

**From:**F&B Cases Panel

**Sent:**Sun, 13 Nov 2022 18:38:06 +0000

**To:**DCConsultees

**Subject:**22/01421/FUL - The Millers House Scotsmill Kailzie Peebles Scottish Borders EH45 9HS

**CAUTION:** External Email

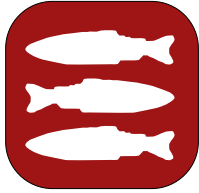
Thank you for your consultation on this application. The members of the AHSS Forth & Borders Cases Panel have examined the application, and have no comments.

Kind regards,

**James Seabridge-Cooper, Convener**

on behalf of the Forth & Borders Cases Panel





Peebles  
Civic  
Society

*"Dedicated to the preservation, improvement and development of amenity in and around Peebles"*

16/11/2022

**22/01421/FUL Formation of access and boundary fence The Millers House Scotsmill Kailzie  
Peebles Scottish Borders EH45 9HS**

We object to this retrospective planning application on the grounds of the negative impact that it would appear to have on road safety.

Yours

Anthony Newton

(Secretary, Peebles Civic Society)

[www.peeblescivicsociety.co.uk](http://www.peeblescivicsociety.co.uk)

[secretary@peeblescivicsociety.co.uk](mailto:secretary@peeblescivicsociety.co.uk)

c/o The Bridge, Volunteer Resource Centre, School Brae, Peebles EH45 8AL

## PLANNING CONSULTATION

To: Archaeology Officer

From: Development Management

Date: 26th October 2022

Contact: Ranald Dods ☎ 01835 825239

Ref: 22/01421/FUL

### PLANNING CONSULTATION

Your observations are requested on the under noted planning application. I shall be glad to have your reply not later than 16th November 2022. If further time will be required for a reply please let me know. If no extension of time is requested and no reply is received by 16th November 2022, it will be assumed that you have no observations and a decision may be taken on the application.

**Please remember to e-mail the DCConsultees Mailbox when you have inserted your reply into Idox.**

**Name of Applicant:** Mr And Mrs Peter Newell

**Agent:** N/A

**Nature of Proposal:** Formation of access and boundary fence

**Site:** The Millers House Scotsmill Kailzie Peebles Scottish Borders EH45 9HS

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**CONSULTATION RESPONSE TO  
PLANNING OR RELATED APPLICATION**

<b>Comments provided by</b>	<b>Officer Name and Post:</b> Keith Elliott Archaeology Officer	<b>Contact e-mail/number:</b> <a href="mailto:Keith.Elliott@scotborders.gov.uk">Keith.Elliott@scotborders.gov.uk</a> 01835 824 000 ext 8886
<b>Date of reply</b>	07.11.2022	<b>Consultee reference:</b>
<b>Planning Application Reference</b>	22/01421/FUL	<b>Case Officer:</b> Ranald Dods
<b>Applicant</b>	Mr And Mrs Peter Newell	
<b>Agent</b>	N/A	
<b>Proposed Development</b>	Formation of access and boundary fence	
<b>Site Location</b>	The Millers House Scotsmill Kailzie Peebles Scottish Borders EH45 9HS	
<p><b><i>The following observations represent the comments of the consultee on the submitted application as they relate to the area of expertise of that consultee. A decision on the application can only be made after consideration of all relevant information, consultations and material considerations.</i></b></p>		
<b>Background and Site description</b>	<p>This application seeks retrospective permission for the creation of a driveway and the erection of a boundary fence to the west of The Millers House at Scotsmill, on the B7062 road to the southeast of Peebles.</p> <p>This archaeological consultation has been triggered by the location of this application lying to the west of the various historic buildings recorded at Scotsmill within the Historic Environment Record.</p>	
<b>Key Issues (Bullet points)</b>	<ul style="list-style-type: none"> <li>• Location of the application</li> <li>• Historic features in the area, but not recorded in the HER</li> <li>• Limited nature of the application</li> </ul>	
<b>Assessment</b>	<p>This application has been assessed against the Scottish Borders Historic Environment Record (HER) as the on-going record of all known archaeological and historic findspots, sites and landscapes across the area that are known, recorded and mapped. Currently there are over 23517 entries in the records so far, but this number is always increasing and with new information being added, at times to enhance existing entries.</p> <p>This application lies in the surroundings of various historic buildings at Scotsmill which have been recorded in the HER, as well as some being Listed Buildings as well. The mill building itself (Canmore ID 94549) is located on the opposite side of the B-road as it passes through the hamlet and north of the components of this application. There would be no archaeological impacts to the mill building itself by this application.</p> <p>On the southern side of the B-road as it passes through the hamlet are the miller's house and a pair of outbuildings (respectively Canmore ID 268264, 268265 and 268266). These are all clearly shown by the Ordnance Survey first edition mapping of the area. These are standing buildings that are shown by current Ordnance Survey mapping and Google Street View, slightly to the east of the proposed driveway and boundary fence; There would be no archaeological impacts to these buildings either by the application.</p>	

	<p>The Ordnance Survey first edition mapping of the area shows the mill lade as the water supply to the adjacent mill to pass through the area of the application. This is shown as an open channel from its source all the way till opposite the Scotsmill building itself where a single storey wheel house (hidden behind the roadside wall) is located.</p> <p>The construction of the driveway is shown in the Google Street View photography available online which is dated July 2022, but is unclear where the lade is. A level surface appears to have been created for the driveway access. Earlier Google Street View photographs from September 2008 onwards show the area to have been previously occupied by undulating garden ground. It is unclear if the undulations have been caused by subsidence into the lade through time.</p> <p>Therefore there are no archaeological implications towards the progression of the application at this time. It is possible that there may have been some infilling of the lade previously and that this may have slumped through time. Whilst there has been some ground disturbance overall and in any further work to come, it appears that this will have largely have been carried out earlier.</p> <p>Therefore no conditions are recommended to this application, but it may be useful to draw attention to the lade in case there is any further subsidence into the lade through time. There is no information on what or when this was infilled, or with what materials. It may be worth noting that there is a greater width between the road and line of the lade available for parking the further to the west within the application one heads to avoid any weight-bearing over the line of the lade.</p> <p>As an aside it may also be worth noting that the application site is also within the Kailzie historic designed landscape.</p>			
<b>Recommendation</b>	<input type="checkbox"/> <b>Object</b>	<input checked="" type="checkbox"/> <b>Do not object</b>	<input type="checkbox"/> <b>Do not object, subject to conditions</b>	<input type="checkbox"/> <b>Further information required</b>
<b>Recommended Conditions</b>	No specific archaeological conditions are recommended for this application.			
<b>Recommended Informatives</b>	No archaeological informative are recommended for this application either.			

**CONSULTATION RESPONSE TO  
PLANNING OR RELATED APPLICATION**

<b>Comments provided by</b>	Roads Planning Service	<b>Contact e-mail/number:</b>		
<b>Officer Name and Post:</b>	Paul Grigor Roads Planning Officer	<a href="mailto:pgrigor@scotborders.gov.uk">pgrigor@scotborders.gov.uk</a> 01835 826663		
<b>Date of reply</b>	16 <sup>th</sup> November 2022	<b>Consultee reference:</b>		
<b>Planning Application Reference</b>	22/01421/FUL	<b>Case Officer:</b> Ranald Dods		
<b>Applicant</b>	Mr And Mrs Peter Newell			
<b>Agent</b>	N/A			
<b>Proposed Development</b>	Formation of access and boundary fence			
<b>Site Location</b>	The Millers House Scotsmill Kailzie Peebles Scottish Borders EH45 9HS			
<i>The following observations represent the comments of the consultee on the submitted application as they relate to the area of expertise of that consultee. A decision on the application can only be made after consideration of all relevant information, consultations and material considerations.</i>				
<b>Background and Site description</b>				
<b>Key Issues (Bullet points)</b>	<ul style="list-style-type: none"> <li>• Access</li> <li>• Visibility</li> <li>• Road Safety</li> </ul>			
<b>Assessment</b>	<p>I am unable to support this application due to road safety concerns. The property is already adequately served by a suitable access adjacent to the property. The new access which has been formed is inadequate in terms of geometric layout, gradient, visibility, construction specification and location.</p> <p>The layout of the access means you can only approach/exit from one direction. The gradient of the access is too steep and visibility is impacted by the presence of the boundary fence. The boundary fence also impacts on visibility for vehicles parked in front of the existing house.</p> <p>Given the above and considering there has been no justification for a second access for the property, which is divorced from the property it serves, I must recommend refusal of this application for the reason listed below.</p> <p>If refused the boundary fence should be removed and the ground reinstated to its former use where the access has been formed.</p>			
<b>Recommendation</b>	<input checked="" type="checkbox"/> <b>Object</b>	<input type="checkbox"/> Do not object	<input type="checkbox"/> Do not object, subject to conditions	<input type="checkbox"/> Further information required
<b>Reason for refusal</b>	The proposal does not comply with Policy PMD2 of the Local Development Plan 2016 in that it would fail to ensure there is no adverse impact on road safety, including but not limited to the site access.			

**AJS**