unidentified buried archaeological remains and this should be taken into account as per LDP policy EP8.

Finally, we would like to draw your attention to a number of other issues which as local residents we believe should be taken into account:

- There is no mains foul drainage in this area. While we appreciate this is an application for planning in principle and there is no need for septic tanks to be marked in the current planning application, we would point out that there are already two septic tanks in the general area which are situated on the western side of the landscape ridge and the out flows run towards a water course at the base of the hill. Currently the system is working within acceptable guidelines, however the introduction of new tanks and associated pipes has the potential to overload the ground leading to contamination of the water course. This is potentially contrary to Local Plan Policy EP14.
- The addition of two extra dwellings has the potential to put a strain on the mains water system in the area as we already suffer from low pressure at times.
- We are concerned that the two new builds in the country side, are not tied to any Economic activity in the area and there is the potential that they become holiday or second homes.
- We would point out that there is no public transport provision to the area and the distance to Cockburnspath is some 3 ½ miles on the opposite side of the A1, as opposed to the 3km as noted in the supporting statement.
- The forthcoming planning legislation NPF4 will have a much greater emphasis on climate change. The SBC LDP also seeks to ensure that development and planning maximise their contribution to climate adaption. While we appreciate that not all development details are included in the PPP it should go without saying that newbuilds are not particularly in keeping with the climate agenda and it is preferable to adapt and reuse existing buildings. The application makes no mention that this has been or will be considered.
- There has been no attempt by the applicant or agents to communicate with the existing residents about the proposals, indeed the first we were aware of it

was when the surveyors (who were surveying not only the proposed area but also the private gardens of the existing residents) were challenged upon entering a private garden. This indicates to us that the housing is being proposed with little or no regard for the existing community and our amenity.

Thank you for your time and consideration in this matter and please do not hesitate to get back to us if you have any queries or questions.

Yours sincerely

Andrew and Tracy Robertson

1 Old Cambus West Mains Cottages

Cockburnspath

TD13 5YS

3rd June 2021

Dear Mr Duncan

Reference 21/00739/PPP

Objection to application for Planning Permission in Principle (PPP)

We would like to formally object to the application for the erection of 2 dwellings on Land to the East of Delgany Old Cambus.

The Policy analysis submitted as part of the planning statement highlights several concerns to us and other residence.

The applicants despite being significant landowners in the area have failed to engage with local residence regarding proposals and be upfront with their intentions in this matter.

They have recently sold off the main farmhouse with no indication of their imminent intentions to develop the land immediately adjacent to it. This would have a detrimental effect on the farmhouse and the surrounding properties that form part of the West Mains community.

Being primarily landowners, it is not clear how they would be allowed to develop in an agricultural field and in doing so destroy trees and hedgerows in this area. The proposed housing would not be connected to the farming industry and appears to be for commercial gain rather than any consideration to the impact on the community, wildlife or fauna in this historic and picturesque setting.

The proposal for two one and a half storey detached houses with internal garages is

clearly not in character with the existing farmhouse and cottages and would appear to be in contravention of the local development plan and contrary to planning policy. This would appear to be a different land type use for the area.

Local infrastructure is unlikely to support further development due to already low water pressure and electricity supply issues. Poor drainage and the introduction of further septic tank systems will undoubtedly lead to contamination of the watercourse and ecological issues.

There are no public transport provisions in the area with the nearest amenities being over three miles at Cockburnspath. There is no new industry or proposed industry in the area to support further residential development.

There is already planning permission (possibly lapsed) regarding the development of the existing farm steading that would at least be in keeping with developing current and existing buildings in the area. This would at least avoid the introduction of new build structures and would not be in keeping with the surrounds of the area.

Yours sincerely

Stuart and Carole Fuller

Comments for Planning Application 21/00739/PPP

Application Summary

Application Number: 21/00739/PPP

Address: Land East Of Delgany Old Cambus Cockburnspath Scottish Borders

Proposal: Erection of 2no dwellinghouses

Case Officer: Paul Duncan

Customer Details

Name: Mrs Denise Huckerby

Address: Hazeldean Old Cambus, Cockburnspath, Scottish Borders TD13 5YS

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Detrimental to environment
- Inadequate access
- Increased traffic
- Privacy of neighbouring properties affected
- Road safety

Comment: On the boundaries of the site there are bats living which I understand are a protected species also there is a [REDACTED]

Also there is a definite lack of infrastructure at Old Cambus nearest village is Cockburnspath 3 miles away for a shop, school and bus service. The nearest Dr is Eyemouth Surgery which is stretched to the limit.

The state of this Lane is in very poor condition and any additional traffic and building site would only make problem worse

The Old Farmhouse, Townhead, TD13 5YR
Cockburnspath

3 June 2021

Dear Mr Duncan,

Reference 21/00739/PPP

Objection to application for Planning Permission in Principle (PPP)

We would like to formally object for the application of the erection of 2 dwellings on Land to the East of Delgany, Old Cambus.

The policy analysis submitted as part of the planning statement has given us several concerns.

The development would be negative in terms of the ecology, the infrastructure, and the historical use of the land.

The planned removal of mature hedgerow and other plants would have a detrimental effect on the existing wildlife.

The proposed development is on a greenfield site, currently being used as agricultural grazing land.

Further impact would arise concerning the infrastructure for the surrounding areas. The increased burden on water supplies and on drainage required to provide water and resources for two new builds can't be guaranteed. The location of the proposals, though close to existing residences, is remote: there are no public transport links - the nearest bus service is over three miles away. This would suggest that new occupants would be using private transportation methods entirely on roads already overburdened and potholed.

The proposed buildings are out of character with the existing houses in Old Cambus.

Esther & Peter Carr

Comments for Planning Application 21/00739/PPP

Application Summary

Application Number: 21/00739/PPP

Address: Land East Of Delgany Old Cambus Cockburnspath Scottish Borders

Proposal: Erection of 2no dwellinghouses

Case Officer: Paul Duncan

Customer Details

Name: Mrs Pauline Drysdale

Address: Sylvendie Old Cambus, Cockburnspath, Scottish Borders TD13 5YR

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Detrimental to environment
- Privacy of neighbouring properties affected
- Trees/landscape affected
- Water Supply

Comment: Please don't ruin our area with new modern buildings and respect the privacy of neighbouring properties. Trees and landscape have been here for many years and we enjoy the countryside - do not overcrowd it with new builds.

WE are always seeing Scottish water along this road, so problems are somewhere and also internet is poor, more residential will add to an already poor service.

9/06/20021

The Giral
Old Cambus
Cockburnspath
Berwickshire
TD13 5YR

**Planning reference 21/00739/PPP- Land to the East of Delgany Old Cambus
Objection to application for Planning Permission in Principe (PPP)**

Dear Mr Duncan,

I am writing to object to the above planning application for the following reasons:

1. The development would be contrary to Policy HD2 of the Local Development Plan 2016 and New Housing in the Borders Countryside Guidance 2008 in that the development would not relate sympathetically to an existing building group and would lead to an unjustified and potential expansion of development into a previously undeveloped field. The proposal would therefore not relate sympathetically to the character and sense of place of an existing building group and there is no overriding economic or other justification to support the development.
2. The development would be contrary to Policy HD2 of the Local Development Plan 2016 and New Housing in the Borders Countryside Guidance 2008 in that the site is in open countryside, in an in-use and tenanted agricultural field. The nearest village, Cockburnspath, is over 3 miles away.
3. The development is contrary to policy PMD2 of the Local Development Plan 2016- the aim of the policy is to ensure that all new development is of a high quality and respects the environment in which it is contained. The policy ... aim[s] to ensure that it does not negatively impact on the existing buildings, or surrounding landscape and visual amenity of the area. The proposal does negatively affect the character of the existing building group to which it is trying to align itself, and that of the surrounding area. The farmhouse sits on a prominent landscape ridge with the steading and farm cottages clearly subservient to it at the east. The proposed development sits immediately in front of the principle elevation of the historic farmhouse, and will destroy the special heritage character of the steading and farm cottage grouping.
4. Furthermore, the policy states that extensions of ribbon development along rural roads will not normally be permitted. The proposed development clearly constitutes a ribbon development as the focus of the proposal is to the road, in a linear plan, and not to the farmhouse or steading, contrary to existing houses in the grouping. The image below demonstrates this.



5. The development is contrary to policies PMD2 and HD2 of the Local Development Plan 2016 and the Supplementary Planning Guidance on Placemaking and Design 2010 and New Housing in the Borders Countryside 2008 in that its form and design would not be sympathetic to the character and appearance of the building group or countryside setting. This is evidenced by the fact that:
- the position of the 2 dwellings is on a high ridge,
 - They will be viewable from multiple directions and from some distance,
 - They will spoil the skyline of this special landscape area,
 - They will dominate the amenity and setting of the farmhouse, steading and farm cottages.
- The image above demonstrates this clearly.
6. The development is contrary to Policy HD3: of the Local Development Plan 2016 and New Housing in the Borders Countryside Guidance 2008 in that it will have:
- an adverse impact on the amenity of existing residential areas
 - an the impact on the existing and surrounding properties particularly in terms of overlooking and loss of privacy
 - increase traffic and noise
 - a substantial visual impact on a rural heritage steading and its farmhouse
7. The development is contrary to Policy HD2 of the Local Development Plan 2016 in that:
- no economic requirement is demonstrated, nor any economic or social benefit to the local community.

For information, I have spent most of my career working at a reasonably high level for the conservation of Scottish cultural and natural heritage.

Please do not hesitate to contact me should you require further information or clarity on any of the above concerns.

Yours sincerely,

Caroline Tempest

Comments for Planning Application 21/00739/PPP

Application Summary

Application Number: 21/00739/PPP

Address: Land East Of Delgany Old Cambus Cockburnspath Scottish Borders

Proposal: Erection of 2no dwellinghouses

Case Officer: Paul Duncan

Customer Details

Name: Dr Fiona Jewkes

Address: Delgany Old Cambus, Cockburnspath, Scottish Borders TD13 5YS

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 Boundary/Fencing
- Increased traffic
- Land affected
- Loss of view
- Overlooking
- Privacy of neighbouring properties affected
- Trees/landscape affected

Comment: Delgany,

Old Cambus West Mains,

Cockburnspath

TD13 5YS

Tel 07971867872

7th June 2021

Dear Mr Duncan,

Re Planning reference 21/00739/PPP - Land to the East of Delgany, Old Cambus

I formally object to the proposal (Planning Permission in principle (PPP)) that two dwellings be

built to the East of my house, Delgany, Old Cambus TD135YS.

Errors of fact to the application for planning

It is necessary that I point out some errors of fact in the applicant's submission before commenting myself.

Point 2.1

The site is more than 3 miles (4.8km) from Cockburnspath, not 3km (1.8mi). It is also the other side of the A1, a very dangerous road for pedestrians to cross. Many amenities are only located in Cockburnspath and 6 miles round trip including traversing a very dangerous high speed road is more than many would wish to walk. (See my correction to 4.8, below).

Points 3.5

The access road to the proposed sites, council name D150/6, would not support an average speed of 40mph. It is a single track lane maintained by Scottish Borders Council (SBC). Although it is a numbered road, it is narrow and has no passing places - i.e. to pass in opposite directions, vehicles have to pull over into gate entrances etc.. It is paved, albeit with many dangerous potholes and bends. An average speed of 40 mph on this road would be simply dangerous. (Incidentally, I could not find Appendix 4 that the applicant refers to in this context on the SBC website.)

Point 3.9

There is confusion here, suggesting a lack of understanding of which land is even under consideration. The proposed development site is part of a very large grazing field in constant use for feeding both cows and sheep. There is, however, a small plot of fenced off land which could be regarded as a "sheep fold" which is adjacent to the boundary of Delgany. This is used by the tenant farmer as an enclosure for minor sheep procedures on an occasional basis. On the plans, it does not form part of the proposed building site, although it abuts it in one place. The proposed development location is in the main grazing field, not in the sheep fold. (If there was ever a sheep fold in the area of the site plan it must have been more than 50 years ago, as my family built Delgany in the mid 1960s and I would certainly remember it. (Indeed I have photos of the area).

Point 4.8

The application states that the site would provide "plots with excellent residential amenity". This is extremely misleading. The area is severely lacking in usual amenities.

The site itself lacks

- Mains drainage
- Mains gas
- Reliable mobile phone coverage

The following facilities are only available more than 3 miles away, the other side of the busy A1 in Cockburnspath):

- Bus service (however, there are only 2 buses a day, even from there)
- Village shop
- Primary School
- Playground

- Post Office (one morning per week only)

- Church (only one Sunday in 3)

The amenities below are 10 miles away:

- Doctor's surgery (branch is 7 miles), no direct public transport

- Supermarket (note - some supermarkets will not deliver to the area)

- Senior school

- Recycling centre

The nearest local hospital (with an A and E) is nearly 40 miles away along country roads, well over an hour by car. There is no direct public transport to it.

It is not practical to live here without a car and as the access lane is not prioritised for gritting, most residents have a four wheel drive vehicle. Almost no facilities are within reasonable, safe walking distance. Many families, the elderly or those with special needs would find it very challenging to live here because of the lack of public transport, schools, medical care and other amenities. One wonders if the applicant has ever visited the site.

Point 9 of the Policy Analysis.

The applicant states the road is an "access track "to Old Cambus West and East Mains only. This is a direct contradiction to their equally misleading statement about speed on the same road (description of the road is discussed Point 3.5 above). Road D150/6 it is not a track. The applicant is also incorrect in saying it serves only Old Cambus East and West Mains. The road also serves Redheugh farm and their considerable cottage community (indeed it is signposted as the road to Redheugh) on the A1107.

General Points regarding suitability of the site

HD 2 Housing in the countryside

- "The council wishes to encourage appropriate rural housing in village locations in preference to the open countryside, where permission will only be granted in special circumstances on appropriate sites." It is not clear what the special circumstance is in this application. For example; the proposal does not tie the proposed housing to any particular economic venture in the area.

The site is not an identified site of the Local Development Plan for housing in Cockburnspath (where designated sites exist) near the village. It is difficult to see how it can be justified to build here, particularly as living here would be unsuitable for some households because of the unusual lack of everyday amenities. Houses may well become holiday or second homes.

- Sites should not break into an undeveloped field. The field under consideration is part of a Special Landscape Area (SLA). An SLA title includes consideration of both the natural environment and also the placement and type of historical buildings.

- The scale and siting of the new development should "reflect and respect the character and amenity of the character and amenity of the existing group and the individual houses within that group" (HD2 Housing in the Countryside). The group under consideration consists of 3 small farm cottages and a farmhouse with a steading, situated in a slight dip. The farmhouse is in an elevated position when compared to the cottages, allowing it to be the dominant building. The farm buildings, with the other steading buildings, fit together in a nuclear way, and do not spread out up

or down the lane significantly. As the field and lane are on a slope (downwards from Delgany) towards the farm, the proposed 2 new houses would be built "above" the farmhouse on a ridge, overlooking it. The attractive farmhouse with its walled garden would cease to be dominant. The farmhouse windows are predominantly set towards the field and road and thus the new houses would also significantly alter the view from the farmhouse and would be intrusive to the owners. The farmhouse and cottages have not been noticeably modernised to external view. Two new houses added on to the west side of the farmhouse (in the adjacent field) in an elevated position which can be seen from as far away as the A1 would not fit in with the character of the existing farm buildings nor their appearance. This is clearly contradictory to Supplement to Housing in the Countryside 3.1 Firstly the new building should take account of and be sympathetic to the existing layout of other buildings in the area. Secondly the new building should not detract from the setting, aspect or privacy of existing buildings.

- The site proposed is also not suitable because these new houses would not fit in with the character of the surrounding houses (even Delgany is nearly 60 years old). The farm buildings are known to be at least as old as the early 19th century (documented on Ordnance Survey of 1854) and are built of stone. Planning Guidance states that some groups of building may be considered complete and this is the case here - additional buildings would not fit into the site. The proposed new buildings would appear to be elevated and separate to the farm complex even though they are adjacent. It is notable that the Berwickshire coastal route runs immediately past Old Cambus West Mains and the houses would detract from the view of the walkers wishing to explore the natural beauty of the area. There is some evidence of archaeological remains, though never explored to my knowledge, between Delgany and the western edge of the proposed site. The beautiful view from public areas such as the viewing lay-by just above it on the A1107 (Coldingham Moor road) will be affected adversely

- The LDP underlines that ribbon development along public roads will not normally be permitted. The planned new housing development would, because this is a very small rural group of farm houses, form clear ribbon development along the lane, contrary to guidance.

- EP13 states that the council "will refuse development that would cause the loss or serious damage to the woodland resource unless the public benefits of the development clearly outweigh the loss of landscape, ecological, recreational historical or shelter value". The proposal would require the removal of a mature hawthorn hedge adjacent to the lane and probably the one on the other side of the road. This would be unsightly not only to the plot, but also the general surrounding area as the whole lane right down to Redheugh is bordered on both sides by (predominantly) hawthorn hedge. Additionally, the proposed site it is within 50 metres of a small, but well established conifer wood within the grounds of Delgany.

- Under " NPPG14 Natural Heritage and PAN60 Planning for Natural Heritage" (Scottish Government), bats must be considered in planning applications. The proposed site is an area where bats live, breed and forage. Bats are often seen flying around Delgany and the farm and especially the wall and shed of the western steading adjacent to the proposed site at West Mains Farm. I have recent (amateur) GPS evidence of their flight paths which demonstrate that they fly

between the outside wall at West Mains Farmhouse and Delgany, directly across the proposed building site. Other wildlife abounds too, some of which is protected. There is a (presumed nesting) barn owl in one of the steading buildings and a red squirrel was recently seen at Delgany (there are known red squirrels in the area). There is also a currently unoccupied badger sett in the woods of Delgany. There are many deer and hares. Stoats can commonly be seen. The rabbit population was decimated a few years ago by myxomatosis and this is the first year they are now back in significant numbers. Not being an expert, but concerned about the ecology of the site, I therefore completed a questionnaire from the "Partnership for Diversity in Planning" (a joint organisation of 19 highly respected key participants in either the planning process or in protected species), which recommends that this site requires a formal ecological assessment.

<https://www.biodiversityinplanning.org> . I would like to ask the Planning Committee, if they agree, that a formal Ecological Assessment be undertaken (having looked at the results of the Biodiversity in Planning Questionnaire Summary) and to request one if so. (The applicants have stated that no Environmental Statement or Habitat survey is applicable.)

Climate Change

The forthcoming legislation NPF4 will have a greater emphasis on climate change. The proposed houses would not be very energy efficient because of their location. The SBC LDP wishes to ensure that planning maximises the contribution possible to climate change. New builds per se are not very supportive of energy conservation. The houses would be built on an extremely exposed ridge high up and close to the North Sea. This area is often buffeted by 60-70 mph winds in the winter, frequently from the north and north east, and with sub- zero temperatures. The proposed houses would indeed be south facing as the applicant says, but the windows would most likely be north facing to take advantage of the view. This would mean the house interiors would not benefit from the warmth of the sun as windows would likely be situated in the opposite, colder direction. From experience (as a neighbour), I know the insulation that has to be installed in a house in this unprotected position is far in excess of that of "normal" housing to obtain adequate retention of warmth (eg triple glazing etc.).

Points relevant to Delgany

Relocation of the farm gate (currently beside the stone wall by the West Mains Farm) to close to the eastern boundary fence of Delgany could cause extensive damage to the grounds of Delgany. The field is used solely for grazing for cows, bulls and sheep (apart from the tiny corner used as a sheeps' fold). When farm animals are herded through a gate, they "fan out" once they pass through the narrowing of the gate. The approximate relocation of the gate would be 10-20 metres from my boundary fence, (which is a normal wire fence), not a stone wall. It would not take many cows to lean on or be pushed on to my fence to destroy it, allowing access of cows into my garden. Cows can do extensive damage to gardens. They like to come into gardens because of the good grazing. The most common and worst damage they cause is that of destroying any lawn or soft ground by creating ruts and divots in the ground with their hooves because of their great

weight. This far exceeds the additional damage of eating and trampling plants, trees and grass, and passing large faeces on the land. Sheep also eat and tear up plants, pass faeces etc. as well as doing other damage. The amount of damage cows can do to an established lawn often requires the lawn to be re-laid. The relocation of the gate so near to my boundary fence is totally unacceptable. (The same problem would occur the other side of the house if they put the gate there.)

In the PAPPS, the applicant declared that in their Pre Application Enquiry, in addition to the houses under current consideration, they also wanted to build another house to the West of Delgany. This was, I am sure rightly, refused, as Delgany is too far away to be considered part of the group of buildings known as West Mains Farmhouse. If these two new dwellings were built, between the farmhouse and Delgany, it would take the boundary of the more easterly new house very close to the boundary of Delgany and this might alter this perspective. If the applicant for these two buildings reapplied to build to the west of Delgany (as we know they wish to build there) this might be now approved, leaving Delgany squashed in between two new build houses as part of a ribbon development. This would detract massively from the amenity of the relative peace, solitude and wildlife the house currently enjoys. Delgany, being almost 60 years old, would also not fit well between two new houses.

Finally, I would like to point out that, considering the applicant has been planning this application for at least 6 months, it is unfortunate that notification of the application was only sent on 20th May despite it being verified on 15th, giving me even less time to prepare this objection. Finding my way round the excellent SBC LDP takes considerable time if relatively unfamiliar with it.

Thank you for your consideration and please feel free to contact me if I can help further.

Yours sincerely,
Fiona Jewkes

Dr Fiona Jewkes FRCP FRCPCH MRCGP Dip IMC RCS Ed

Comments for Planning Application 21/00739/PPP

Application Summary

Application Number: 21/00739/PPP

Address: Land East Of Delgany Old Cambus Cockburnspath Scottish Borders

Proposal: Erection of 2no dwellinghouses

Case Officer: Paul Duncan

Customer Details

Name: Marie-Claude Reid

Address: Old Cambus West Mains, Cockburnspath, Scottish Borders TD13 5YS

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Detrimental to environment
- Detrimental to Residential Amenity
- Increased traffic
- Land affected
- Overlooking
- Poor design
- Privacy of neighbouring properties affected
- Road safety
- Trees/landscape affected
- Water Supply

Comment:3/06/20021

Old Cambus Westmains

Cockburnspath

TD135YS

Dear Mr Duncan,

Planning reference 21/00739/PPP- Land to the East of Delgany Old Cambus

Objection to application for Planning Permission in Principle (PPP)

We object to the above planning application as we understand it to be in contravention of the following Local Development Plan Policies:

Policy HD3: Protection of Residential Amenity

Specifically:

the development will have an adverse impact on the amenity of existing residential areas

the development will have an the impact on the existing and surrounding properties particularly in terms of overlooking and loss of privacy - The proposed houses would sit on the ridge very close to the boundary wall to the west of the farmhouse and will be directly overlooking our garden and inside our house

the development will increase traffic and noise

the development will have a substantial visual impact on a rural heritage steading and its farmhouse

Policy HD2: Housing in the Countryside

Specifically:

The Council wishes to promote appropriate rural housing development: a) in village locations in preference to the open countryside where permission will only be granted in special circumstances on appropriate sites - this site is in open countryside, in a field currently being used for agriculture. The nearest village is 3 miles away.

b) associated with existing building groups where this does not adversely affect their character or that of the surrounding area - we believe the development will dominate the steading, creating significant impact on and affect to the character of the two hundred year old farm steading it is proposed to be built next to.

We purchased Westmains Farmhouse in 2019 are currently restoring the main dwelling to a high standard, from a condition that was beginning to fall into serious disrepair and which has needed extensive structural work to both interior, and especially to the appearance of the exterior.

Westmains Farmhouse is the principal building that gives visual recognition to the heritage form of this farm steading in the Scottish Borders, and to others beyond. It and it's adjacent steading fortunately remains in a rural setting: this is important and significant for the future, as many others have lost their isolated scenic setting owing to gradual creeping 'urbanization' either by being absorbed into surrounding housing, and or by being located nearer busy roads and heavier traffic.

None of the above problems apply at Westmains Farmhouse. The access road is rural in character, a narrowish cul-de-sac, limited traffic, hedgerows & boundary walls and is instantly recognisable as a "steading". So, why despoil this particular bit of uniquely "Scottish" heritage by a proposal for two casually located bungalows that bear no design relationship to the farmhouse, and which by their positioning would immediately compromise the setting of the close group of buildings which form the original steading.

There is no justification for these two casual bungalows on the basis of a housing need, which in terms of planning guidance might have been a part of a supporting reason for this kind of application.

In the policy analysis it is stated that: "the scale and siting of the new development should reflect and respect the character and amenity of the existing group." The way in which the existing buildings are positioned at present are so that the 3 existing cottages are downhill from the main Farmhouse therefore are clearly meant to be subservient to it. The siting of 2 newbuild houses directly above the farmhouse will break that grouping and the Farmhouse's amenity will be negatively impacted. Also, the proposed houses with garages do not blend in at all with the early 19th century farm structure of the existing buildings.

The existing buildings at Westmains in themselves have been a complete and finished grouping of buildings since the late 18th C or earlier. Adding the proposed dwelling houses on the adjacent field would alter and negatively impact the coherence of the grouping. It is also clear to us that these are intended to be some sort of ribbon development as they will face the road.

The proposal is clearly in an undeveloped agriculturally active field even though it has been stated that: "sites should not normally break into an undeveloped field". It also will require the removal of a large section of mature hawthorn hedge which goes against policy EP13:

The council will refuse development that would cause the loss or serious damage to the woodland resource unless the public benefits of the development clearly outweigh the loss of landscape, ecological, recreational, historical or shelter value.'

The proposed houses would sit on the ridge to the west of the farmhouse and will be directly overlooking our garden and inside our house which does affect our right to privacy immensely. This is clearly an attempt to latch onto the existing farm steading cluster, in reality it will look completely out of place and not be in keeping.

We have undertaken a [REDACTED] [REDACTED] leads directly out into the area where the proposed site will be. There is also [REDACTED] of the farm buildings [REDACTED]

The neighbouring yard has been described as 'low intensity timber storage' this however is not accurate. Tree surgery teams regularly work at the site, using chainsaws and large machinery to move and process timber. It would more accurately be described as small scale industrial. The owners of the steading have permission from the council for this operation. However, it creates considerable noise and dust which would impact on the new houses as one plot would run alongside the main area where the teams use chainsaws and machinery.

The site is not 3km from the village of Cockburnspath, it is 3.5 miles, on the other side of the A1 and there is no public transport link.

The road is very narrow and having 2 young children we are very concerned about the level of traffic on the track as well as their general safety on the road

We have not been made aware of the plans until the 20th May; the Estate should have consulted the community PRIOR to the PPP stage which was over 8 months ago. This had not been done.

It is stated in the PPP document that the neighbours had been notified. This is inaccurate as we received the notification letter after the publication of the PPP document. This shows us how much the Dunglass estate disregard the local community.

For these reasons we believe that the erection of the 2 houses would have a very negative impact on the area and we strongly object.

Please do not hesitate if you have any questions or comments.

Marie-Claude Reid and Andrew Stockdale
Westmains Farmhouse

Dowlaw Farmhouse
Coldingham
Eyemouth
TD14 5TY
10/06/20021

**Planning reference 21/00739/PPP- Land to the East of Delgany Old Cambus
Objection to application for Planning Permission in Principe (PPP)**

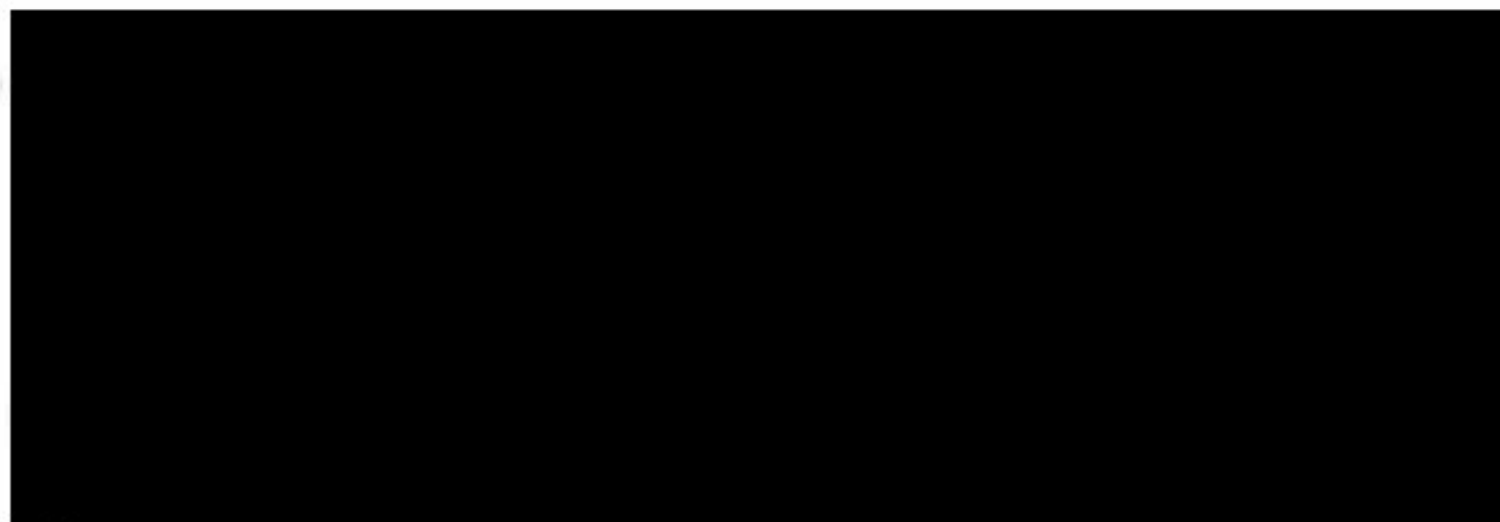
Dear Mr Duncan,

I am writing to object to the above planning application for the following reasons:

1. The development would be contrary to Policy HD2 of the Local Development Plan 2016 and New Housing in the Borders Countryside Guidance 2008 in that the proposed site is classified as 'Greenfield' meaning the site is located on previously undeveloped or agricultural land. The proposed site is a tenanted agricultural field in open countryside.
2. The development would be contrary to Policy HD2 of the Local Development Plan 2016 and New Housing in the Borders Countryside Guidance 2008 in that the development will be unsympathetic to the features of the existing steading buildings and the countryside within which they will sit.
3. The development is contrary to policies PMD2 and HD2 of the Local Development Plan 2016 and the Supplementary Planning Guidance on Placemaking and Design 2010 and New Housing in the Borders Countryside 2008 in that the development will adversely affect the sense of place of the existing buildings and surrounding countryside, making the grouping appear significantly bigger than it actually is, due to the prominence of the positioning of the development on the ridge in a linear fashion along the skyline and visible from multiple directions. This will be substantially evident for users of the A1107 and the views of the "Special Landscape Area".
4. The development is contrary to Policy HD2 of the Local Development Plan 2016 in that there is no economic requirement for further housing of this type in the area, and the developers have not demonstrated any economic or social benefit to the local community

Please do not hesitate to get in touch should you require any further information.

Yours sincerely,



Sarah Ross Russell.

From: Tom Dixon <tom@tdtrees.co.uk>
Sent: 10 June 2021 12:03
To: Planning & Regulatory Services
Subject: 21/00739/PPP Comment on Planning Application
CAUTION: External Email

Hi Paul,

As discussed on the phone we are concerned that the above application may have a negative affect on our business. As you know West Mains Steading is the main operating centre of TD Tree & Land Services Ltd (Head Office is Platform 1, Station Road, Duns.) - this is a tree surgery and arboricultural contracting service. We have been based in the Borders since the company was founded in 2004, at this location since 2013 and we employ 14 people, half of whom live in the Borders.

At West Mains Steading we process the timber arising from our business. This happens in 3 ways

- we produce biomass chip for customers with biomass boilers,
- we produce firewood which we sell in the local area and
- we produce sawn timber which we also sell locally.

The machinery used is a tractor-mounted biomass chipper, a tractor-mounted circular saw and firewood processor, a diesel powered bandsaw mill and chainsaws. All of these operations produce noise, to the extent that HSE regulations require our staff to be issued with hearing protection. We carry out these operations at the west end of the site so that our existing neighbours are protected from the noise by the steading buildings themselves.

We are concerned that the proposed developments are located immediately adjacent to the west end of the steading where all the noisy activity takes place. There are no walls or natural features between our working area and the proposed development area. We therefore worry that any future neighbours could be negatively affected by the noise that we make and that this could lead to conflict and potentially the involvement of SBC. We worry that this could lead to sanctions being placed upon our business which could affect our ability to operate from that site which may affect our local employees.

We ask that - if they have not been consulted already - SBC Environmental Health officers are consulted as part of your deliberation process and that they are made aware of these potential noise issues so that their input can be considered when deciding the application.

Please could you confirm receipt of this email.

Kind regards

Tom Dixon

Tom Dixon
Managing Director
TD Tree & Land Services Ltd
07801 538717
01368 830 776

Comments for Planning Application 21/00739/PPP

Application Summary

Application Number: 21/00739/PPP

Address: Land East Of Delgany Old Cambus Cockburnspath Scottish Borders

Proposal: Erection of 2no dwellinghouses

Case Officer: Paul Duncan

Customer Details

Name: Dr Fiona Jewkes

Address: Delgany Old Cambus, Cockburnspath, Scottish Borders TD13 5YS

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Dear Mr Duncan,

Re Applicant's assessment of noise pollution

I have read the applicants' comments (30th Aug, published on the portal 15th October) regarding noise pollution from TD Trees' woodyard and feel obliged to point out that visiting, unannounced, half a dozen times to listen out for noise informally is not a good way of assessing the overall degree of noise pollution the firm generates. Their observations are unsubstantiated and as such of dubious value. To draw conclusions is simply wrong. They also say:

"Furthermore, (the Estate managers) in their management of the Estate over the past 6 years they have not heard any processing taking place on site.

We are comfortable in concluding that no regular timber processing takes place on site and our Noise Impact Assessment confirms this position and so no updates are required."

I live at Delgany, the house on the west side of the land under consideration (ie further away than where the proposed housing would be) and, as a retiree, spend much of my time at home. I hear the noise of the woodyard frequently, though it is, by its nature, apparently random in its timing and not necessarily every day - it may last for hours one day and then none for the next few days. If I am outside tending my sheep the noise can be extremely loud. Savill's conclusion is incorrect. My observations are actual and made over many years. It would have been logical, whilst making the assessment, to have taken on board immediate residential neighbours comments. Indeed the council's own Environmental Health Officer, Fraser Smith, stated to Savills on 20th Aug that:

"In section 4 of BS4142+A1:2019 Preparation it sets out that an assessor should gain sufficient understanding of the situation (context) to be rated and assessed by conducting an appraisal, as appropriate, in order to identify all sounds that can be heard, identify their sources, identify which measurement methods, instruments and metrics would be most appropriate for the assessment.

I would expect some information relating to the noise generating activity that would take place at TD Tree & Land Services an assessment relating to levels and frequency of occurrence. This could involve obtaining information from the business, other resources in the public domain, or through calculations of typical equipment. "

Savills have made no attempt to do this.

I live just about far enough away to not be bothered unduly, though the noise can be loud and sometimes, as well as the wood processing noises, the clanging noises of machinery are so loud I look to see what is happening. However, I have the protection of a small, but thick wood and also triple glazing throughout my house (put in, primarily, for the appalling weather, but of course it dampens noise significantly too - it is used in airport hotels). If I had not, I might well have complained about the noise.

The applicant may be "comfortable" with their assessment and that of the Estate managers (who also live some miles from the area under consideration so are not a reliable source of information), but as a person who has actually listened to the noise for many years, I know they are mistaken in their assessment.

Suggesting that a planned visit might result in the wood yard owners especially moving in noisy machinery to ensure maximum noise is most unprofessional. Such arguments are time wasting and benefit nobody.

At least if they listened to the noise at a pre-arranged time, everyone would be able to hear the maximum noise generated, which is possibly the only truly objective observations that they are likely to get, if they continue to refuse to seek local (ie neighbours') observations.

Yours sincerely,
Fiona Jewkes

Dr Fiona Jewkes