

Comments for Planning Application 22/01357/FUL

Application Summary

Application Number: 22/01357/FUL

Address: Land South Of Ebbastrand Coldingham Sands Coldingham Scottish Borders

Proposal: Erection of dwellinghouse and associated work

Case Officer: Paul Duncan

Customer Details

Name: Mr Gordon Waddell

Address: 3 The Bay, Coldingham Sands, Coldingham Eyemouth, Scottish Borders TD14 5PA

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I would like to support the application for a single storey dwelling house on the land south of Ebbastrand.

I believe the property will be a great edition to the Bay and will compliment the design of the 8 flats to the rear of the property which continue to be admired by walkers passing by.

Currently, the site is overgrown wasteland which is unsightly and has been used for dumping garden and other waste.

Having looked closely at the design of the property, I would like to acknowledge that every effort appears to have been made to construct a property that will be unimposing on any of the adjacent properties and will add a further amazing property in Coldingham Bay.

The construction of this property will be a massive improvement to the current wasteland.

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Address: Land South Of Ebbastrand Coldingham Sands Coldingham Scottish Borders

Proposal: Erection of dwellinghouse and associated work

Case Officer: Paul Duncan

Customer Details

Name: Mr James Twining

Address: 1 The Bay, Coldingham Sands, Coldingham Eyemouth, Scottish Borders TD14 5PA

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: We would like to support the application for a single storey dwelling house on the land south of Ebbastrand.

We own 1 The Bay which is opposite the proposed development and were aware when purchasing the apartment a few years ago that an application would be made for a low level single storey development.

We very much like both the proposed design and finish of the proposed development which adds to the general amenity of the area and provides a further striking architectural highlight. The way it is built into the side of the hill is ingenious and means that it doesn't impinge in neighbouring properties or damage their views. In this we think the development is very sensitive to its impact on the surrounding houses and residents.

This development would ensure that there was no risk of subsequent taller developments and would considerably improve what is currently wasteland.

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Case Officer: Paul Duncan

Customer Details

Name: Mrs Margaret Waddell

Address: 3 The Bay, Coldingham Sands, Coldingham Eyemouth, Scottish Borders TD14 5PA

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: We would like to support the application for a single storey dwelling house on the land south of Ebbastrand. We own 3 The Bay which is opposite the proposed development. We were aware when purchasing the apartment that an application may be made for a single storey development. We have had sight of the previous proposals and were expecting a similar if not the same design. Whilst we liked the previous low level design and its consideration for the views of the apartments in The Bay the now proposed design and height is clearly better. The house being largely subterranean means that the views we have are largely uninterrupted. This development would not only secure the views of residents in The Bay against future higher applications it would also considerably improve the existing plot of wasteland.

7th October 2022
Head of Planning and Regulatory Services
Planning & Economic Development
Scottish Borders Council
Council Headquarters
Newtown St. Boswells
Melrose TD6 0SA

Westlands
Geel Road
St. Abbs Coldingham
Scottish Borders TD4 5PN

Dear Sirs,

PLANNING APPLICATION · LAND NORTH OF SEA NEUK
COLDINGHAM SANDS ROAD · COLDINGHAM
SCOTTISH BORDERS

I refer to the above and wish to offer my response and opinion on the applicant's architects Sutherland Hussey Harris plans GA-08 & 09 of 1/12/2020, titled "Coldingham Shack".

Over a lengthy period of time this site has attracted more than its share of critical assessment. Virtually every possible angle of relevant planning issue has been raised and the concerns of neighbours on all sides are well known. The sites of greatest debate along Coldingham Sands road, The Pavilion and former Shieling, are now settled, in my opinion with much better outcomes and contribution to the overall built environmental setting than expected.

With this newest proposal I consider we have made a step forward from the last contested plans of 2010 and 2011 which included my then response by letter of 7th September 2010. Now the concept and scale of the new building does not appear to compete with neighbouring Sea Neuk, particularly as the platform solum level is reduced. The hedged boundary with Esbe Strand seems protected and by adopting a relatively low building roof profile the elevated seaward views over Coldingham Sands Bay from the now developed Shieling are recognised. It will be important during the construction phase to protect the public highway from damage by further subsidence adjoining Sea Neuk's seaward garden site.

I do hope the value and amenity of Sea Neuk's splendid Monterey Pine is protected and appreciated - this species of pine is at its northern climatic range in Scotland and I believe there are few or no other examples locally.

In summary my opinion is that more carefully directed thought has now been given to this proposal which I support.

Yours faithfully

R.F. BRANDT Dip LA (Glas) CMLI (Retd) Landscape Architect.