

Regulatory Services
Scottish Borders Council
Newtown St Boswells
Melrose
TD6 0SA

SBC Ref (22/01935/FUL)

14/03/23

Dear SBC Regulatory Services

I am writing in support of Mr & Mrs Barton's forthcoming appeal to Scottish Borders Council to challenge the planning permission decision (22/01935/FUL) on 20th January 2023 regarding the wooden clad gates at Church House, Off Raemartin Square, West Linton. This is for the following reasons;

- The house sits in a narrow unadopted lane which has become a busy thoroughfare with cars, deliveries, public events in the village centre opposite as well as other developments over the last five years.
- Their garden at the front is the main garden of the house which used to be quiet and private.
- The Raemartin Hotel has been converted into flats and the White House divided into 2 houses, increasing traffic and parking congestion as well as the increased population coming to the centre of the village often blocking the lane to services such as oil deliveries.
- A planning application for a 3 bedroom house right opposite the applicant's drive has been approved.

Mr and Mrs Barton's wish to create a small private outdoor space seems proportionate and appropriate. Their gates do not harm the appearance of their beautifully maintained property or the surrounding area. I walk past the gates regularly and do not perceive them to be lacking in quality or be detrimental in appearance.

- Their gates are clad with timber (retaining the original metal gates). There are a number of examples of similar gates in the village centre and are therefore in keeping with others in the conservation area. They are the same height as the wooden gates of a neighbour's property, look attractive and in keeping with the range of styles in the lane.
- I understand that neighbours and West Linton Community Council have written in support of the gates. I understand that there have been no objections (a rare event in West Linton!!)

I am mindful of the importance of maintaining the appearance of the Conservation area but do not have concerns that the gate design affects this.

Yours faithfully,



Drummond Begg

Councillor

Tweeddale West

Regulatory Services
Newtown St Boswells
Melrose
TD6 0SA

9 Deanfoot Drive
West Linton
Peeblesshire
(EH46 ~~XXX~~) DJF.

SBC Ref (22/01935/FUL)

10th March 2023

Dear SBC Regulatory Services

We are writing in support of our fellow residents' appeal to Scottish Borders Council (submitted by Ferguson Planning) to overturn your planning permission decision (22/01935/FUL) on 20th January 2023 regarding the wooden clad gates at Church House, Off Raemartin Square, West Linton.

Not only do we think that these wooded clad gates with decorative metal hinges look nice, complimenting the overall appearance of their house and the lane but they also seem very comparable to many other wooden and metal gates of varying ages nearby in the conservation area.

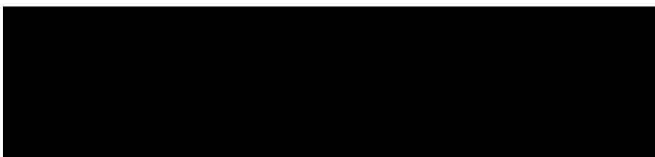
Raemartin Square and the narrow lane running from it (which we understand is unadopted by SBC) have seen an unprecedented level of development in the last two decades, resulting in a big increase in residential & visitor car parking, construction activity and delivery traffic, especially since the Pandemic, with more people than ever working from home.

We are aware that the residents at Church House have been or will be more affected than most in our community by these existing or future developments, as their front garden and two sets of gates look directly onto the Village Centre which now runs lots of events and a plot of land with planning permission for a 3 bedroom house (refused by SBC but granted on appeal by Scottish Government)

We are aware that the front garden at Church House is their only outdoor space that is currently not overlooked by immediate neighbours. Hence they re-clad their metal gates with wood and retained the false hedging on their metal railings in their front garden, to give themselves more privacy and security from these developments and much increased traffic in the lane, particularly as they don't have a high stone wall as a garden boundary, unlike most other properties on this lane.

We gather that despite SBC not receiving any objections from the consultees to their planning application, it was refused. For the above reasons, we hope that SBC will reconsider that previous decision and grant our fellow residents the requisite permission to retain their wooden clad gates.

Yours faithfully



David A Drummond

Regulatory Services
Scottish Borders Council
Newtown St Boswells
Melrose
TD6 0SA

Douglas Cottage

West Linton
EH46 7E13

13

/03/23

SBC Ref (22/01935/FUL)

Dear SBC Regulatory Services

We are writing with reference to our near neighbour's appeal to Scottish Borders Council (submitted by Ferguson Planning) to overturn your planning permission decision (22/01935/FUL) on 20th January 2023 regarding the wooden clad gates at Church House, Off Raemartin Square, West Linton.

So we were very surprised to learn that it should be refused, particularly as there appears to be no other objections from neighbouring consultees including those that have recently had planning approval in the lane or indeed from West Linton Community Council.

So I write to make clear that we have no objections to this application, particularly as the original metal gates still remain in place underneath.

Yours faithfully,



Regulatory Services
Scottish Borders Council
Newtown St Boswells
Melrose TD6 0SA

Douglas Cottage
Cameron Square
West Linton
EH46 7EB
11.3.23

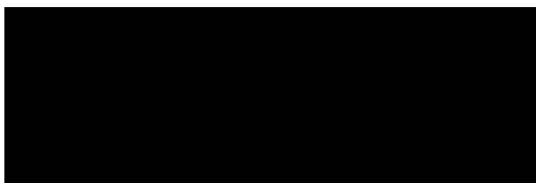
SBC Ref 22/01935/FUL

Gates at Church House, West Linton

I understand that you have refused the (retrospective) application regarding the wooden cladding on the gates at the above address. I wish to express my surprise and concern that this decision has been made, particularly in view of the fact that

- neither the gates/railings nor the house are listed and so cannot be deemed to be of significant historic interest
- gates in the immediate vicinity of the property are in variety of styles and materials
- the lane is a busy thoroughfare for pedestrians and vehicles both of which must compromise the privacy of the only garden ground attached to the house, as well as the latter generating noise and environmental pollution
- the Village Centre is opposite the property and is increasingly used for meetings and other events, held during the day and in the evening, adding to the number of cars and people in the immediate vicinity of the house and garden
- in the immediate vicinity of Church House there has been a considerable amount of residential development in recent times, much of which overlooks the garden – the Raemartin pub has been converted to residential use, there has been a two story extension at Burnside, a whole new two storey house has been built at Parkview, and I understand that you have granted planning permission for a three-bedroom house in garden ground on the opposite side of the narrow lane in front of Church House

I am aware that the centre of West Linton is a conservation area but this does not mean that the residents of this area should be forced to live in a museum – and can wooden cladding on gates be said to be more visually detrimental than the wheelie bins which are permanently stored along parts of the streets in the conservation area, the BT Openreach boxes on the Main Street, the salt bins belonging to SBC? The recent pandemic has shown how important outdoor space is to mental and physical wellbeing, but this decision will force the Barton family to reassess whether or not it is possible for them to use their own, 'private', garden.



Kirsty Campbell

MA, MSc, Dip TP, Dip Gen

Regulatory Services
Scottish Borders Council
Newtown St Boswells
Melrose
TD6 0SA

Annette
Deanfoot Road
West Linton
Peeblesshire
EH46 7DX

SBC Ref (22/01935/FUL)

21/02/23

Dear SBC Regulatory Services,

I am writing in support of our local residents' appeal to Scottish Borders Council (submitted by Ferguson Planning) to hopefully overturn your planning permission decision (22/01935/FUL) on 20th January 2023 regarding the wooden clad gates at Church House, Off Raemartin Square, West Linton.

I really think that these decorative wooden clad gates with heritage style metal hinges look nice and compliment the overall appearance of their house and the lane and they also seem very comparable to many other wooden and metal gates of varying ages nearby in the conservation area. I also know that another advantage of the wooden cladding is that the original metal gates are retained underneath, should a future owner wish to revert back to them.


Raemartin Square and the narrow lane running from it (which is officially known as Main Street but isn't really because it is unadopted by SBC) have seen an unprecedented level of development in the last two decades, resulting in a big increase in residential & visitor car parking, construction activity and delivery traffic, especially since the Pandemic, with more people than ever working from home.

I am aware that the owners of Church House have been or will be more affected than most in our community by these existing or future developments, as their front garden and two sets of gates look directly onto the Village Centre (which now runs lots of events) Mark Barton is one of the Trustees of The Village Centre and works hard to help but there is a now a lot more people using the lane.

I know they re-clad their metal gates with wood and retained the temporary hedging on their metal railings as it was their only outdoor space that was not overlooked closely by other properties. So this was to give themselves more privacy and security from these developments, public events and much increased traffic in the lane, particularly as they don't have a high stone wall as a garden boundary, unlike most other properties on this lane.

I believe that despite SBC not receiving any objections from the consultees to this planning application, it was refused. For the above reasons, we hope that SBC will reconsider that previous decision and grant these longstanding residents the requisite permission to retain their wood clad gates.

Yours faithfully,


Fiona Ingram

Regulatory Services
Scottish Borders Council
Newtown St Boswells
Melrose
TD6 0SA

18 Fergusson View
West Linton
Peeblesshire
EH46 7DJ

SBC Ref (22/01935/FUL)

11/03/23

Dear SBC Regulatory Services

We are writing in support of our fellow residents' appeal to Scottish Borders Council (submitted by Ferguson Planning) to overturn your planning permission decision (22/01935/FUL) on 20th January 2023 regarding the wooden clad gates at Church House, Off Raemartin Square, West Linton. This is for the following reasons;

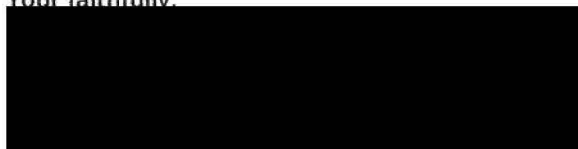
- The house sits in a very narrow unadopted lane which is becoming very busy indeed with cars, deliveries, public events in the village centre opposite and other developments.
- Their garden at the front is the main garden of the house which used to be very quiet and private.
- The Raemartin Hotel has been converted into flats and the White House divided into 2 houses, increasing traffic and parking congestion as well as the increased population coming to the centre of the village often blocking the lane to services such as oil deliveries.
- Several planning applications were submitted in recent times, including one which the Community Council, neighbours and SBC objected to which is a 3 bedroom house right opposite their drive. Yet this was overturned when the applicants appealed at a National level. However, the residents who opposed this development were not allowed to get professional help to submit an objection due to Covid restrictions not permitting site visits.
- This means it is increasingly busy and there is absolutely no privacy/ security now for the residents and will be increasingly so with this new development which will require the lane to be blocked with builders restricting their access as it has been for other developments.

We think their response in cladding their gates with timber (particularly as they retain the original metal gates) are attractive and a very reasonable one for the residents who find themselves surrounded by development against their wishes. Especially as there are many examples of their type of gate in the village centre.

We did not respond to the consultation as we had no objections and are very surprised to learn that it should be refused, particularly as there are no other objections from neighbours or our Community Council, including those that have recently had planning approval.

We ask that this appeal be granted and allow the residents some peace of mind in return.

Your faithfully,



ALASTAIR YOUNG -

Regulatory Services
Scottish Borders Council
Newtown St Boswells
Melrose
TD6 0SA

Flat 2 Above Raemartin Hall
Raemartin square
West Linton
EH46 7ED

SBC Ref (22/01935/FUL)

27/02/23

Dear SBC Regulatory Services

We are writing in support of our fellow residents' appeal to Scottish Borders Council (submitted by Ferguson Planning) to overturn your planning permission decision (22/01935/FUL) on 20th January 2023 regarding the wooden clad gates at Church House, Off Raemartin Square, West Linton. This is for the following reasons;

- The house sits in a very narrow unadopted lane which is becoming very busy indeed with cars, deliveries, public events in the village centre opposite and other developments.
- Their garden at the front is the main garden of the house which used to be very quiet and private.
- The centre of the village has been developed into houses which has increased traffic and congestion for access to the lane for vital deliveries such as oil.
- Several planning applications were submitted in recent times, including one which the Community Council, neighbours and SBC objected to which is a 3 bedroom house right opposite the applicant's drive. Yet this was overturned when the applicants appealed at a National level. However, the residents who opposed this development were not allowed to get professional help to submit an objection due to Covid restrictions not permitting site visits.
- This means it is increasingly busy and there is absolutely no privacy/ security now for the residents and will be increasingly so with this new development which will require the lane to be blocked with builders restricting their access as it has been for other developments.

We think their response in cladding their gates with timber (particularly as they retain the original metal gates) are attractive and a very reasonable one for the residents who find themselves surrounded by development against their wishes. Especially as there are many examples of their type of gate in the village centre.

We did not respond to the consultation as we had no objections and are very surprised to learn that it should be refused, particularly as there are no other objections from neighbours or our Community Council, including those that have recently had planning approval.

We ask that this appeal be granted and allow the residents some peace of mind in return.

Your faithfully,



Regulatory Services
Scottish Borders Council
Newtown St Boswells
Melrose
TD6 0SA

GREENWELL
MAIN STREET
West Linton
Peeblesshire
EH46

SBC Ref (22/01935/FUL)

26/02/23

Dear SBC Regulatory Services

We are writing in support of our fellow residents' appeal to Scottish Borders Council (submitted by Ferguson Planning) to overturn your planning permission decision (22/01935/FUL) on 20th January 2023 regarding the wooden clad gates at Church House, Off Raemartin Square, West Linton. This is for the following reasons;

- The house sits in a very narrow unadopted lane which is becoming very busy indeed with cars, deliveries, public events in the village centre opposite and other developments.
- Their garden at the front is the main garden of the house which used to be very quiet and private.
- The Raemartin Hotel has been converted into flats and the White House divided into 2 houses, increasing traffic and parking congestion as well as the increased population coming to the centre of the village often blocking the lane to services such as oil deliveries.
- Several planning applications were submitted in recent times, including one which the Community Council, neighbours and SBC objected to which is a 3 bedroom house right opposite their drive. Yet this was overturned when the applicants appealed at a National level. However, the residents who opposed this development were not allowed to get professional help to submit an objection due to Covid restrictions not permitting site visits.
- This means it is increasingly busy and there is absolutely no privacy/ security now for the residents and will be increasingly so with this new development which will require the lane to be blocked with builders restricting their access as it has been for other developments.

We think their response in cladding their gates with timber (particularly as they retain the original metal gates) are attractive and a very reasonable one for the residents who find themselves surrounded by development against their wishes. Especially as there are many examples of their type of gate in the village centre.

We did not respond to the consultation as we had no objections and are very surprised to learn that it should be refused, particularly as there are no other objections from neighbours or our Community Council, including those that have recently had planning approval.

We ask that this appeal be granted and allow the residents some peace of mind in return.

Your faithfully,



Regulatory Services
Scottish Borders Council
Newtown St Boswells
Melrose
TD6 0SA

Heather Lea
Linton Bank Drive
West Linton
EH46 7DT

SBC Ref (22/01935/FUL)

6/03/23

Dear SBC Regulatory Services

We are writing in support of our fellow residents' appeal to Scottish Borders Council (submitted by Ferguson Planning) to overturn your planning permission decision (22/01935/FUL) on 20th January 2023 regarding the wooden clad gates at Church House, Off Raemartin Square, West Linton. This is for the following reasons;

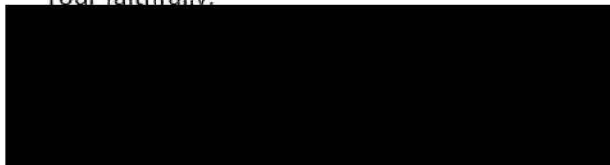
- The house sits in a very narrow unadopted lane which is becoming very busy indeed with cars, deliveries, public events in the village centre opposite and other developments.
- Their garden at the front is the main garden of the house which used to be very quiet and private.
- The Raemartin Hotel has been converted into flats and the White House divided into 2 houses, increasing traffic and parking congestion as well as the increased population coming to the centre of the village often blocking the lane to services such as oil deliveries.
- Several planning applications were submitted in recent times, including one which the Community Council, neighbours and SBC objected to which is a 3 bedroom house right opposite the applicant's drive. Yet this was overturned when the applicants appealed at a National level. However, the residents who opposed this development were not allowed to get professional help to submit an objection due to Covid restrictions not permitting site visits.
- This means it is increasingly busy and there is absolutely no privacy/ security now for the residents and will be increasingly so with this new development which will require the lane to be blocked with builders restricting their access as it has been for other developments.

We think their response in cladding their gates with timber (particularly as they retain the original metal gates) are attractive and a very reasonable one for the residents who find themselves surrounded by development against their wishes. Especially as there are many examples of their type of gate in the village centre.

We did not respond to the consultation as we had no objections and are very surprised to learn that it should be refused, particularly as there are no other objections from neighbours or our Community Council, including those that have recently had planning approval.

We ask that this appeal be granted and allow the residents some peace of mind in return.

Your faithfully,



MARIE MCQUADE

Regulatory Services
Scottish Borders Council
Newtown St Boswells
Melrose
TD6 0SA

Kinraddie

West Linton
EH46 7EA

SBC Ref (22/01935/FUL)

10 /03/23

Dear SBC Regulatory Services

We are writing with reference to our near neighbour's appeal to Scottish Borders Council (submitted by Ferguson Planning) to overturn your planning permission decision (22/01935/FUL) on 20th January 2023 regarding the wooden clad gates at Church House, Off Raemartin Square, West Linton.

So we were very surprised to learn that it should be refused, particularly as there appears to be no other objections from neighbouring consultees including those that have recently had planning approval in the lane or indeed from West Linton Community Council.

So I write to make clear that we have no objections to this application, particularly as the original metal gates still remain in place underneath.

Yours faithfully,



Regulatory Services
Scottish Borders Council
Newtown St Boswells
Melrose
TD6 0SA

ANDREW MACRAE
STRALOCH
LINTON BANK DRIVE
West Linton
Peeblesshire
EH46 7DT

SBC Ref (22/01935/FUL)

24/02/23

Dear SBC Regulatory Services

We are writing in support of our fellow residents' appeal to Scottish Borders Council (submitted by Ferguson Planning) to overturn your planning permission decision (22/01935/FUL) on 20th January 2023 regarding the wooden clad gates at Church House, Off Raemartin Square, West Linton. This is for the following reasons;

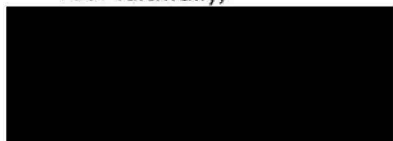
- The house sits in a very narrow unadopted lane which is becoming very busy indeed with cars, deliveries, public events in the village centre opposite and other developments.
- Their garden at the front is the main garden of the house which used to be very quiet and private.
- The Raemartin Hotel has been converted into flats and the White House divided into 2 houses, increasing traffic and parking congestion as well as the increased population coming to the centre of the village often blocking the lane to services such as oil deliveries.
- Several planning applications were submitted in recent times, including one which the Community Council, neighbours and SBC objected to which is a 3 bedroom house right opposite their drive. Yet this was overturned when the applicants appealed at a National level. However, the residents who opposed this development were not allowed to get professional help to submit an objection due to Covid restrictions not permitting site visits.
- This means it is increasingly busy and there is absolutely no privacy/ security now for the residents and will be increasingly so with this new development which will require the lane to be blocked with builders restricting their access as it has been for other developments.

We think their response in cladding their gates with timber (particularly as they retain the original metal gates) are attractive and a very reasonable one for the residents who find themselves surrounded by development against their wishes. Especially as there are many examples of their type of gate in the village centre.

We did not respond to the consultation as we had no objections and are very surprised to learn that it should be refused, particularly as there are no other objections from neighbours or our Community Council, including those that have recently had planning approval.

We ask that this appeal be granted and allow the residents some peace of mind in return.

Your faithfully,



Regulatory Services
Scottish Borders Council
Newtown St Boswells
Melrose
TD6 0SA

Lynbank,
Main St
Raemartin square
West Linton
EH46 7ED

SBC Ref (22/01935/FUL)

22/02/23

Dear SBC Regulatory Services

We are writing in support of our fellow residents' appeal to Scottish Borders Council (submitted by Ferguson Planning) to overturn your planning permission decision (22/01935/FUL) on 20th January 2023 regarding the wooden clad gates at Church House, Off Raemartin Square, West Linton. This is for the following reasons;

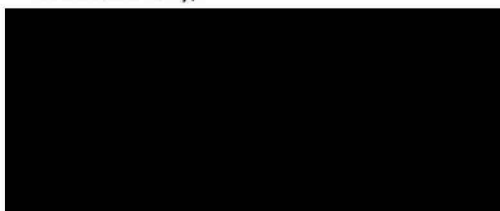
- The house sits in a very narrow unadopted lane which is becoming very busy indeed with cars, deliveries, public events in the village centre opposite and other developments.
- Their garden at the front is the main garden of the house which used to be very quiet and private.
- The Raemartin Hotel has been converted into flats and the White House divided into 2 houses, increasing traffic and parking congestion as well as the increased population coming to the centre of the village often blocking the lane to services such as oil deliveries.
- Several planning applications were submitted in recent times, including one which the Community Council, neighbours and SBC objected to which is a 3 bedroom house right opposite the applicant's drive. Yet this was overturned when the applicants appealed at a National level. However, the residents who opposed this development were not allowed to get professional help to submit an objection due to Covid restrictions not permitting site visits.
- This means it is increasingly busy and there is absolutely no privacy/ security now for the residents and will be increasingly so with this new development which will require the lane to be blocked with builders restricting their access as it has been for other developments.

We think their response in cladding their gates with timber (particularly as they retain the original metal gates) are attractive and a very reasonable one for the residents who find themselves surrounded by development against their wishes. Especially as there are many examples of their type of gate in the village centre.

We did not respond to the consultation as we had no objections and are very surprised to learn that it should be refused, particularly as there are no other objections from neighbours or our Community Council, including those that have recently had planning approval.

We ask that this appeal be granted and allow the residents some peace of mind in return.

Your faithfully,



Regulatory Services
Scottish Borders Council
Newtown St Boswells
Melrose
TD6 0SA

Mossman Cottage
Main Street
West Linton
Peeblesshire
EH46

SBC Ref (22/01935/FUL)

22/02/23

Dear SBC Regulatory Services

We are writing in support of our fellow residents' appeal to Scottish Borders Council (submitted by Ferguson Planning) to overturn your planning permission decision (22/01935/FUL) on 20th January 2023 regarding the wooden clad gates at Church House, Off Raemartin Square, West Linton. This is for the following reasons;

- The house sits in a very narrow unadopted lane which is becoming very busy indeed with cars, deliveries, public events in the village centre opposite and other developments.
- Their garden at the front is the main garden of the house which used to be very quiet and private.
- The Raemartin Hotel has been converted into flats and the White House divided into 2 houses, increasing traffic and parking congestion as well as the increased population coming to the centre of the village often blocking the lane to services such as oil deliveries.
- Several planning applications were submitted in recent times, including one which the Community Council, neighbours and SBC objected to which is a 3 bedroom house right opposite their drive. Yet this was overturned when the applicants appealed at a National level. However, the residents who opposed this development were not allowed to get professional help to submit an objection due to Covid restrictions not permitting site visits.
- This means it is increasingly busy and there is absolutely no privacy/ security now for the residents and will be increasingly so with this new development which will require the lane to be blocked with builders restricting their access as it has been for other developments.

We think their response in cladding their gates with timber (particularly as they retain the original metal gates) are attractive and a very reasonable one for the residents who find themselves surrounded by development against their wishes. Especially as there are many examples of their type of gate in the village centre.

We did not respond to the consultation as we had no objections and are very surprised to learn that it should be refused, particularly as there are no other objections from neighbours or our Community Council, including those that have recently had planning approval.

We ask that this appeal be granted and allow the residents some peace of mind in return.

Your faithfully,



Regulatory Services
Scottish Borders Council
Newtown St Boswells
Melrose
TD6 0SA

The Old Schoolhouse
Raemartin square
West Linton
EH46 7ED

SBC Ref (22/01935/FUL)

22/02/23

Dear SBC Regulatory Services

We are writing in support of our fellow residents' appeal to Scottish Borders Council (submitted by Ferguson Planning) to overturn your planning permission decision (22/01935/FUL) on 20th January 2023 regarding the wooden clad gates at Church House, Off Raemartin Square, West Linton. This is for the following reasons;

- The house sits in a very narrow unadopted lane which is becoming very busy indeed with cars, deliveries, public events in the village centre opposite and other developments.
- Their garden at the front is the main garden of the house which used to be very quiet and private.
- The Raemartin Hotel has been converted into flats and the White House divided into 2 houses, increasing traffic and parking congestion as well as the increased population coming to the centre of the village often blocking the lane to services such as oil deliveries.
- Several planning applications were submitted in recent times, including one which the Community Council, neighbours and SBC objected to which is a 3 bedroom house right opposite the applicant's drive. Yet this was overturned when the applicants appealed at a National level. However, the residents who opposed this development were not allowed to get professional help to submit an objection due to Covid restrictions not permitting site visits.
- This means it is increasingly busy and there is absolutely no privacy/ security now for the residents and will be increasingly so with this new development which will require the lane to be blocked with builders restricting their access as it has been for other developments.

We think their response in cladding their gates with timber (particularly as they retain the original metal gates) are attractive and a very reasonable one for the residents who find themselves surrounded by development against their wishes. Especially as there are many examples of their type of gate in the village centre.

We did not respond to the consultation as we had no objections and are very surprised to learn that it should be refused, particularly as there are no other objections from neighbours or our Community Council, including those that have recently had planning approval.

We ask that this appeal be granted and allow the residents some peace of mind in return.

Your faithfully

Mrs R. Bell

Regulatory Services
Scottish Borders Council
Newtown St Boswells
Melrose
TD6 0SA

Park End
West Linton
EH46

SBC Ref (22/01935/FUL)

09/03/23

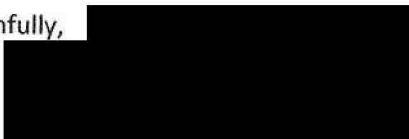
Dear SBC Regulatory Services

We are writing with reference to our near neighbour's appeal to Scottish Borders Council (submitted by Ferguson Planning) to overturn your planning permission decision (22/01935/FUL) on 20th January 2023 regarding the wooden clad gates at Church House, Off Raemartin Square, West Linton.

We did not respond to the official consultation in December as we had absolutely no objections to this application. So we were very surprised to learn that it should be refused, particularly as there appears to be no other objections from neighbouring consultees like ourselves, including those that have recently had planning approval in the lane or indeed from West Linton Community Council.

So I write to make clear that we have no objections to this application, particularly as the original metal gates still remain in place underneath.

Yours faithfully,



RUTH AITKEN

Regulatory Services
Scottish Borders Council
Newtown St Boswells
Melrose
TD6 0SA

The Shieling
Deanfoot Road
West Linton
EH46 7DX

SBC Ref (22/01935/FUL)

22/02/23

Dear SBC Regulatory Services

I am writing in support of my fellow residents' appeal to Scottish Borders Council (submitted by Ferguson Planning) to overturn your planning permission decision (22/01935/FUL) on 20th January 2023 regarding the wooden-clad gates at Church House, Off Raemartin Square, West Linton.

In my opinion, these decorative wooden-clad gates with heritage style metal hinges are attractive and compliment the overall appearance of the house and the lane. They are also comparable to many other wooden and metal gates of varying ages in the conservation area and I cannot understand why these would not be allowed when so many other wooden gates exist nearby. I also understand that the wooden cladding has the advantage of being able to revert back to the original metal gates which are retained underneath, should a future owner wish to do so.

I am aware that the owners of Church House have already been and are very likely to be even more affected by the high level of development in recent years in the surrounding area. Their front garden and two sets of gates look directly onto the Village Centre (which now runs lots of events leading to a significant increase in pedestrian and motor traffic) and a plot of land which has recently been granted planning permission for a 3-bedroom house which will overlook their property (refused by SBC but granted on appeal by Scottish Government). There has been a significant increase in both residential and visitor car parking as well as construction activity and delivery traffic.

I understand that the owners have re-clad their metal gates with wood and retained the temporary hedging on their metal railings in order to give themselves some measure of privacy and security from the repeated developments, public events and generally increased traffic in their lane, particularly as they don't have a high stone wall as a garden boundary, unlike most other properties on this lane. The front garden and driveway was their only outdoor space that was not overlooked closely by other properties and they have sought to recover some of this privacy for their family.

I understand that, despite SBC not receiving any objections from the consultees to this planning application, it has been refused. For the above reasons, I hope that SBC will reconsider their previous decision and grant these longstanding residents in our community permission to retain their wooden-clad gates.

Yours faithfully

A solid black rectangular box used to redact the signature of Margaret Hogg.

Margaret Hogg

Regulatory Services
Scottish Borders Council
Newtown St Boswells
Melrose
TD6 0SA

53 St Andrews Close, West Linton
EH46 7HT

SBC Ref (22/01935/FUL)

11 /03/23

Dear SBC Regulatory Services

We are writing with reference to our near neighbour's appeal to Scottish Borders Council (submitted by Ferguson Planning) to overturn your planning permission decision (22/01935/FUL) on 20th January 2023 regarding the wooden clad gates at Church House, Off Raemartin Square, West Linton.

So we were very surprised to learn that it should be refused, particularly as there appears to be no other objections from neighbouring consultees including those that have recently had planning approval in the lane or indeed from West Linton Community Council.

So I write to make clear that we have no objections to this application, particularly as the original metal gates still remain in place underneath.

Yours faithfully,

A black rectangular redaction box covering the signature of Jean Dobbing.

Jean Dobbing

Regulatory Services
Scottish Borders Council
Newtown St Boswells
Melrose
TD6 0SA

7, Tarfhaugh Brae
West Linton
Peeblesshire
EH46 7DP

SBC Ref (22/01935/FUL)

17/02/23

Dear SBC Regulatory Services

We are writing in support of our fellow residents' appeal to Scottish Borders Council (submitted by Ferguson Planning) to overturn your planning permission decision (22/01935/FUL) on 20th January 2023 regarding the wooden clad gates at Church House, Off Raemartin Square, West Linton.

Not only do we think that these decorative wooden clad gates with heritage style metal hinges look nice and compliment the overall appearance of their house and the lane but they also seem very comparable to many other wooden and metal gates of varying ages nearby in the conservation area. We also know that another advantage of the wooden cladding is that the original metal gates are retained underneath, should a future owner wish to revert back to them.

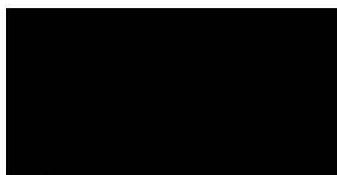
Raemartin Square and the narrow lane running from it (which is officially known as Main Street but isn't really because it is unadopted by SBC) have seen an unprecedented level of development in the last two decades, resulting in a big increase in residential & visitor car parking, construction activity and delivery traffic, especially since the Pandemic, with more people than ever working from home.

We are aware that the owners of Church House have been or will be more affected than most in our community by these existing or future developments, as their front garden and two sets of gates look directly onto the Village Centre (which now runs lots of events) and a plot of land with planning permission for a 3 bedroom house (refused by SBC but granted on appeal by Scottish Government)

We understand that they re-clad their metal gates with wood and retained the temporary hedging on their metal railings as it was their only outdoor space that was not overlooked closely by other properties. So this was to give themselves more privacy and security from these repeated developments, public events and much increased traffic in the lane, particularly as they don't have a high stone wall as a garden boundary, unlike most other properties on this lane.

We gather that despite SBC not receiving any objections from the consultees to this planning application, it was refused. For the above reasons, we hope that SBC will reconsider that previous decision and grant these longstanding residents the requisite permission to retain their wood clad gates.

Yours faithfully



ANN MAY

Regulatory Services
Scottish Borders Council
Newton St Boswells
TD6 0SA

05 March 2023

Dear SBC Regulatory Services

SBC Ref (22/01935/FUL)

I write in support of my fellow residents' appeal to Scottish Borders Council (submitted by Ferguson Planning) to overturn your planning permission decision (22/01935/FUL) on 20 January 2023 regarding the wood clad gates at Church House, Off Raemartin Square, West Linton.


The underlying points are relevant to my support for this appeal:

- The property has a small, well-kept garden to the front which offers little privacy to the property owners, surely being able to enjoy your garden in privacy is something we would all cherish.
- Recent changes to property use – the conversion of the old Raemartin Hotel to four separate residential properties – along with other developments has led to substantially increased vehicular use of Raemartin Square and the unadopted lane on which this property is located.
- I understand planning permission has been granted to erect a three-bedroom house directly opposite the property in question.
- Increasing use of the Village Centre has also increased vehicular and pedestrian activity along the unadopted lane.
- I do not find the wood cladding of the gates to have been detrimental to the property or the environs; in all honesty I would argue that the wood cladding has had a positive impact on the area and I imagine a very positive impact on my neighbours' enjoyment of their garden.
- I have never known the residents of the property to do anything detrimental and do not believe they have done so on this occasion.

They deserve the privacy this minor alteration brings.

Yours sincerely


David J Kerr

The Garth, Raemartin Square, West Linton EH46 7ED


Regulatory Services
Scottish Borders Council
Newtown St Boswells
Melrose
TD6 0SA

i, The Smithy,
West Linton
EH46 7EZ

SBC Ref (22/01935/FUL)

6/03/23

Dear SBC Regulatory Services

We are writing in support of our fellow residents' appeal to Scottish Borders Council (submitted by Ferguson Planning) to overturn your planning permission decision (22/01935/FUL) on 20th January 2023 regarding the wooden clad gates at Church House, Off Raemartin Square, West Linton. This is for the following reasons;


- The house sits in a very narrow unadopted lane which is becoming very busy indeed with cars, deliveries, public events in the village centre opposite and other developments.
- Their garden at the front is the main garden of the house which used to be very quiet and private.
- The Raemartin Hotel has been converted into flats and the White House divided into 2 houses, increasing traffic and parking congestion as well as the increased population coming to the centre of the village often blocking the lane to services such as oil deliveries.
- Several planning applications were submitted in recent times, including one which the Community Council, neighbours and SBC objected to which is a 3 bedroom house right opposite the applicant's drive. Yet this was overturned when the applicants appealed at a National level. However, the residents who opposed this development were not allowed to get professional help to submit an objection due to Covid restrictions not permitting site visits.
- This means it is increasingly busy and there is absolutely no privacy/ security now for the residents and will be increasingly so with this new development which will require the lane to be blocked with builders restricting their access as it has been for other developments.

We think their response in cladding their gates with timber (particularly as they retain the original metal gates) are attractive and a very reasonable one for the residents who find themselves surrounded by development against their wishes. Especially as there are many examples of their type of gate in the village centre.

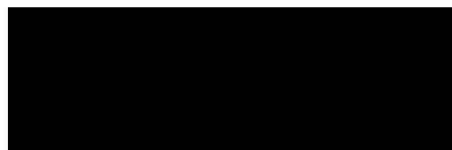
We did not respond to the consultation as we had no objections and are very surprised to learn that it should be refused, particularly as there are no other objections from neighbours or our Community Council, including those that have recently had planning approval.

We ask that this appeal be granted and allow the residents some peace of mind in return.

Your faithfully



Dr. Catherine Todd



MURRAY GRANT

Regulatory Services
Scottish Borders Council
Newtown St Boswells
Melrose
TD6 0SA

13 The Smiddy

West Linton
EH46 7ER

SBC Ref (22/01935/FUL)

/03/23

Dear SBC Regulatory Services

We are writing with reference to our near neighbour's appeal to Scottish Borders Council (submitted by Ferguson Planning) to overturn your planning permission decision (22/01935/FUL) on 20th January 2023 regarding the wooden clad gates at Church House, Off Raemartin Square, West Linton.

So we were very surprised to learn that it should be refused, particularly as there appears to be no other objections from neighbouring consultees including those that have recently had planning approval in the lane or indeed from West Linton Community Council.

So I write to make clear that we have no objections to this application, particularly as the original metal gates still remain in place underneath.

Yours faithfully,



CAITRE SHAN

Regulatory Services
Scottish Borders Council
Newtown St Boswells
Melrose
TD6 0SA

10 The Smithy

West Linton
EH46 7EZ

SBC Ref (22/01935/FUL)

6/03/23

Dear SBC Regulatory Services

We are writing in support of our fellow residents' appeal to Scottish Borders Council (submitted by Ferguson Planning) to overturn your planning permission decision (22/01935/FUL) on 20th January 2023 regarding the wooden clad gates at Church House, Off Raemartin Square, West Linton. This is for the following reasons;

- The house sits in a very narrow unadopted lane which is becoming very busy indeed with cars, deliveries, public events in the village centre opposite and other developments.
- Their garden at the front is the main garden of the house which used to be very quiet and private.
- The Raemartin Hotel has been converted into flats and the White House divided into 2 houses, increasing traffic and parking congestion as well as the increased population coming to the centre of the village often blocking the lane to services such as oil deliveries.
- Several planning applications were submitted in recent times, including one which the Community Council, neighbours and SBC objected to which is a 3 bedroom house right opposite the applicant's drive. Yet this was overturned when the applicants appealed at a National level. However, the residents who opposed this development were not allowed to get professional help to submit an objection due to Covid restrictions not permitting site visits.
- This means it is increasingly busy and there is absolutely no privacy/ security now for the residents and will be increasingly so with this new development which will require the lane to be blocked with builders restricting their access as it has been for other developments.

We think their response in cladding their gates with timber (particularly as they retain the original metal gates) are attractive and a very reasonable one for the residents who find themselves surrounded by development against their wishes. Especially as there are many examples of their type of gate in the village centre.

We did not respond to the consultation as we had no objections and are very surprised to learn that it should be refused, particularly as there are no other objections from neighbours or our Community Council, including those that have recently had planning approval.

We ask that this appeal be granted and allow the residents some peace of mind in return.

Your faithfully,



GAIL JACKSON

Regulatory Services
Scottish Borders Council
Newtown St Boswells
Melrose
TD6 0SA

M KABBENDAM
11 THE SHITTY
West Linton
EH46 7EZ

SBC Ref (22/01935/FUL)

/03/23

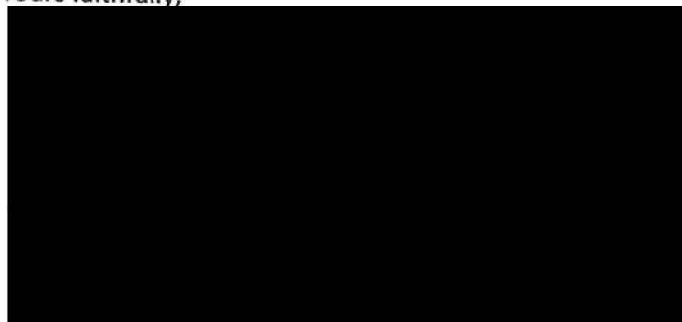
Dear SBC Regulatory Services

We are writing with reference to our near neighbour's appeal to Scottish Borders Council (submitted by Ferguson Planning) to overturn your planning permission decision (22/01935/FUL) on 20th January 2023 regarding the wooden clad gates at Church House, Off Raemartin Square, West Linton.

So we were very surprised to learn that it should be refused, particularly as there appears to be no other objections from neighbouring consultees including those that have recently had planning approval in the lane or indeed from West Linton Community Council.

So I write to make clear that we have no objections to this application, particularly as the original metal gates still remain in place underneath.

Yours faithfully,



Tomich
The Loan
West Linton EH46 7HE

23 Feb 2023

Re: SBC Ref (22/01935/FUL)

Dear SBC Regulatory Services

I am writing in support of our fellow residents' appeal to Scottish Borders Council (submitted by Ferguson Planning) to overturn your planning permission decision (22/01935/FUL) on 20th January 2023 regarding the wooden clad gates at Church House, in the lane off Raemartin Square, West Linton

I am personally totally baffled by this planning permission decision. None of the consultees have objected, nor have the Community Council, nor the West Linton Historical Society.

Not only are the gates in question smart (and I speak as a professional designer) with good heritage style ironwork and wooden painted panels, but they are also in keeping with the house, unlike some other gates in the village. They are all in the same proportion and height as the rest of the lane, and their improvement was increasingly deemed necessary directly due to an increased lack of privacy and security for a house in which they have lived in for twenty years or more.

This family have been surrounded by development in what is an incredibly small lane and furthermore on the Lower Green there is an ultra-modern development in the 'conservation area' that means they unfortunately now look onto a large black wooden clad gable end.

Ironically their neighbours who have developed around them have walls and wooden / metal gates for privacy & security unlike the residents in this application who have been trying to preserve the village.

It is important to consider therefore that this application is ONLY being made as a result of the development which they have failed to stop. With all the unwanted changes around them but what about their own rights? It is not a museum or a monument - it is of course their home so has a very human impact.

They are now overlooked by flats from the Raemartin hotel, Burnside extension and Trinity House garage conversion for business. This required the residents of Church House paying for new fencing due to the fact that the new annexe now has full length glass doors so this fence prevents clients overlooking their garden and kitchen access. I gather they had to pay for amended title deeds, having negotiated with Trinity House owners over a historical shared access, to prevent clients in this new annexe from also using their drive for access.

They have also had to pay to remediate the lane after the annexe development required

deep digging up of the lane all along the front of their wall and drive for its utilities. It has cost them thousands for lawyers' fees, fencing ,builders etc.

Given this unadopted lane and the temporary nature of the cladding with the original metal gates underneath, it is understandable that they didn't think this needed planning AND now no one has objected, we wish these wooden gates to be allowed!

Their breaking point was the approval for a 3 bedroom house by the property developer who owns multiple properties in the lane area which will be right opposite their drive in this narrow lane. It is increasingly full of walkers, children, cyclists, dogs etc and can only take one car at a time! Imagine what state the lane will be in with another construction – they have a right to respond to this as it is very unfair. SBC rejected the application for this 3 bedroom house too but it was overturned during Covid without a site visit at Scottish level whilst the residents were not allowed to make a professionally advised appeal, as we have learnt it was impossible to get a site visit within the period of appeal due to restrictions.

The West Linton Village Centre Trust opposite them is certainly a welcome success which the residents of Church House work hard to support, but the flipside is they need more security & privacy in response to all the events and traffic in this busy community hub. (There were 58 events in it daytime and evenings in November alone).

As a result there is a problem with this conclusion based on one person's view to not allow protection for people who, through no fault of their own, find themselves in this predicament.

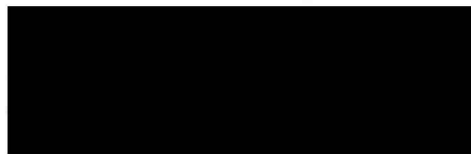
Local people have spoken and there have been no objections to the planning application and my wife and I would wish for a consistency of approach to allow our voices to be heard. I myself feel so strongly about this issue having lived in the Loan West Linton for many years and experienced similar problems with over development from the same developer.

Most people have said they put the consultation letter in the recycle bin as it was such a 'non issue' hence they did not object! I myself feel strongly about this minor change to their gates versus the multiple development changes allowed in the lane and square that I am quite prepared to initiate a campaign to ensure local voices are heard as it is totally unfair presently.

We appeal on the grounds of fairness to allow security and privacy for the applicants. If lots of local people are perfectly happy with their gates and there are no objections from community leaders, surely you must allow their home to be a sanctuary rather than them having to put up with even more years of planning issues and over development in this narrow lane?

Yours faithfully

Simon Fraser



Regulatory Services
Scottish Borders Council
Newtown St Boswells
Melrose
TD6 0SA

Tower House
West Linton
Peeblesshire
EH46 7AZ

SBC Ref (22/01935/FUL)

21/02/23

Dear SBC Regulatory Services

We are writing in support of our fellow residents' appeal to Scottish Borders Council (submitted by Ferguson Planning) to overturn your planning permission decision (22/01935/FUL) on 20th January 2023 regarding the wooden clad gates at Church House, Off Raemartin Square, West Linton.

Not only do we think that these decorative wooden clad gates with heritage style metal hinges look nice and compliment the overall appearance of their house and the lane but they also seem very comparable to many other wooden and metal gates of varying ages nearby in the conservation area. We also know that another advantage of the wooden cladding is that the original metal gates are retained underneath, should a future owner wish to revert back to them.

Raemartin Square and the narrow lane running from it (which is officially known as Main Street but isn't really because it is unadopted by SBC) have seen an unprecedented level of development in the last two decades, resulting in a big increase in residential & visitor car parking, construction activity and delivery traffic, especially since the Pandemic, with more people than ever working from home.

We are aware that the owners of Church House have been or will be more affected than most in our community by these existing or future developments, as their front garden and two sets of gates look directly onto the Village Centre (which now runs lots of events) and a plot of land with planning permission for a 3 bedroom house (refused by SBC but granted on appeal by Scottish Government)

We understand that they re-clad their metal gates with wood and retained the temporary hedging on their metal railings as it was their only outdoor space that was not overlooked closely by other properties. So this was to give themselves more privacy and security from these repeated developments, public events and much increased traffic in the lane, particularly as they don't have a high stone wall as a garden boundary, unlike most other properties on this lane.

We gather that despite SBC not receiving any objections from the consultees to this planning application, it was refused. For the above reasons, we hope that SBC will reconsider that previous decision and grant these longstanding residents the requisite permission to retain their wood clad gates.

Yours faithfully



Euan and Samantha Jarvie

