

Comments for Planning Application 21/00992/PPP

Application Summary

Application Number: 21/00992/PPP

Address: Plot 1 Land North Of Belses Cottage Jedburgh Scottish Borders

Proposal: Erection of dwellinghouse

Case Officer: Brett Taylor

Customer Details

Name: Mr GORDON STEWART

Address: Belses Smithy Cottage, Belses, Jedburgh, Scottish Borders TD8 6UR

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Inadequate access
- Increased traffic
- Road safety

Comment: I object to the proposed two building plots (application numbers 20/00411/PPP and 20/00412/PPP).

The applicant states that the sites are part of an existing building cluster. This is not the case - the proposed building sites are not next to existing dwellings and they are separated from the nearest existing dwellings by the main road; B6400.

The previous application for this development was withdrawn following concerns over the access onto the B6400 road.

These two new applications attempt to justify the creation of a new access onto the B6400 by claiming that 'the existing farm access will be restricted to light vehicles only'. The 'existing farm access', nearby serves New Belses Farm Cottages and Farmhouse. A separate 'farm' access already exists to New Belses Farm, further along the B6400 road and was the subject of a separate planning application in 1994 (application number: 94/00018/FUL).

I note that the applicants intend placing shepherd huts as part of a leisure diversification, in the field adjacent to the site of the current application. Far from reducing vehicular traffic on this stretch of road, the current application, combined with any future, leisure diversification would increase traffic onto this section of the B6400.

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Customer Details

Name: Mr Mark Crighton

Address: Belses Cottage, Belses, Jedburgh, Scottish Borders TD8 6UR

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Contrary to Local Plan
- Inadequate access
- Increased traffic
- Overlooking
- Privacy of neighbouring properties affected
- Road safety
- Trees/landscape affected

Comment: We object to the proposed two building plots (application numbers 21/00992/PPP and 21/00993/PPP). The applicant states that this is an unproductive and isolated plot of land however this area has been engineered to be "unproductive and isolated" when the tree belt was planted by the applicant several years ago. Also the field access that they are proposing to "stop up" is not currently used as an access point. The proposed sites would not form part of an existing building group as they are separated from the nearest existing dwellings by the busy B6400. Belses (not New Belses or Old Belses) only consists of 3 visible properties all of which are on the South East side of the B6400, one being approx. 100m away. This, depending upon the definition of group boundaries, will in our opinion not form part of an existing group due to the extensive locations and the division created by the B6400. The 'over all build group' of 16 properties, circled in the Design, Access & Planning Statement, is covering a distance between the furthest two of over half a mile. We would also add that the inaccuracy of the Design, Access & Planning Statement may mislead unless the area is known in person. The blue circle surrounding a dwelling that states planning granted - this house has been there since at least the 1970's and the yellow circle that states Two - this is in fact a single dwelling. This is a diverse group. We feel that it doesn't fall within the Policy HD2 Housing in the Countryside and that it will have a high level of visual impact due to its remote and elevated position.

We endorse the comments made by Gordon Stewart regarding the farm access; any additional

access point would be a safety concern on this stretch of road.