

Planning Application reference 21/01618/FUL

Appeal Reference 22/00041/RREF

PLANNING APPLICATION Land South West Of Castleside Cottage Selkirk Scottish Borders

PROPOSED DEVELOPMENT: Erection of dwellinghouse

Comments from Lilliesleaf, Ashkirk and Midlem Community Council (LAMCC)

The LAMCC makes the following comments about the above Notice of Review in relation to the planning application:

Please note that LAMCC has a new membership since May 2022 and these comments are as a result of a fresh consideration of the application and subsequent amended plans and appeal statement.

The proposed plan for the building of a house is in principle welcomed as this will see completion of this significant improvement project for Castleside.

It is unfortunate that the submission made by the LAMCC in December 2021 related to the initial plans and no request for an update from LAMCC was made in relation to the revised plans submitted by the applicant.

We understand from the current documentation that suggestions of issues relating to flooding and sewage are not accurate. In fact, no real issues have been determined.

We are in agreement with the Architect, that there are, in the Borders, contemporary structures that have proved to be sympathetic to the older environments in which they sit, yet look somewhat different in shape and form. This design, in our view, is no different in terms of complementing the existing former agricultural structures in the grouping.

The proposed new build provides balance to the grouping, offering height at both the Castleside House end and beyond the Castleside Cottages.

The amended plans have taken on board the concern that the kitchen window would be looking directly into the adjacent cottage windows.

The proposed materials are, in our view, in keeping with the nature of the environment, namely agricultural. Around and about the Castleside site there are farm sheds of wood and corrugated materials. Within the rest of the grouping of houses, wood is featured in the materials used.

In summary, the proposed house will bring coherence to the design, balance to the buildings and completion of the development project. The LAMCC has no objection to this planning application.

We would like to take this opportunity to address points raised by the applicant in his appeal statement which directly relate to the work of the LAMCC and in effect relate to its reputation and how it is viewed by the public.

We are a group of Volunteers working on behalf of our communities. In all fairness to the LAMCC group prior to May 2022, it was not common practice to minute decisions made outwith the scheduled 4 meetings. Decisions made at the meeting were minuted. There was, however, recognised practice of all Planning related matters being circulated to all members and comments coordinated with a majority view being upheld. With this application, the inference is that the submission was the view of one person. This was not in fact the case as email discussions did occur and contributions made to the final observation submitted and this can be evidenced. The current LAMCC member who served at that time was not involved due to significant personal demands at the time. As a result this member could not recall the application, at the LAMCC meeting in September 2022, as raised by the applicant, having never read the email conversations in the first place, in December 2021.

For the record, the current LAMCC has no intention of investigation into the contribution made by the previous LAMCC, as stated by the applicant in the appeal statement. The current LAMCC is content with their established system and process set in place for consideration and recording of Planning matters.

Lilliesleaf Ashkirk & Midlem Community Council