

Comments for Planning Application 23/01165/PPP

Application Summary

Application Number: 23/01165/PPP

Address: Land East Of Morebattle Mains Cottages Morebattle Morebattle Scottish Borders

Proposal: Erection of dwellinghouse

Case Officer: Euan Calvert

Customer Details

Name: Mr A Moreton

Address: Rosenli, Morebattle Mains, Morebattle Kelso, Scottish Borders TD5 8QU

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Contrary to Local Plan
- Increased traffic
- Poor design
- Privacy of neighbouring properties affected
- Road safety
- Trees/landscape affected

Comment:

Site Location: The footprint of the proposed residence extends the "Building Line" of the buildings comprising the "Morebattle Mains Building Group" thirty nine meters closer to Morebattle. It also initiates a second line of development on the south-east side of Mainsfield Avenue:

Land Use: A triangular area of the plot has been used for arable production for many years.

Please refer to the triangular area under the arrowhead on Fig 2: Aerial image of Morebattle and Morebattle Mains in the Planning Statement.

Intended use and number of proposed dwelling(s): The Application states that the dwelling is for - "the applicants' family home for the entirety of their retirement" Does this mean that the property will be their primary residence throughout the year?

Although the application is for a single dwelling, the Planning Statement Fig 4 purports to show "proposed dwellings" while Paragraph 4.26 of the Planning Statement proposes "to serve each new dwelling with two parking spaces".

How many dwellings are intended?

Site Access: The proposal to provide direct access to the U144/4 (Mainsfield Avenue) requires removal of fourteen metres of mature roadside hedging and one or more mature fruit trees.

- This is contrary to Planning Policy guidance that "tree and hedgerow cover" should be respected.
- It also diminishes and disrupts the well established habitat and wildlife rich wildlife corridors along the south-east verge of Mainsfield Avenue adjoining the north-east boundary of the plot.

Scale and design of proposed development: The proposal does not comply with Planning Policy 17 which states that the development should be "suitably scaled, sited and designed to be in keeping with the character of the area"

Scale of proposed dwelling: The thirty three metre length of the proposed dwelling is excessive, it is some eighty five percent of the overall length of all four Morebattle Mains Cottages, and eighty eight percent longer than Vindabona the other adjoining property.

Landscape Impact: The statement in 4.11 of the Planning Statement that "unacceptable adverse impact" would not be created is clearly incorrect.

When approaching the proposed property from Morebattle the landscape impact of the proposed property design and access provision will be as clearly illustrated in Fig 4 of the Planning Statement due to:

A: the inclusion of full floor-ceiling height and room-width windows at first floor level, a feature that does not exist in any of the dwellings within the Morebattle Mains Building Group.

B: The removal of fourteen metres of mature hedging and tree(s) required to provide access to the proposed property from Mainsfield Avenue which will reduce the privacy currently enjoyed in the No.4 Morebattle Mains Cottages garden whilst revealing an open view towards both the proposed property, the gable of No.4 Morebattle Mains Cottages and the remnants of its lovingly created and tended habitat rich garden of some twenty three years standing.

- In addition it should be noted that the proposed road access is immediately adjacent to the existing eleven metre wide access to the arable field. This further increases the visibility of, and hence further reduces the privacy currently enjoyed in the garden to No.4 Morebattle Mains Cottages.

Road Safety: The Morebattle Mains Building Group lies astride the single tack U144/4 single carriageway road and hence subject to the national speed limit.

The statement at 4.25 of the Planning Statement that "the speed of passing traffic is managed by the presence of multiple existing entrances dwellings at Morebattle Mains taken directly from Mainsfield Avenue" is unduly optimistic since some drivers choose to drive at considerable speed unless than they can clearly see a hazard in front of them.

The road carries a surprisingly high volume of traffic ranging from pedestrians, cyclists,

motorcycles, RTVs, small family cars all the way though to fully laden articulated lorries, agricultural tractors carrying large agricultural implements / towing heavily loaded trailers. In reality it is a high risk road to all users.

Parking: Although provision of two parking spaces is indicated on the proposed site plan there is inadequate provision for vehicle turning circles. The provision of the statutory two parking spaces is likely to be inadequate for the number of vehicles actually in use at such a large dwelling.

Water Supply: The water supply to the existing properties in the Morebattle Mains Building Cluster struggles to deliver adequate pressure and flow rate to customers during periods of high demand.

Currently the supply is provided by a relatively small bore cast iron pipe buried below the northern verge of U144/U (Mainsfield Avenue) between Morebattle and Sunningdale. The pipe has a history of fractures, leaks and repairs spanning several years. SWA should be asked to make better provision to the needs of the customers within the Morebattle Mains Building Cluster.

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Application Number: 23/01165/PPP

Address: Land East Of Morebattle Mains Cottages Morebattle Morebattle Scottish Borders

Proposal: Erection of dwelling house

Case Officer: Euan Calvert

Customer Details

Name: Mr Brian Dickson

Address: 3 Main Street, Morebattle, Kelso, Scottish Borders TD5 8QG

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Contrary to Local Plan
- Detrimental to Residential Amenity
- Inadequate access
- Overlooking
- Poor design
- Privacy of neighbouring properties affected
- Trees/landscape affected

Comment: As village residents we frequently enjoy walking up Mainsfield Avenue and wish to object to this proposed development.

Our main objection is the siting of this dwelling house (Policy 17 Suitably scaled sited and designed to be in keeping with the character of the area) .It would form a Backland Development which clearly overshadows the 19century cottages . This would constitute a precedent for further Backland Development which would destroy the character of the surrounding area . The three previous developments nominally in line , have no buildings in front of them .

Access is also an issue . It is immoral to destroy a treasured garden to provide access .

Moving the proposed building further to the East would solve the above problems .

Brian and Anne Dickson

Comments for Planning Application 23/01165/PPP

Application Summary

Application Number: 23/01165/PPP

Address: Land East Of Morebattle Mains Cottages Morebattle Morebattle Scottish Borders

Proposal: Erection of dwelling house

Case Officer: Euan Calvert

Customer Details

Name: Mr David McCann

Address: Vindobona, Morebattle Mains, Morebattle Kelso, Scottish Borders TD5 8QU

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Land affected

Comment: Dear Sir or Madam,

While we have no objections to the new development in principle, we find that destroying more than two-thirds of the garden of Nr. 4 Farm Cottage in order to develop an access point to the main road to be unacceptable. It is a huge burden to the current tenant, Mrs. Redhead, and is indeed unnecessary since access to the road via the shared parking area behind the cottages is already available.

Furthermore, we would request clarification as to the status of the cottages' septic tank, which is currently located within the boundaries of the proposed development and just outside our joint boundary with the plot. Is this tank to be moved, or is shared access to be guaranteed by the new owners?

Sincerely,

David and Laura McCann.

Comments for Planning Application 23/01165/PPP

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Application Number: 23/01165/PPP

Address: Land East Of Morebattle Mains Cottages Morebattle Morebattle Scottish Borders

Proposal: Erection of dwellinghouse

Case Officer: Euan Calvert

Customer Details

Name: Miss Georgina Coles

Address: 1 Morebattle Mains Farm Cottages, Morebattle, Kelso, Scottish Borders TD5 8QU

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Increased traffic
- Loss of view
- Privacy of neighbouring properties affected
- Road safety
- Trees/landscape affected

Comment: 1. I would like to say I agree wholly with my fellow neighbours and villagers regarding the situation of this proposed dwelling and also use of. The statement claims the applicants "Intend it to be their home for the entirety of their retirement" which is not the same as it being the main residence and does have a possible suggestion that it will be 2nd home or holiday let until then.

2. As for the new access which the statement claims "is considered safe and acceptable". For a country lane this can be extremely busy and certainly dangerous for pedestrians as well as drivers and yet another access seems pointless when the dwelling could be reached from behind the cottages.

3. The Ecology paragraphs state that the site supports limited species and is of low ecological value, which I am sure we all disagree with ..all of that flora and fauna will be destroyed when Mrs Redheads garden has gone!

4. The drawings of the site are very much out of proportion, the front elevation shows the cottages to be quite a distance away which of course is not so. The gable of the house will be level with the existing greenhouse and shed at number 4. The report mentions 25 meters which is only 82ft.

5. The hedges along the back of the house will certainly mar the view and light of numbers 3 and 4

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Application Number: 23/01165/PPP

Address: Land East Of Morebattle Mains Cottages Morebattle Morebattle Scottish Borders

Proposal: Erection of dwellinghouse

Case Officer: Euan Calvert

Customer Details

Name: Ms julia hall

Address: 1 Victoria Buildings, Teapot Street, Morebattle Kelso, Scottish Borders TD5 8QJ

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Contrary to Local Plan
- Increased traffic
- Road safety
- Water Supply

Comment: I gather the house in question is to be a 6 bedroom dwelling next to existing cottages. The road in that area of the village is narrow and already poses some dangers to people walking, cycling and driving. There is no grass verge to step onto when walking and faced with traffic, much of which is large and fills the road, this can be hazardous. Having another house built there with the attendant traffic will put people in even greater danger. Presumably a six bedroom house will have either a large family living in it with multiple cars or will be used as a bed and breakfast business again with multiple cars driving in and out and this will add to the risk of walking on that road.

I live on Teapot Street near the village sewage works. These are barely adequate for the needs of the existing houses and will seriously struggle with any more new houses. The works are to be modernised but will not be given any greater capacity and this will pose a potential risk to health. As a further comment this village has had a number of large houses built on the outskirts in recent years but what we need are small affordable houses and flats so that young people who have grown up in the village and want to stay here can afford to rent or buy. We don't need more large private houses that cannot be bought by local people and which push prices up even more and make properties even less affordable for first time buyers.

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Application Summary

Application Number: 23/01165/PPP

Address: Land East Of Morebattle Mains Cottages Morebattle Morebattle Scottish Borders

Proposal: Erection of dwelling house

Case Officer: Euan Calvert

Customer Details

Name: Dr Barbara Bell

Address: Braeside, Teapot Street, Morebattle Kelso, Scottish Borders TD5 8QH

Comment Details

Commenter Type: Community Council

Stance: Customer objects to the Planning Application

Comment Reasons:

- Detrimental to Residential Amenity
- Height of
- Inadequate access
- Increased traffic
- Over Provision of facility in area
- Trees/landscape affected

Comment:Kalewater Community Council

The council have examined the documentation accompanying the Planning Application no: 23/01165/PPP for a single dwelling house behind the Morebattle Mains Farm Cottages, in Mainsfield Avenue.

The Community Council have some concerns and wish to object to the plans. Our concerns are listed below.

1. Morebattle is currently being hollowed out by second and holiday homes/AIR BnB, etc. and the building of new accommodation which could be used in the short/medium or long term as another holiday house is naturally of some concern. On the other hand, Morebattle already has social housing units designed for those with mobility issues, so that the CC understands the desire for a dwelling that is designed/constructed to be accessible and supportive. The description of this proposed dwelling seems to fall awkwardly between the two extremes.
2. In terms of location, whilst it may nominally line up with newbuild housing further along the road, its true comparator is the row of nineteenth-century farm cottages in front, which it lours over in the architect drawing of the scene from the roadway.
3. It is introducing a second layer of housing along this road. The layout of the garden ground presents issues for members of the community currently occupying the cottages in terms of loss of amenity and the loss of access to a septic tank.

4. It is difficult from the paperwork presented to work out whether the top storey is to hold two, three or more bedrooms - see paras 4.15 and 4.17 of the Planning Statement. Two upstairs bedrooms, even if provided with ensuite, one would appear to feature a floor to ceiling window, would be absolutely enormous, and it is perhaps disingenuous to believe that more bedrooms would not be fitted in. There is mention of space for a lift, but no commitment to build it.

5. A useful compromise would be a single-storey bungalow, with two bedrooms and a wet room/bathroom on the ground floor, alongside the usual living-room/kitchen arrangements and with wide doorways etc.. This type of property would be highly sought in the future. This would fit in better with the existing landscape where there is no requirement to bring a roofline into view, and materials and finishes could be employed which would not contrast too violently with the cottages.

From: Mitchell Hall [REDACTED]
Sent: Friday, August 25, 2023 10:37 AM
To: Planning & Regulatory Services <prs@scotborders.gov.uk>
Subject: PLANNING APPLIVATION 23/1165/PPP

CAUTION: External Email

Would you be to kind as to add this objection to the others received, to this planning application.

The owner plans to take over half the garden that has been cultivated and cherished by the dweller of the first cottage. This is actually unnecessary as there is a perfectly good entry to the field just further down toward the village. The whole development smacks of aggrandisement at the expense of the current row of cottages who are as near brushed out of the coloured drawing supplied with the details. My objection is based on the fact that there is no need to encroach so obviously on the cottages and their parking area behind. Despite the other larger houses further out of the village, this application looks out of place, inconsiderate, unkind, and destructive.

Yours sincerely

Matilda Hall

Sent from [Mail](#) for Windows

Comments for Planning Application 23/01165/PPP

Application Summary

Application Number: 23/01165/PPP

Address: Land East Of Morebattle Mains Cottages Morebattle Morebattle Scottish Borders

Proposal: Erection of dwellinghouse

Case Officer: Euan Calvert

Customer Details

Name: Miss Michelle Gillies

Address: 3 Morebattle Mains Farm Cottages, Morebattle, Kelso, Scottish Borders TD5 8QU

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Contrary to Local Plan
- Designated Conservation Area
- Detrimental to Residential Amenity
- Height of
- Inadequate Boundary/Fencing
- Increased traffic
- Land affected
- Loss of light
- Loss of view
- Over Provision of facility in area
- Poor design
- Privacy of neighbouring properties affected
- Road safety
- Value of property
- Water Supply

Comment: As an owner of one of the neighbouring cottages to the proposed building I have a number of concerns and as such I wish to object to the plans for reasons as follows.

1. I feel the proposed dwelling is not of a design which is in keeping with the local area due to its scale, character or appearance (large window area on second level in particular). This is especially due to its proposed location of being on the left side of the old farm cottages and as such would be directly compared to them as apposed to the other more modern buildings that expand from the right side of the cottages. Another concern is the creation of a second line of housing which would constitute a precedent for further housing to be built in this new second line resulting in further destruction of character of the surrounding area.

2. A large concern I have also relates to the proposed boundary line being created by large hedges. I feel that this could result in a loss of view, light and value to my property as well as the other farm cottages which could cause drainage issues to the car parking area as it would be in the dark for much larger periods of the day. The proposed hedge line would also completely block access to the septic tank that is currently shared by the four cottages as showed in the plans as being contained within the new garden.

3. I share a concern held by many in the village of this property possibly being used as a second home/holiday home as the village is oversaturated with these properties as is.

4. I am aware that there are concerns about an already overstretched water supply used by myself and the neighbouring properties and I worry the effects that adding another property will have.

5. My final points are based more on moral issues. Firstly that as I have only purchased my property around half a year ago and was sold it under the impression that there was no plan to sell/ build on the land behind the property, I feel I have been misled in the purchase of my home by the seller who previously owned both the house I purchased and the land for the proposed build. The other issue is that should these plans go ahead our neighbour would lose her garden which she has cared for, for over 23 years and the fact that she has only been notified of this through the planning application notice through her door is frankly heartless.

From: prs@scotborders.gov.uk
Sent: 23 August 2023 21:33
To: Planning & Regulatory Services
Subject: Comments for Planning Application 23/01165/PPP

CAUTION: External Email

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 23/08/2023 9:32 PM from Mr Paul Grime.

Application Summary

Address:	Land East Of Morebattle Mains Cottages Morebattle Morebattle Scottish Borders
Proposal:	Erection of dwelling house
Case Officer:	Euan Calvert

[Click for further information](#)

Customer Details

Name:	Mr Paul Grime
Email:	[REDACTED]
Address:	The Steading House U144/4 U144/4 At Mainsfield Avenue In Morebattle To Whitton Farm, Scottish Borders, Scottish Borders TD5 8QU

Comments Details

Commenter Type:	Member of Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Road safety - Water Supply
Comments:	Referring to the following clause in the proposal prepared by Ferguson Planning- 2.5 Access to the site is proposed across the north-west boundary from Mainsfield Avenue (D144-4 public road). The new access would be taken close to the north extent of the site, without extending across the established boundary. The new access would be the third residential access on this side of the road, adding to those that serve seven other existing dwellings.

This statement does not recognise the access to the property now existing and in the final stages of completion (planning ref: 21/01080/FUL) . This entrance has been in daily use for

many years, as access to the small field containing horses, prior to the current heavy use by construction traffic and daily visits by the current owners.

Taking this into consideration, there are already three relatively safe residential access entrances on this side of the road. Surely the addition of a fourth should be avoided if possible.

The current access to Vindobona and the parking area for the cottages also leads directly to the rear boundary of the proposed property, and might be considered as a safer access route.

This would allow retention of the existing roadside hedge and garden fruit tree. The owners of the proposed property might also allow Casandra Redhead, tenant of 4 Morebattle Mains Farm Cottages, to continue to enjoy the garden she has created over the last 23 years.

Further to the above I wish to express concern regarding potential loss of flow rate in the water supply from an old cast iron pipe that was surely not installed to serve so many properties.

Yours sincerely

Paul Grime

Kind regards

Comments for Planning Application 23/01165/PPP

Application Summary

Application Number: 23/01165/PPP

Address: Land East Of Morebattle Mains Cottages Morebattle Morebattle Scottish Borders

Proposal: Erection of dwellinghouse

Case Officer: Euan Calvert

Customer Details

Name: Mr Roddy Murray

Address: Wideopen, Mainsfield Avenue, Morebattle, Scottish Borders TD5 8QP

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Contrary to Local Plan
- Increased traffic
- Land affected
- Road safety

Comment: As a resident of Mainsfield Avenue, which feeds onto the single track road to Whitton I would like to object to this proposed new property on the following grounds.

1. The road is already inadequate for the volume and nature of traffic using it as a number of new properties have already been built with no improvement to the road access. Mainsfield Avenue is a residential road with a number of families with small children and no pavement along the first stretch from Main Street. This creates a danger to road users and young children in particular. Yet another residence on the single track road, with another driveway will create more traffic, especially during construction. The 20 mile per hour speed restriction is ignored by much of the traffic and Police Scotland do not have resources to enforce it.

2. The proposed building plot breaks into an arable field currently used for crops and would set a precedence of building between Morebattle Mains and Morebattle, potentially leading to more traffic on the single track road and loss of further farm land.

Comments for Planning Application 23/01165/PPP

Application Summary

Application Number: 23/01165/PPP

Address: Land East Of Morebattle Mains Cottages Morebattle Morebattle Scottish Borders

Proposal: Erection of dwelling house

Case Officer: Euan Calvert

Customer Details

Name: Mr Roger Henderson

Address: The Granary, Morebattle Mains, Morebattle Kelso, Scottish Borders TD5 8QU

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Contrary to Local Plan
- Increased traffic
- Water Supply

Comment: We wish to object to the application and make the following specific comments regarding road safety, ribbon development, status of property and access.

1. Road safety. The Morebattle Mains area has a dozen properties. The road to Whitton is single track and currently designated at national speed limit. At Whitton there is a very large piggery that has many deliveries by lorries and tractors that can be as early as 5am and as late as 12pm, even in winter. Every day there are feed deliveries and knackers collections. There can be sustained periods (all day, over many consecutive days, late into the day) of muck being hauled from the site for disposal, animals being transported or straw being delivered. The corner by Sunningdale is blind and we have witnessed near misses involving vehicles and pedestrians. Morebattle Mains has a large dip in the road and vehicles tend to speed down and up the other side. Moreover, the road to Whitton is used by a large number of Morebattle residents as a walk and several children walk into Morebattle to catch the school bus. There is no pavement and to have a vehicle rush by you at 50-60 mph whilst you cower in the hedgerow is a nerve-racking experience. Therefore, as part of the plan can the speed limit in the village be extended to the Sunningdale corner. More housing in the area will only add to the issue.

2. Piecemeal, ribbon development. Application 21/01080/FUL was meant to be the last development in the area. This will create the precedent that will lead to both sides of the road being developed from Mainsfield Avenue. Water supplies were meant to have reached their limit.

3. Permanent residence. It has been said, and I am not certain if it is true, that the house will be a

second home. Morebattle has too many of these. Planning condition should be for permanent residence only.

4. Access. There is already a access to the site from behind the cottages. Using this would be preferably to creating yet another opening onto the busy road.

The fourth point would also address the moral issue of the application. We find it disgraceful that a residence of 23 years is told via a planning application that she will lose the garden she has lovingly tended to over nearly a quarter of a century. We cannot put into words adequately what we, and most in the village, feel about such conduct.

Yours sincerely

Catherine and Roger Henderson