

From: Dods, Ranald  
Sent: 29 March 2023 09:08  
To: localreview  
Cc: IDOX DMS Live  
Subject: The Millers House Scotsmill Kailzie Peebles - 22/01421/FUL and 23/00007/RREF

Fiona,

In response to your request of 20th March for further information relating to the impact of NPF4 on the above planning application and subsequent review, the relevant policies from NPF4 are set out below.

Ranald

Key policies considered in NPF4

4 - Natural places

Impact on SLA

The proposed development would not be detrimental to the objectives or overall integrity of the SLA.

Impact on designed landscape

The proposed development would not be detrimental to the objectives or overall integrity of the locally designated designed landscape.

13 - Sustainable transport

The proposal includes a fence which the drawings state is no higher than 1m. The design of the fence would, under normal circumstances, be unlikely to raise matters of concern. However, its design and location obscures the view along the road, both to those using the road and to those attempting to use the proposed access and the existing parking spaces by the house. In addition, the newly formed access / parking area is steep, the required visibility cannot be achieved and it can be accessed and exited from only one direction. Had these matters been given proper consideration through design, it would have been evident that there would be a negative impact on road safety which was likely to cause a danger to road users. As identified by Roads, there is no justifiable reason for a second access which is remote from the property it purports to serve and, as the proposal would raise issues of road safety, it cannot be supported, even without the presence of the fence.

The development would be contrary to policy 13 b) vi, vii and viii.

14 - Design, quality and place

The design of the fence gives a suburban appearance which would be detrimental to the visual amenity of the

area. It, together with the newly formed parking area, is poorly designed and would be detrimental to the amenity of the area through a negative impact on road safety. The development would not, therefore, gain support in terms of policy 14.

16 - Quality homes

The design of the fence introduces an incongruous suburban feature into this rural location which would be to the detriment of the character of the area. In addition, the fence in combination with the newly formed parking area would have a negative effect on the amenity of the area through their impact on road safety matters. The proposal would not, therefore, be strictly in accordance with policy 16 g).

From: localreview <localreview@scotborders.gov.uk>

Sent: 20 March 2023 13:21

To: Dods, Ranald <Ranald.Dods@scotborders.gov.uk>

Subject: The Millers House Scotsmill Kailzie Peebles - 22/01421/FUL and 23/00007/RREF

Importance: High

Good Afternoon

Further to the Local Review Body held on 20 March 2023, as you will be aware 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 Tuesday, 4 April 2023 and be sent to the Clerk of the Local Review Body by email to localreview@scotborders.gov.uk. This will then be forwarded to the Applicant for comments and they have further 14 days in which to respond.

Should you require any further assistance, please do not hesitate to contact me.

Thanks Fiona

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