

Comments for Planning Application 23/00716/FUL

Application Summary

Application Number: 23/00716/FUL

Address: Garden Ground Of Cheviot View Eden Road Gordon Scottish Borders

Proposal: Erection of dwellinghouse

Case Officer: Cameron Kirk

Customer Details

Name: Mr Grant Neilson

Address: Old Free Church, Eden Road, Gordon, Scottish Borders TD3 6JT

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Height of
- Inadequate access
- Inadequate drainage
- Increased traffic
- Land affected
- Legal issues
- No sufficient parking space
- Overlooking
- Poor design
- Privacy of neighbouring properties affected
- Road safety
- Water Supply

Comment: Application number: 23/00716/FUL

Proposed development: Erection of dwelling house

Officer: Cameron Kirk

We are objecting on the grounds that this small area of land is actually one of two linked plots and is being over built. The other side already has one house taking up most of the allocated area and this application is doing the same - the house applied for is far too big for this small area of ground. Like the other house Mr Carey has had built, it is almost abutting the neighbours walls on both sides of the plot and leaves very little garden ground and no land for the required 2 parking spaces. Also, although too big for the plot, the actual house is so small it will surely only ever be used as holiday accommodation (most likely the house Mr Carey is building on the other side of this plot will be the same as although overpowering the site it too is far too tiny for permanent living). This will lead to more issues as obviously holiday makers are less interested in maintaining the amenity of an area for the residents.

Looking at the history of this site:

It is being referred to as "garden ground" however the land on this side of the plots has never been the garden of any cottage. The land was an agricultural and commercial garage since before to the 1950s then unused for some years latterly; the physical ground of course being subjected to the conditions one would expect from working garage premises with oil deposits etc and working fuel reserves. The sliver of land on the left hand side of the plots, which uses the same access from Eden Road had been a tiny cottage, which had been abandoned and fallen into ruins many years ago. This sliver is currently being built on by Mr Carey.

The 2 sites are now owned by the same person and you will note that in each of Mr Carey's (and others') applications - previous application history 17/01491/FUL, 121/00056/FUL, 21/00913/FUL, 21/01111/FUL, 21/01905/FUL, 21/00913/FUL and now this application - they are careful to not note the other building and always suggest there is only one house being built. There is currently one property not far from being finished on the left hand side sliver of land (as you look from Eden road - granted under 22/00716/FUL) which pretty much covers the entire plot bar the spaces for 2 cars. This new application concerns the right hand side of the plot, and has been previously refused under application 21/01905/FUL - reasons noted below from your refusal letter - and nothing on the ground in real life has changed since that refusal.

"21/01905/FUL REASON FOR REFUSAL 1 The proposed development would fail to comply with Policy PMD2 and Policy PMD5 and the Council's Supplementary Planning Guidance 'Placemaking and Design 2010', in that the proposed dwellinghouse would be far removed from the road frontage, as it would be situated behind an existing dwellinghouse, it would be in a position set apart and not integrated with the established character or pattern of the street scene and it would have no clear relationship to neighbouring properties, their established building lines or the general street pattern. It would not respect or respond to the established character of the surrounding area and it would not positively contribute to the overall sense of place. It is therefore considered that the proposed development would be inappropriate in this context as it would result in backland development."

Parking

You will see from all the applications (noted above) that the area in front of the applied for second house on this side of the plot has always been noted as "communal turning and parking". The reason for this is because two neighbours own and have used parking areas on part of the land that Mr Carey is applying for permission in this application. They go in and out the narrow opening, turn their cars and park there. It has been drawn out on the location plan that the new owners of this new house will use these. The new owners will not be able to use these two parking spaces as my 2 neighbours own and use these and have done for many many years. You will note in the refused application Mr Carey had noted the car parking for the applied for house was to be directly in front of the applied for house as he is aware of this since they park there every day when he comes to site to inspect the other house he is having built.

When there are my neighbours' 2 cars, the two car parking areas for the house already being constructed and somewhere on this tiny bit of land 2 more car parking spaces for this new application, that will mean 6 cars coming and going through this narrow opening into a very small area. If you look at the application 17/01491/FUL you will see my neighbour's car in his space and if we could have attached current photos you would see the area with the new build nearing completion and the small area on the right currently housing a skip which is to be potentially well over-built with a second house if you allow this application.

As it is, with the current house under construction, Mr Carey's workforce has from time to time parked their vans without permission on land owned by us in front of our house up on the pavement. Eden Road, being the main A68 to Berwick upon Tweed link, is a very busy road with farm traffic, large lorries and emergency vehicles passing all the time, there is little room for extra cars up on the pavements and certainly no room for them to park on the road.

Water

I note that Scottish Water are not guaranteeing that this new house will be able to be connected to the current services. I understand that a year or two ago there was concerns regarding the extra water and sewage disposal demands that new builds were making and the capacity was close to its limit. Since then another house is currently being built along Eden Road and 6 more have been granted permission off Edinburgh Road.

Yours

Mr and Mrs Neilson

[REDACTED]

From: Kirk, Cameron
Sent: 05 July 2023 16:32
To: Planning & Regulatory Services
Subject: FW: 23/00716/FUL
Attachments: 2 second note to planning.docx

Categories: Awaiting Response

From: Janis Neilson
Sent: 05 July 2023 11:40
To: Kirk, Cameron <Cameron.Kirk@scotborders.gov.uk>
Subject: 23/00716/FUL

CAUTION: External Email

Dear Mr Kirk

We note a new comment has gone on supporting the above application which has been added well after the deadline. It has been sent in by a party invested in the planning application although couched in terms of a physical neighbour of the intended property. Please see our attached further comment as it does not stand up to scrutiny at all

Yours sincerely

J&G Neilson

Background

Area of land within Gordon was owned separately in 2 parts, now both parts are owned by the same husband and wife developer team. Various applications have come into the planning department to put a house on each of these two adjoining areas of land, each carefully omitting any reference to the other property they have been trying to get planning permission for. The one that has so far been successful is for the smaller area is under 22/00968/FUL. This cottage has been started and is nowhere near finished. Photo of it at today's date - 5 July 2023.



I assume it's going to be called Cheviot Cottage as it is on land previously called Cheviot View which held a small cottage many many years ago.

Now there is another planning application under 23/00716/FUL for the bigger side of the two plots, this side was previously a garage (the bit with the skip in the above photo).

Please see copy below of Support Comment published 30 June 2023 on your website.

Comments for Planning Application 23/00716/FUL

Application Summary Application Number: 23/00716/FUL

Address: Garden Ground Of Cheviot View Eden Road Gordon Scottish Borders

Proposal: Erection of dwellinghouse

Case Officer: Cameron Kirk

Customer Details Name: Mrs Anna Maria Potamiti

Address: Cheviot Cottage, Eden Road, Gordon, Scottish Borders TD3 6JT

Comment Details Commenter Type: Neighbour Stance: Customer made comments in support of the Planning Application Comment

Reasons: - Density of site - Health Issues - Land affected - Legal issues - Litter - Value of property

Comment :I fully support this application. I look forward to having a cute, well tended property next door. Previously the site had been abandoned and abused for decades. It became unsanitary weed and vermin infested dumping ground and danger to anyone who might wander in. This new proposal will return a prime piece of land to the community and be cared for.

Point 1 Comments had to be in by 07/06/2023 and yet this seems to be have been added well beyond

Point 2 "I fully support this application" - of course they do, she is one of the ones trying to get planning permission.

Point 3 This commenter appears by their address to suggest they are already living at Cheviot Cottage and want this application to succeed as they want "a cute well tended property next door" (which, if granted, actually will be squashed almost right up against their boundary and blocking most of the sun to their minuscule garden) and it is written in the manner of a happy member of the community of Gordon. This is in fact the person noted as owning the land in the various applications and it appears the partner in the development and, according to social media at least, the wife of the applicant. As you will see from the many applications for these two sites they both live at Over Roxburgh and not in Gordon at all.

Point 4 the suggestion that this is her address is untenable considering the place has no doors and is still a building site as per photo above.

Point 5 The suggestion that a building on this land will return it to the community is ridiculous as it will be privately owned and not available to the community in any way, shape or form.

Point 6 The suggestion that previously the land was unsanitary, weed and vermin infested and a dumping ground is also ridiculous. It was kept clear of weeds by surrounding neighbours, nothing extra had been dumped on it in the 30 years it sat there in that condition and even any wind blown litter was disposed of by the neighbours.

We don't have any problem with people trying to enhance their own position. This couple, we assume, are merely trying to put the best spin on it to ensure their application is seen favourably by the planning department. Unfortunately the above comment was so out of touch with the real situation we felt we had to add our comments. We therefore stand by our original objection that the site should have been one small house with a nice garden, not shoehorning 2 over-large-for-the-plots houses and multiple parking spaces into too small a space.

[REDACTED]

From: Marion Waite [REDACTED]
Sent: 31 May 2023 14:12
To: Planning & Regulatory Services
Subject: 23/00716/FUL

CAUTION: External Email

Objections to Garden Ground of Cheviot View. Our objections are to height of bungalow which will overshadow our property also size of bungalow will overdevelop the area taking into account the turning area for all vehicles. Living next door we also have concerns there has been no ground testing as previously owned by Mr W Kirk who ran it as a fully working agricultural garage also having petrol pump and storage tank which was very quickly taken out and covered over living next door concerned we got no notification of this taking place again no ground testing!!

Yours Marion Waite
Sent from my iPad

Comments for Planning Application 23/00716/FUL

Application Summary

Application Number: 23/00716/FUL

Address: Garden Ground Of Cheviot View Eden Road Gordon Scottish Borders

Proposal: Erection of dwellinghouse

Case Officer: Cameron Kirk

Customer Details

Name: Mr Norman Utterson

Address: Rose Cottage, Eden Road, Gordon, Scottish Borders TD3 6JT

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Detrimental to environment
- Height of
- Inadequate access
- Increased traffic
- No sufficient parking space
- Poor design
- Privacy of neighbouring properties affected

Comment: We have been residents of Gordon for over 70 years and would never have dreamed of the proposed plans for the Garden Ground of Cheviot View, we have had parking access to the area for over 50 years as it provides us with safe parking off the main street next to our Lockup. There will be safety issues with the moving of up to 6 vehicles in the proposed area.

The proposed site was agricultural and a commercial garage over the years so we would be expecting the land to be tested for any contamination as it had an underground fuel tank and pump located on site.

The plans for both plots in the area are of poor design not in keeping with the rest of the Main Street of Gordon.

Regards

Norman

Comments for Planning Application 23/00716/FUL

Application Summary

Application Number: 23/00716/FUL

Address: Garden Ground Of Cheviot View Eden Road Gordon Scottish Borders

Proposal: Erection of dwellinghouse

Case Officer: Cameron Kirk

Customer Details

Name: Mrs Samantha Robson

Address: Eildon View, Eden Road, Gordon, Scottish Borders TD3 6JT

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Detrimental to environment
- Height of
- Inadequate access
- Increased traffic
- Loss of light
- Loss of view
- No sufficient parking space
- Overlooking
- Poor design
- Privacy of neighbouring properties affected

Comment: We would like to express our concerns of the following points on the proposed new plans for the Gardens of Cheviot View.

The plot has been used over numerous years as a commercial garage by Mr W Kirk and then used by Hunters Garage Services who also had other garage permits within the village, the plot consisted of a wooden shed, a metal Nissan Hut with inspection pit and there was also a fuel tank and pump situated to the front of the plot. The Nissan Hut was removed several years ago, and Mr Carey has since removed the wooden shed and had the fuel tank removed from the ground and taken off site. There was a waste disposal dumping area to the top right hand side of the plot where used oil, gaskets, filters etc was disposed of. So we have concerns that the ground may be contaminated and could pose environmental issues when the ground is disturbed and moved for construction or used as a recreational area by the occupants.

With the size of the plot we feel that it is not big enough to withstand the proposed dwelling along with communal parking and turning which will be required for 6 vehicles, The two parking spaces shown on the plans are already allocated and used by neighbouring properties. We feel this could

cause a safety issue for all parties that have access to the communal parking and turning area. The overshadowing will bear an impact on Cheviot View which is in the construction phase and also to the grounds of Sherwood Cottage.

There will be loss of light and privacy to both Cheviot View and Sherwood Cottage due to the positioning of the properties sitting on different ground levels and orientations of location.

The visual impact is of overcrowding and cluttered design which is not in keeping of the main street of the village of Gordon and certainly not in keeping of the traditional sized village cottage. Both Cheviot View and Gardens of Cheviot View stand approximately 5 metres high as stated by the planning officer in an e-mail when we questioned the height of Cheviot View when the plans state 4.75 metres.

We feel that this and Cheviot View are of backland development and no consideration has been given to both neighbouring properties which has caused negative health issues to residents and has raised concerns from other neighbours what has been approved especially due to the heights allowing to be developed.

Regards

Mr & Mrs Robson

Comments for Planning Application 23/00716/FUL

Application Summary

Application Number: 23/00716/FUL

Address: Garden Ground Of Cheviot View Eden Road Gordon Scottish Borders

Proposal: Erection of dwellinghouse

Case Officer: Cameron Kirk

Customer Details

Name: Mrs Samantha Robson

Address: Eildon View, Eden Road, Gordon, Scottish Borders TD3 6JT

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Detrimental to environment
- Detrimental to Residential Amenity
- Health Issues
- Height of
- Increased traffic
- Land affected
- Loss of light
- Loss of view
- No sufficient parking space
- Over Provision of facility in area
- Overlooking
- Poor design
- Privacy of neighbouring properties affected
- Road safety

Comment: We would like to address the comments made by Mrs Anna Marie Potamiti since she has invested interest in the application being approved as the applicant is her property developer husband.

The address supplied as her residence is in the construction phase and we don't believe that this will be her abode on completion of build.

The proposed building plot has always been maintained by neighbours with yearly spraying of weed killer and vermin boxes baited should there have ever been a problem which has never been the case.

The comments are completely unjustified and ourselves and neighbours are bewildered by the comments made.