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From: [REDACTED]

Sent: Mon, 9 Jan 2023 21:15:06

To:

Subject: 22/00032/FUL: APPEAL AFTER REFUSAL.

Sensitivity: Normal

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\f0Dear Sir or Madam,

\f0Re **22/00032/FUL** | Erection of Class 4 joinery workshop with associated access and parking | Land North And East Of Clay Dub Duns Road Greenlaw Duns Scottish Borders. **Appeal.**

\f0I have not changed my mind since I sent in my objections to this development on the grounds of increased danger to road safety, the loss of residential amenity, the negative impact on the natural and built environment in and around Greenlaw (which was formerly the County Town of Berwickshire) and the loss of prime agricultural land which should not be squandered for less than overwhelmingly advantageous reasons and the lack of any other possible site in the town, which is clearly not the case here.

\f0I was extremely pleased by the Scottish Border Council's decision to refuse the application. In their refusal, they explained how the proposal was contrary to the Local Development Plan 2016 in three separate and important respects, and that to allow this joinery workshop with attendant parking and delivery and collection facilities to be built outside the agreed Development Boundary could not be justified by any special community benefit, They recognised that the proposed joinery would be visually intrusive and spoil the visual character of the town at its northern entry and be inappropriate in a predominantly residential area, and that they were opposed to the consequent loss of prime quality agricultural land which was recognised as 'a valuable and finite resource'.

\f0All this was true and remains true. For very good reasons the applicant's appeal should simply not be allowed. As the Council points out, there is another site within the town's boundary that would permit some industrial development so it would be madness to squander an unallocated greenfield site, leading potentially to more industrial development in a different part of Greenlaw. Furthermore, the same applicant has submitted another application (22/01215/FUL) for the erection of 4 general industrial units on land east of Woodheads Cottages, Woodheads Farm, Greenlaw, off the Greenlaw to Duns road, part of the same agricultural estate that wished to develop the land north and east of Clay Dub that is the subject now of this appeal. Every planning application has to be judged on its own merits but they do not happen in a complete vacuum and this new application from the same applicant should be noted as relevant. It would surely be better, if it was agreed that the Woodheads site is appropriate, that any industrial complex developed by the owner should be in one place, rather than two when the Clay Dub site is so clearly inappropriate in both planning and

actual terms. It would at least have the advantage of not being visible from any main road and would not therefore compromise the town itself or make a bad impression on visitors entering Greenlaw from that direction.- something that the brutal, undisguised appearance of the Borders Embroideries buildings near Clay Dub already does.

I sincerely hope that common sense and the well considered arguments of the Council are given full consideration at this Appeal.

Yours faithfully,

John Nicholls MBE, Castle Heights, Cheviot View, Hume, Berwickshire, TD5 7TP