

Comments for Planning Application 22/01416/PPP

Application Summary

Application Number: 22/01416/PPP

Address: Land South Of 1 Kelso Road Coldstream Scottish Borders

Proposal: Erection of 2no dwellinghouses

Case Officer: Cameron Kirk

Customer Details

Name: Mr K KNIGHT

Address: Ladies Field, Kelso Road, Coldstream, Scottish Borders TD12 4LG

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Contrary to Local Plan
- Detrimental to environment
- Detrimental to Residential Amenity
- Land affected
- Loss of light
- Loss of view
- Noise nuisance
- Overlooking
- Privacy of neighbouring properties affected
- Trees/landscape affected

Comment: In response to the above application for planning permission in principle for two houses we are writing to say we object to the application, and request that the Council refuses permission. Granting permission would contradict the Council's long-standing assessment that Ladies Field (of which this land is part) is unsuitable for housing development and this principle of unsuitability ought to be upheld.

A Sense of Place

Any development needs to be a logical extension of existing land uses and enhance the sense of place. The sense of place around Ladies Field is based on the fact the main outlook of the existing properties, ie Nos 1, 2 and 3 Kelso Road, is over the field and away from Kelso Road. The houses sit a respectful distance from each other's gardens, do not overlook each other and buildings and fences do not cast shade on neighbours' gardens. Although the proposed development site is largely screened from the road by trees, it is highly visible from these existing properties, from the cemetery, and from Greenloaning to the west. This is also a 'dark-sky' area and, with no artificial

light sources, the night sky is very clear, a welcome contrast to the intense street lighting along the Kelso Road. No lighting of any kind was installed for the Cemetery or its access road and this is important given the number of bat species that use this area.

The existing properties around Ladies Field are scattered along the main road and are not close enough to each other, nor within the standard 20mph speed limit, to be considered part of the built-up area of Coldstream. The land between the properties and the Cemetery should not be considered suitable for infill (planning policy PMD5) or 'windfall' development as this would lead to over-development. The Council considered that the location of the Cemetery on the eastern boundary of Ladies Field would not materially impact on the amenity or privacy of the existing properties, but this housing, being much closer, would have a large impact.

Ladies Field paddock and habitat

Ladies Field is currently used for pony grazing, a type of land use valued by local residents, and its landscape of open grassland fringed by mature trees can be enjoyed by people walking the core paths around the field. Any development will therefore lead to loss of amenity for many people.

The field has significant biodiversity value, and development will actively contribute to the current biodiversity crisis with the loss of yet more foraging and feeding areas for wildlife. Low intensity grazing land is rare habitat in this part of the Scottish Borders and supports a strong community of invertebrates. [REDACTED]

[REDACTED] The land is used for hunting by owls, kestrels and other birds of prey and large flocks of swallow, house martin and swift feed over the field in summer, and redwings and fieldfares feed on the ground in the late winter and spring. [REDACTED]

Concerns about the proposal

On the supplied plan the proposed houses themselves and their gardens impinge very significantly into the land of Ladies Field itself, expanding housing into the fields, rather than creating a logical extension of a grouping of houses. This proposed development also makes use of a road that was built to serve the Cemetery and provide field access only.

The two proposed large detached houses are very close to each other, and we are concerned that in the alignment shown they run parallel to and face towards the existing properties, forming an awkward spatial relationship with the existing houses, and compromising our sense of place. They will also over-shadow our garden (No 3), the eastern extent of which lies between them and Nos 1 and 2 Kelso Road. The western-most building plot shares 11 metres of our southern boundary, with the 2-storey house being located only 3 metres from our boundary. Not only is this significantly closer to our garden than the single-storey houses at either No 1 or 2 Kelso Road, but being on the south side of our garden it will result in very significant loss of sunlight and cast damaging dense shade over a long-established fruit and vegetable garden. The easternmost end

of this area is dedicated to growing fruit that requires maximum sunlight. It will also create an unacceptable building line extremely close to our southern boundary. Loss of amenity will also arise from an increase in residential and parking noise, the imposition of artificial lighting, being overlooked by other properties, and a loss of privacy.

We see no reason why the houses should form the alignment shown in the application and question why the building plots and houses are not aligned along the road to the Cemetery. This would result in a more pleasing and in-keeping relationship with the existing houses and negate some of our concerns about the plots impinging into the field, forming an awkward relationship with our land and shading our fruit garden. The western edge of the building plot could then align with the existing eastern boundary fence of No 1 and the garden of No 3 Kelso Road. When we raised this concern with our neighbours, Andrew and Jane Douglas-Home, they kindly shared the initial version of the plans with us, which shows the suggested alignment with the two houses along the Cemetery road, but which was amended following the pre-planning discussions. We would very much like this initial plan to be looked at again.

Planning policy PMD4

As the proposed development is outwith the local development boundary it must also be justified within in the terms of planning policy PMD4, and we do not believe it meets the necessary criteria. We have set out above our reasons why it does not represent a logical extension of the built-up area, it significantly prejudices the character of the area, and will have a significant adverse effect on the landscape setting of the settlement and the natural heritage of the surrounding area. It also offers no significant community benefit. The whole of Ladies Field has previously been rejected for inclusion in the Supplementary Guidance on Housing. If outline permission for this 2-house development is granted, we believe it will set a precedent and by gradual attrition will potentially lead to complete loss of the field to housing and other development.

Site visit

We feel that the essence of the site and the issues raised by this application, especially our concerns about the alignment of the houses, cannot be fully understood without a site visit, and would request a site meeting with council planning officers before a decision is made.