
From: [REDACTED]
Sent: 17 April 2023 11:50
To: localreview [REDACTED]
Cc: Joanna Nowell; Jamie MacFarlane [REDACTED]
Subject: RE: The Millers House Scotsmill Kailzie Peebles - 22/01421/FUL and 23/00007/RREF
Attachments: GD L (9-)P101C- Site Location Plan and Site Layout (Block Plan)_A3_VWMaster v2022 v2023.pdf; GD L (9-)P102C - Site Layout 1-200 (Block Plan)_A3_VWMaster v2022 v2023.pdf

CAUTION: External Email

Dear Fiona

I apologise for the delay in my reply, as initially I felt that no new issues had been raised in relation to our review submission. However, upon reflection and in consultation with our architect, he has advised that we should emphasise the issues raised in our review, in response to Mr Dods' additional comments:

4. Natural places. We are pleased that he deems that there would be no detrimental impact on the objectives or overall integrity of the locally designated landscape.

13 Sustainable transport. As our submission confirms, we have met with Roads, and identified how we can comply with their specific concerns as far as the fence is concerned (we have suggested moving it to satisfy safety concerns, and improving line of sight to satisfy visibility concerns). The justifiable reason for this safer access is to forgo the existing vehicular access at the east end of the house, which we have volunteered to do. The attached plan, and our review submission we believe address the points Mr Dods raises under '13'. Please note the revised fence position, changes to the access ramp, and the ability to access and exit from either direction.

14 Design quality and place. Please see notes re the re-design of the parking area, and the attached drawing, which are fully discussed in our review submission. As far as the design of the fence is concerned, although this will change, we are not sure how it gives a 'suburban' appearance, as it mirrors the design of neighbour's fence opposite (the attached photographs refer).

16 Quality homes. We refer to the note above. Given that the design of the fence is an exact copy of that of our neighbours, we respectfully suggest that the fence is not 'incongruous'. The re-design of the parking area would not have a negative effect on the amenity of the area, as we believe the revised design we have submitted as a part of our 'appeal' addresses 'Roads concerns about the impact of the vehicular access in question on road safety.



In summary, we believe that having listened to the concerns of those at SBC re the fence and driveway, and addressed these in the revised plan, the proposed changes will make a positive contribution to road safety and the aesthetics of the location.

With best wishes.

Peter Nowell.

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

Sent: Wednesday, March 29, 2023 9:49 AM

To: [REDACTED]

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

Importance: High

PLANNING APPLICATION The Millers House Scotsmill Kailzie Peebles Scottish Borders EH45 9HS
PROPOSED DEVELOPMENT: Formation of access and boundary fence (retrospective)
APPLICANT: Mr And Mrs Peter Nowell

Further to my e-mail of 20 March 2023, with regard to the review of the above application, please find attached the Planning Officers' statement 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, 12 April 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, 15 May 2023.

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 [REDACTED]
Sent: 21 March 2023 08:45
To: localreview <localreview@scotborders.gov.uk>
Cc: Adrian Dunn [REDACTED] Jamie [REDACTED] Jo [REDACTED]
Subject: Re: The Millers House Scotsmill Kailzie Peebles - 22/01421/FUL and 23/00007/RREF

CAUTION: External Email

Dear Ms Henderson
Many thanks for the clarification. I'll wait for the Planning Officer's statement before responding as you request.
Yours sincerely, Peter Nowell.

Sent from my iPhone

On 21 Mar 2023, at 08:33, localreview <localreview@scotborders.gov.uk> wrote:

Good Morning Mr Nowell

My e-mail is requesting that you submit an NPF4 statement with regard to the impact of NPF4 on your application.

The Planning Officer has been asked to submit an NPF4 statement and has 14 days to respond. I will then send you a copy of that NPF4 statement for you to comment on and you will have 14 days.

The NPF4 Framework is on the Scottish Government website. I provide the Admin support for the Local Review Body and I am not a planner and therefore I am unable to advise on whether there are elements in NPF4 which directly affect your application

Regards

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

From: [REDACTED]
Sent: 20 March 2023 20:22
To: localreview <localreview@scotborders.gov.uk>
Cc: [REDACTED] Jamie MacFarlan [REDACTED] Joanna Nowell [REDACTED]
Subject: RE: The Millers House Scotsmill Kailzie Peebles - 22/01421/FUL and 23/00007/RREF

CAUTION: External Email

Dear Ms Henderson

Should I have received a copy of the 'NPF4' from you as you refer to it in your email? If not, can you tell me where to find it? Can you confirm that there are elements in NPF4 that are directly relevant to our review? Could you please let me know what these are?

Many thanks

Peter Nowell

From: localreview <localreview@scotborders.gov.uk>
Sent: Monday, March 20, 2023 1:23 PM
To: [REDACTED]
Subject: The Millers House Scotsmill Kailzie Peebles - 22/01421/FUL and 23/00007/RREF
Importance: High

Dear Sir

I am writing to advise that at the Local Review Body Meeting held on Monday, 20 March 2023, a Procedural Hearing was held to determine the procedure to be followed as a result of the Scottish Government adopting, 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.*

A copy of the NPF4 Statement from the Officer will be forwarded to you for comments and you will have a further 14 days on receipt to forward comments. Should you require any further assistance, please do not hesitate to contact me.

Best Wishes

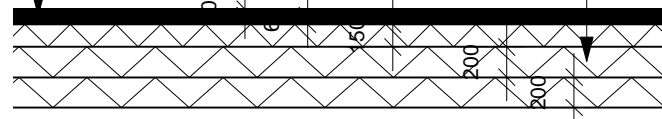
Fiona Henderson
Democratic Services Officer
Democratic Services
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NEWTOWN ST BOSWELLS TD6 0SA
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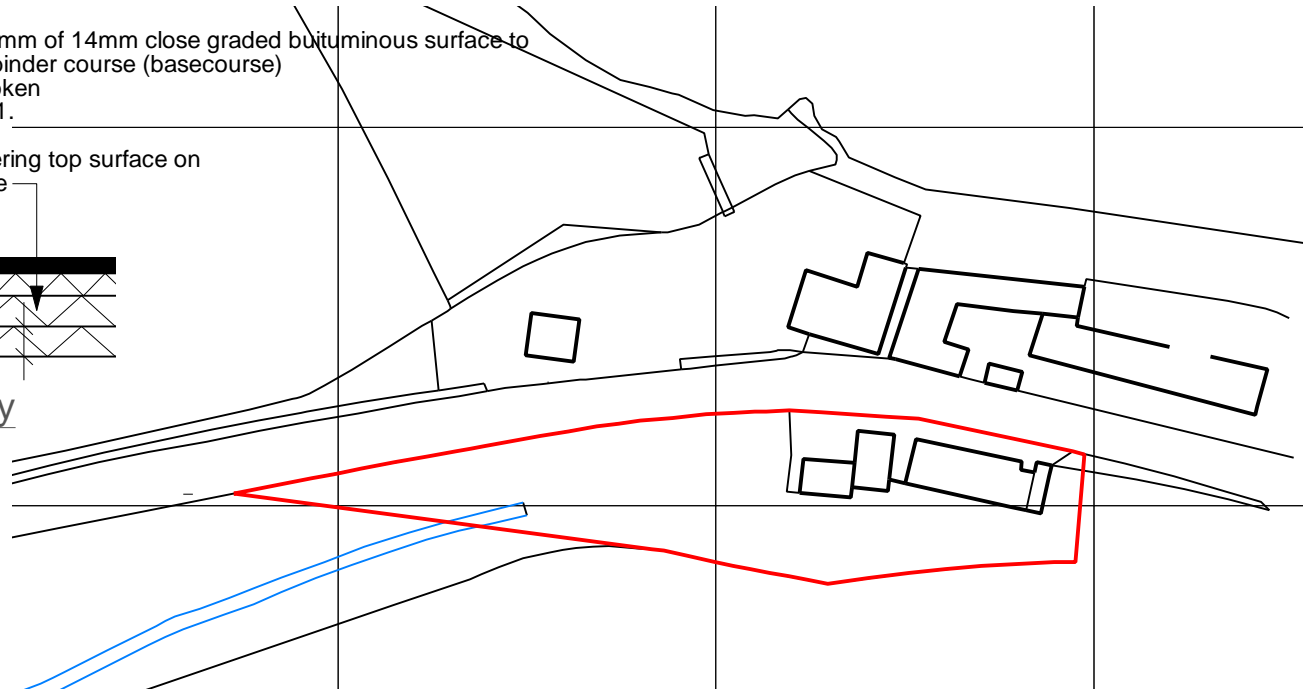
Driveway specification:-
 1st 2m from road edge to be completed in 40mm of 14mm close graded bituminous surface to BS 4987 laid on 60mm of 20mm size dense binder course (basecourse) to the same BS laid on 350mm of 100mm broken stone bottoming blinded with sub-base, type 1.
 Remaining hardstanding to be 150mm thk well consolidated whinstone battering top surface on 200mm thk well consolidated Type 1 hardcore



00

Detail through Driveway

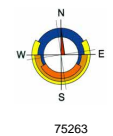
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01

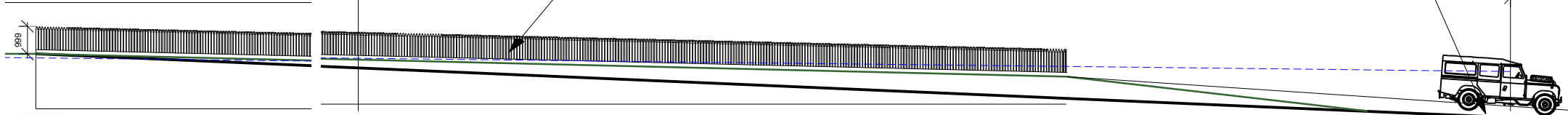
Site Location Plan

scale 1:1,000 @ A3
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max. 1.1m high timber picket fence

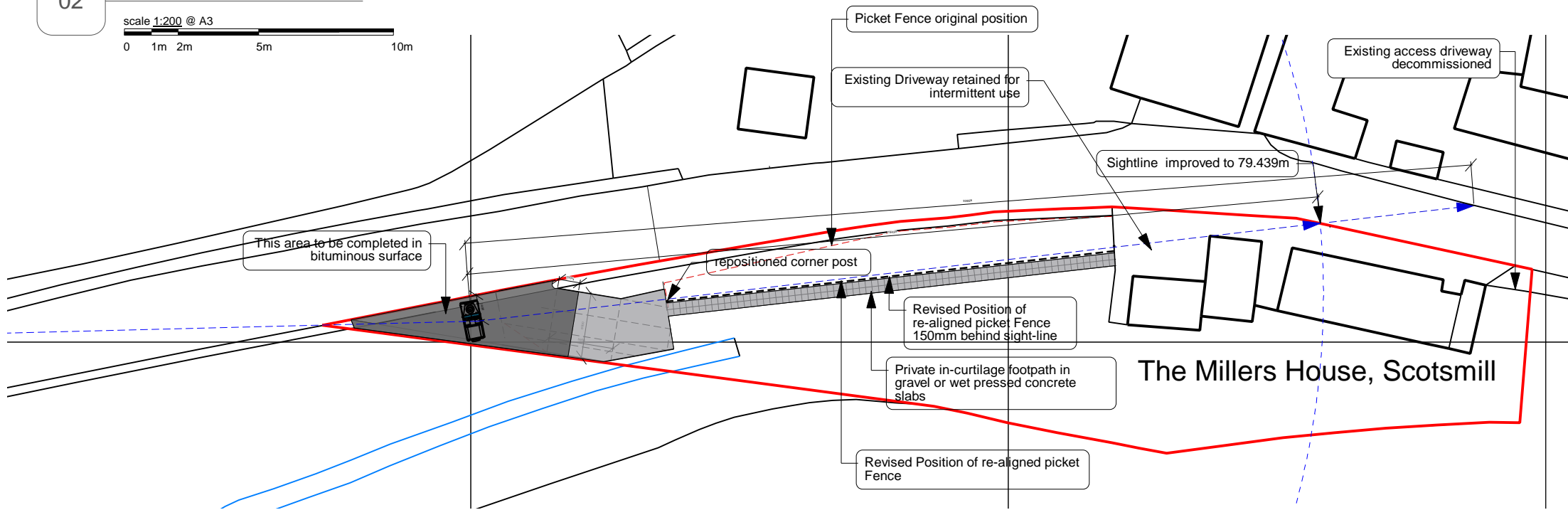
New Driveway



02

Elevation from Road

scale 1:200 @ A3
 0 1m 2m 5m 10m



03

Proposed Site Layout Plan

scale 1:500 @ A3
 0 5m 10m 25m

GD - Driveway Access to Millers House, Scotsmill, Kailzie, EH45 9HS

Mr & Mrs Peter Nowell

Drawing No. GD L(9-)P101C
 Proposed Site Layout

Note: - Works to be carried out in compliance with Structural Engineers drawing numbers **** and **** and specifications

Application Boundary

Indicated items to be removed or demolished

Rev C - (21.02.2023) Drawn: MacF - Checked: JDMM
 Near-side and Far-side sight-lines dimensioned.
 Rev B - (20.02.2023) Drawn: MacF - Checked: JDMM
 Drawing amended following request from with SBC Roads
 Rev A - (03.02.2023) Drawn: MacF - Checked: JDMM
 Drawing amended following site meeting with SBC Roads
 Rev - (25.10.2022) Drawn: MacF - Checked: MacF

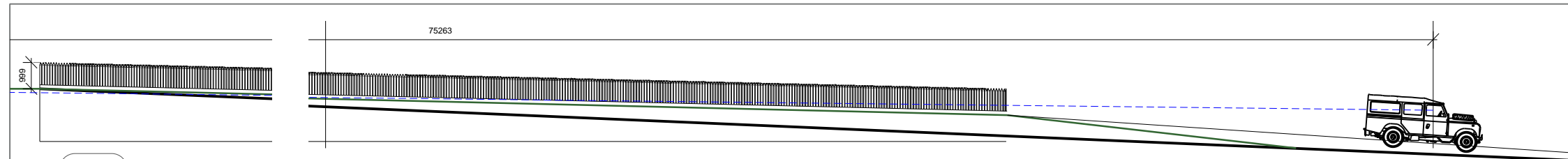
Status: Planning Application

Scale:- As Noted



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 argyll-studio@macfarlane-architecture.co.uk

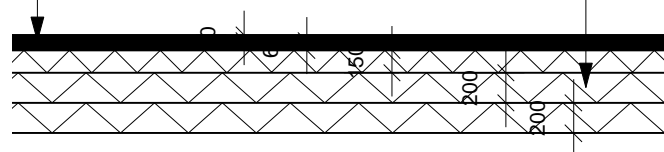
Filepath: JM-A+UD / Office Server / BB-Ard Darach, Dunoon / Drawings / BB-BSURV-STEX-P002 © Crown Copyright. All rights reserved. 2015 License Number 0100031673



01 Elevation from Road

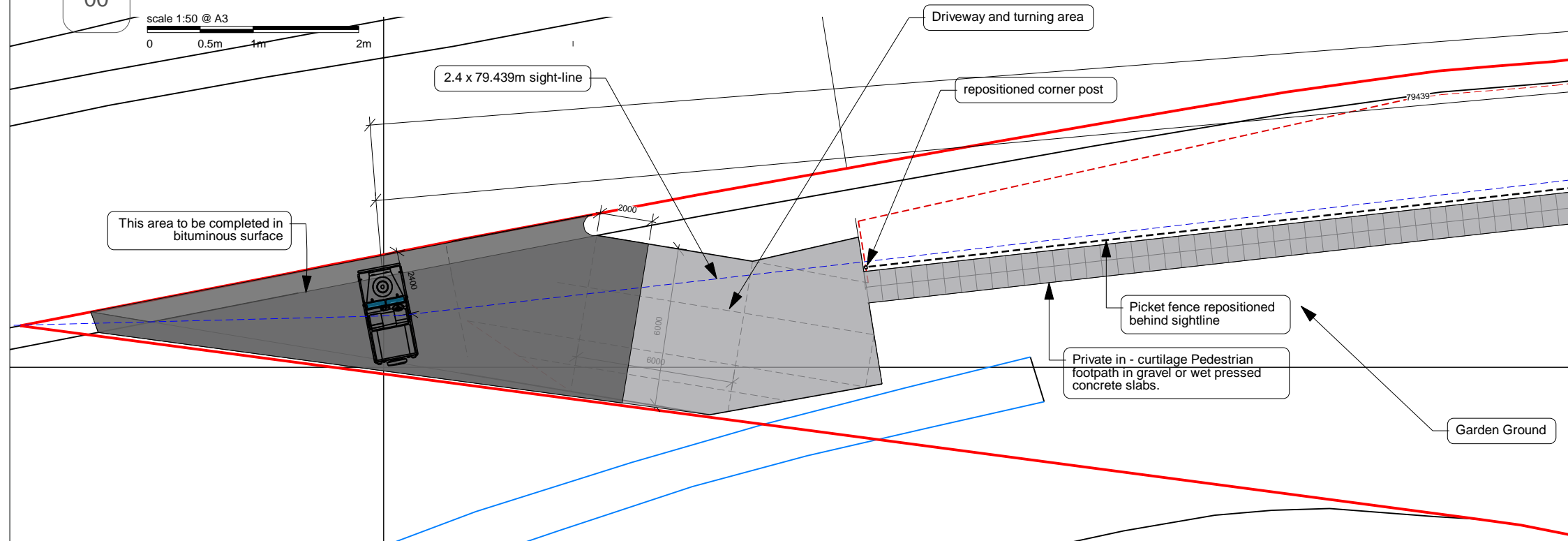
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0 1m 2m 5m 10m

Driveway specification:-
1st 2m from road edge to be completed in 40mm of 14mm close graded bituminous surface to BS 4987 laid on 60mm of 20mm size dense binder course (basecourse) to the same BS laid on 350mm of 100mm broken stone bottoming blinded with sub-base, type 1.
Remaining hardstanding to be 150mm thk well consolidated whinstone battering top surface on 200mm thk well consolidated Type 1 hardcore



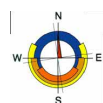
00 Detail through Driveway

scale 1:50 @ A3
0 0.5m 1m 2m



02 Proposed Site Layout Plan

scale 1:500 @ A3
0 5m 10m 25m



GD - Driveway Access to Millers House, Scotsmill, Kailzie, EH45 9HS

Mr & Mrs Peter Nowell

Drawing No. GD L(9-)P102C
Proposed Site Layout

Note: - Works to be carried out in compliance with Structural Engineers drawing numbers **** and **** and specifications

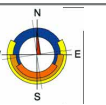
Application Boundary

Indicated items to be removed or demolished

Rev C - (21.02.2023) Drawn: MacF - Checked: JDMM
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Rev B - (20.02.2023) Drawn: MacF - Checked: JDMM
Drawing amended following request from with SBC Roads
Rev A - (03.02.2023) Drawn: MacF - Checked: JDMM
Drawing amended following site meeting with SBC Roads
Rev - (25.10.2022) Drawn: MacF - Checked: MacF

Status: Planning Application

Scale:- As Noted



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