

From: Tim Ferguson <tim@fergusonplanning.co.uk>
Sent: 21 March 2023 19:03
To: localreview
Cc: Toni-Jane Ferguson
Subject: RE: Impact of NPF4 - Dove Cottage Gate Lodge Press Castle
Coldingham Eyemouth -
22/01125/FUL and 22/00046/RREF

CAUTION: External Email

Dear Fiona

Thank you for your recent correspondence and the opportunity to respond to the comments of the appointed Planning Officer on the impact of National Planning Framework 4 on the Notice of Review and the comments of the Heritage and Design Officer.

We are grateful for the opportunity to make our response. The comments have been reviewed. We are satisfied that the comments do not give rise to significant change to our appeal statement and our reasoning as to why this application should be approved remain the same.

Dove Cottage has previously been used as a holiday home but is now to be used as a permanent residence something supported by NPF 4 and the ethos of rural revitalisation. The proposed development seeks to adapt the existing property, comprising a single storey extension designed to meet the permanent needs of its occupants. The purpose of this application is to make the existing property fit for purpose, providing additional space to accommodate the Appellants aspirations to foster young children.

The extension sits to the rear away from the principal elevation and at a lower level and would utilise what is a brownfield site largely hidden from the public receptor points. NPF4 strongly supports the re-use/extension of built form well in advance of new build on greenfield land. The proposal again adheres to that ethos and considered a strong and sustainable form of development.

The proposed development is considered to be acceptable in heritage terms, the reasoning and justification for which remains as per our Appeal Statement and supporting Core Documents. It is considered essential to note that Policy 7 of NPF4 does not materially change the planning

policy context in which the Planning Application or Notice of Review are determined.

Both the LDP AND NPF4 require that the character and appearance of listed buildings are preserved or enhanced. The listed building will remain and its principle elevation unaffected and thus preserved. All other matters raised have been addressed in previous representations, principally the Appeal Statement and revision of which is not required. The proposed development has been proven to meet the relevant tests established in adopted policy and is considered to be acceptable in heritage terms.

Given the need and reasoning for the extension it is important that we take note of NPF4's purpose. That being, in part, to improve people's lives by making sustainable, liveable and productive places.

NPF 4 Policy 9 seeks better use of previously used land and buildings, helping to lock in carbon. Policy 9 a) outlines that development proposals that will result in the sustainable reuse of brownfield land including vacant and derelict land and buildings, whether permanent or temporary, will be supported. Minimising and reducing emissions is also integral to the six qualities of successful places, as set out in Policy 14. Policies 17 and 29 support rural development which is compatible with climate change targets.

Policy 16 supports the delivery of high quality, sustainable homes that meet the needs of people throughout their lives. In particular, it supports proposals for new homes that improve affordability and choice by being adaptable to changing and diverse needs, and which address identified gaps in provision.

POLICY 16 h) supports householder development proposals that provide adaptations in response to risks from a changing climate or relating to people with specific needs. Policy 17 promotes the development of rural homes, to ensure the needs of communities are met in a sustainable way. Similarly, Policy 29 encourages development that will contribute to rural economies and communities. Development proposals that contribute to the viability, sustainability and diversity of rural businesses are supported while ensuring planning policies take into

consideration local characteristics. Both policies support development in previously inhabited areas in a way that is guided by LDPs. Greater constraint will be applied in areas of pressure whilst in rural areas with fragile communities, a more enabling approach has been taken to support communities to be sustainable and thrive. LDPs are required to set out an appropriate approach to development in areas of pressure and decline informed by an understanding of population change and settlement characteristics and how these have changed over time as well as an understanding of the local circumstances including housing and travel.

In short it supports investment in the retention and enhancement of local rural communities and requires to take due regard of the sometime unique characteristics that can often arise in rural areas such as the subject site/area.

We trust the above will be taken into consideration together with the Appeal Statement and Core Documents currently before the Council.

Regards

Tim

From: localreview <localreview@scotborders.gov.uk>
Sent: Wednesday, March 8, 2023 11:10 AM
To: Ruairaidh Thompson <Ruairaidh@fergusonplanning.co.uk>
Subject: Impact of NPF4 - Dove Cottage Gate Lodge Press Castle Coldingham Eyemouth - 22/01125/FUL and 22/00046/RREF
Importance: High

PLANNING APPLICATION Dove Cottage Gate Lodge Press Castle Coldingham Eyemouth
Scottish Borders TD14 5TS
PROPOSED DEVELOPMENT: Alterations and extensions to dwellinghouse
APPLICANT: Mr W Hannah

Further to my e-mail of 22 February 2023, with regard to the review of the above application, please find attached a statement from the Planning Officer and Heritage and Design Officer on the impact of NPF4 on the above planning application.

As previously indicated, should you have comments to submit regarding this statement please do so before the close of business on Wednesday, 22 March 2023.

I would further advise that consideration of the above review will be continued at the Local Review Body scheduled to be held on Monday, 17 April 2023.

Best Wishes

Fiona Henderson
Democratic Services Officer
Democratic Services
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Council Headquarters
NEWTOWN ST BOSWELLS TD6 0SA
? DDI : 01835 826502
? fhenderson@scotborders.gov.uk

From: localreview
Sent: 22 February 2023 11:59
To: 'Lucy Moroney' <lucy@fergusonplanning.co.uk>
Subject: Impact of NPF4 - Dove Cottage Gate Lodge Press Castle Coldingham Eyemouth - 22/01125/FUL and 22/00046/RREF
Importance: High

Good Morning
Further to my e-mail of 12 February 2023 and the Local Review Body Meeting held on Monday, 20 February 2023. I am writing to inform you that the Scottish Government adopted, with effect from 13 February 2023, the National Planning Framework 4 (NPF4). As this supersedes previous guidance and has been incorporated into the Local Development Plan, we must, in terms of Section 25 of the Planning Act 1997, ensure that Planning Decisions and Reviews take account of this new Framework. To this end, comments on the impact of NPF4 on the above planning application and subsequent review are being sought from the Officer and Applicant. In order that the application be continued to the earliest Local Review Body Meeting, the further information must be provided by Wednesday, 8 March 2023 and be sent to the Clerk of the Local Review Body by email to localreview@scotborders.gov.uk. A copy of the NPF4 Statement from the Officer will be forwarded to you for comments and you will have 14 days on receipt to forward comments. Should you require any further assistance, please do not hesitate to contact me.
Best Wishes
Fiona Henderson
Democratic Services Officer
Democratic Services
Resources

Council Headquarters
NEWTOWN ST BOSWELLS TD6 0SA
? DDI : 01835 826502
? fhenderson@scotborders.gov.uk
From: localreview
Sent: 12 February 2023 16:20
To: 'Lucy Moroney' <lucy@fergusonplanning.co.uk>
Subject: Impact of NPF4 - Dove Cottage Gate Lodge Press Castle Coldingham
Eyemouth - 22/01125/FUL
and 22/00046/RREF
Importance: High

Dear Lucy

I refer to my letter of 14 December 2022, advising that your application to the LRB is scheduled to be considered at the Local Review Body Meeting scheduled for Monday, 20 February 2023 at 10 a.m. in the Council Chamber, Council Headquarters, Newtown St Boswells. This matter will call as expected. However I wanted to take the opportunity to highlight some changes to Scottish Planning law and policy that may have an impact on further procedure for this case. The Revised Draft of the National Planning Framework 4 which was laid before the Scottish Parliament on 8 November 2022 will come into force on 13 February 2023. This brings with it some implications for the Authority in terms of Planning and, in particular, the Local Review Body. When your case calls, the members of the local review body will be advised of the implications of NPF4 on ongoing planning cases and the Members will make a decision as to how this case will progress at this point.

Best Wishes Fiona

Fiona Henderson

Democratic Services Officer

Democratic Services

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Council Headquarters

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From: localreview

Sent: 14 December 2022 17:22

To: 'Lucy Moroney' <lucy@fergusonplanning.co.uk>

Subject: Dove Cottage Gate Lodge Press Castle Coldingham Eyemouth -
22/01125/FUL and
22/00046/RREF

Importance: High

Dear Lucy

I acknowledge and thank you for your notice of review in respect of the above.

All your documents referred to in your notice of review have been received.

please find attached formal acknowledgement of your Notice of Review.

Regards Fiona
Fiona Henderson
Democratic Services Officer
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Council Headquarters
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