

From: Shearer, Scott <SShearer@scotborders.gov.uk>
Sent: 20 July 2023 09:49
To: localreview <localreview@scotborders.gov.uk>; Planning & Regulatory Services <prs@scotborders.gov.uk>
Subject: FW: 22/01905/FUL | Demolition of stable and erection of dwellinghouse

Hello,

Could this email please be added to 22/01905/FUL and 23/00031/RREF please as an 'Objection'

Thanks

Scott Shearer
Peripatetic Planning Officer
Planning Housing and Related Services
Scottish Borders Council
tel: 01835 826732
e-mail: sshearer@scotborders.gov.uk



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From: Hayward, Julie <JHayward2@scotborders.gov.uk>
Sent: 19 July 2023 12:15
To: Shearer, Scott <SShearer@scotborders.gov.uk>
Subject: FW: 22/01905/FUL | Demolition of stable and erection of dwellinghouse

Hi Scott

This representation was received whilst I was on leave regarding the appeal 23/00031/RREF: Site Adjacent The Steading Whiteburn Farm Lauder.

Thanks

Julie

Julie Hayward
Team Leader
Development Management
Planning, Housing and Related Services
Corporate Improvement and Economy
Scottish Borders Council

Tel: 01835 825585

E-mail: jhayward2@scotborders.gov.uk

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From: Mrs Kershaw [REDACTED]
Sent: 03 July 2023 22:06
To: Hayward, Julie <JHayward2@scotborders.gov.uk>
Subject: 22/01905/FUL | Demolition of stable and erection of dwellinghouse

CAUTION: External Email

Dear Julie,

We are emailing regarding the application 22/01905/FUL | Demolition of stable and erection of dwellinghouse. I have tried to comment through the online portal but it does not seem to be live for commenting anymore.

We would like to make it known to the review body dealing with the appeal of this application that [REDACTED] our objections to the application still stand in full.

We give permission for this email to be uploaded to the portal for public viewing / made available to the review panel.

We would appreciate receipt of this email.

Many thanks for your time,
Rhea & Stephen Kershaw

Rhea Kershaw
[REDACTED]

From: Hayward, Julie <JHayward2@scotborders.gov.uk>
Sent: 22 February 2023 16:07
To: Mrs Kershaw [REDACTED]
Subject: [OFFICIAL] RE: A Query: 22/01905/FUL | Demolition of stable and erection of dwellinghouse

Good afternoon

Thank you for your e-mail.

The applicant has the right of appeal to the Council's Local Review Body once the decision notice has been issued in cases where applications are refused.

In this case, it is the principle of the development that cannot be supported, as the proposal is considered to be contrary to the Council's housing in the countryside policies. In cases such as this, agents normally seek to deal with all other outstanding issues before determination of the application (such as the western access, trees etc) so that there is only one reason for refusal (policy grounds) and only the principle has to be considered by the Local Review Body. The agent has been allowed additional time to address these outstanding issues.

I hope this clarifies the situation

Thanks

Julie

Julie Hayward
Team Leader
Development Management
Planning, Housing and Related Services
Corporate Improvement and Economy
Scottish Borders Council

Tel: 01835 825585

E-mail: jhayward2@scotborders.gov.uk

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From: Mrs Kershaw [REDACTED]
Sent: 21 February 2023 18:48
To: Hayward, Julie <JHayward2@scotborders.gov.uk>
Subject: A Query: 22/01905/FUL | Demolition of stable and erection of dwellinghouse

CAUTION: External Email

Dear Ms Hayward,

Re. Application 22/01905/FUL | Demolition of stable and erection of dwellinghouse | Site Adjacent The Steading Whiteburn Farm Lauder Scottish Borders

We are emailing you directly rather than posting on the Public Portal as we are aware that decisions are pending regarding the above application. We are content for this to be added to the Public Portal if necessary.

We are curious as to why the planning application is still pending when, in your correspondence to Ferguson Planning on 10th February, you stated:

It is accepted that a building group exists at Whiteburn, as there are 8 existing houses, however, it is considered that the site is outwith the natural and man-made boundaries of the building group. To the west, it is clear that the burn, trees/woodland and hedge form the boundary of the building group. The building group is characterised the farmhouse, converted farm steading buildings and new dwellings contained within a strip of land between the A697 to the south and the private access road to the north and east. The site is considered to be outwith this sense of place. In addition, the spacing does not respect the compact nature of the building group and a house on the application site would appear divorced from the existing houses, to the detriment of the character of the building group.

For these reason, the proposal is considered to be contrary to policy HD2 of the Local Development Plan 2016 and the application cannot be supported.

It appears to us that this factor cannot be changed.

As such, we believe that requests such as removing the proposed western access from the plan, the requested tree survey and adding solar panels to the plan are irrelevant because no changes can be made by the applicant to reverse your statement that the application cannot be supported.

If our understanding is incorrect, we would welcome an explanation to help us understand why the application is still pending and not decided (declined).

With kind regards,
Rhea & Stephen Kershaw

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