

From:David Jamieson
Sent:22 Apr 2020 16:19:02 +0100
To:Dods, Ranald
Cc:gary mawer
Subject:RE: 20/00275/FUL, land north east of The Lodge, Kingsmeadows Road, Peebles

Dear Ranald,

For the avoidance of doubt and with reference to my earlier emails, we confirm that the application should be withdrawn and I would be grateful if you could give me a response to the questions posed in these?

This request to withdraw is on the basis that the applicant will be allowed to resubmit a revised scheme following discussions with you and that no planning application fee would apply – I would be grateful if you could confirm?

Kind regards,

David Jamieson

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From: Dods, Ranald <Ranald.Dods@scotborders.gov.uk>
Sent: 14 April 2020 11:40
To: David Jamieson <david@zonearchitects.co.uk>
Subject: 20/00275/FUL, land north east of The Lodge, Kingsmeadows Road, Peebles

Dear Mr Jamieson,

You will be aware of the various consultation responses which have been provided in response to your client's application and which are available in the online file. From those you will see that there are significant issues with the proposal, many of which were raised at pre-application stage.

To summarise in no particular order and not exhaustively:

- The scale, massing, design, materials and proposed layout are not appropriate for the setting of a listed building, the conservation area or the woodland setting;
- the proposed layout fails to meet the requirements of Roads, as set out in their consultation response;
- the proposed development would see a significant number of trees removed from the site, the removal of which has not been justified or backed up by appropriate information;
- the drawings of the houses contain basic errors;
- there are no drawings of the detached house;
- there are instances where the plans and elevations do not match up with the site plans;
- there exist window to window conflicts on the proposed layout;
- the design statement does not meet the terms of Regulation 13 of the Development Management Procedure Regulations. Those requirements were set out at pre-application stage.

In short, the proposal has significant issues which means that it cannot be supported. It would be, amongst other things, detrimental to the woodland resource, the setting of the listed building and the character and appearance of the conservation area and not be acceptable on road safety grounds.

As many of these are fundamental concerns, I suggest that the application is withdrawn. Please advise me by the 22nd of April if that is the course of action your client wishes to pursue.

Yours sincerely,

Ranald Dods

Planning Officer

Development Management

Regulatory Services

Scottish Borders Council

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