

SCOTTISH BORDERS COUNCIL

**APPLICATION TO BE DETERMINED UNDER POWERS DELEGATED TO
CHIEF PLANNING OFFICER**

PART III REPORT (INCORPORATING REPORT OF HANDLING)

REF : 16/00866/FUL

APPLICANT : Mr & Mrs P Costello

AGENT :

DEVELOPMENT : Variation of Condition 3 of planning permission 06/00243/OUT and Condition 5 of planning permission 13/00897/PPP pertaining to access road

LOCATION: Plots 1 & 2
Site At The Putting Green
Auchencrow
Eyemouth
Scottish Borders
TD14 5LS

TYPE : FUL Application

REASON FOR DELAY:

DRAWING NUMBERS:

Plan Ref	Plan Type	Plan Status
	Block Plans	Refused
	Location Plan	Refused

NUMBER OF REPRESENTATIONS: 0

SUMMARY OF REPRESENTATIONS:

Roads: Objection

PLANNING CONSIDERATIONS AND POLICIES:

Scottish Borders Local Plan 2016

PMD2 Quality Standards

HD2 Housing in the Countryside

HD3 Protection of Residential Amenity

Recommendation by - Lucy Hoad (Planning Officer) on 5th October 2016

History

96/00029/OUT Proposed erection of two dwellinghouses

06/00243/OUT Erection of two dwellinghouses

08/00626/REM Erection of dwellinghouse with integral garage

10/00680/PPP Erection of dwellinghouse

13/00897/PPP Erection of dwellinghouse (renewal of planning permission 10/00680/PPP)

14/00075/AMC Erection of dwellinghouse with detached garage

Proposal

This application relates to 2 new dwellings built on Plots 1 and 2 at the former Putting Green in Auchencrow, near Eyemouth.

The original planning consents required that the design of the shared access to service both properties be of a particular specification in order to meet current Roads standards to ensure road safety.

The relevant condition requires the following specification:

The access road serving any dwelling built as a result of this planning permission shall be completed prior to occupation of the dwelling, and shall incorporate the following requirements of the Director of Technical Services:

- surface shall be 5.5 metres wide to a point 7.5 metres back from the edge of the public road
- access road shall be 'straightened' to allow a perpendicular junction
- a visibility splay of 2.5 x 70 metres must be provided in both directions and maintained in perpetuity.
- road shall be formed in a bituminous material or similar approved to comply with Scottish Building Regulations.

Any submission for Approval of Matters specified in Conditions submitted subsequent to this Planning Permission in Principle shall show clearly how these standards shall be met.

Reason: in the interests of amenity and road safety.

The access to the dwellings (now occupied) has been finished in gravel (with eco-mat) and the applicant seeks to vary the condition to allow the alternative surface material to remain in situ.

The supporting statement advises this is the preferred surface taking into account the gradient and adverse weather conditions, with potential for a reduction in surface water run off. The bituminous surface sought is not considered to improve the aesthetics of the village.

Records indicate that pre-application advice was provided to the occupiers of the properties in respect of the installed surface to confirm that an application to vary the condition may be considered on the basis that the surfacing as per specification to the communal/shared section of the access drive would meet the required to satisfy the concerns of the Roads Officer.

However this is not the proposal put forward for assessment at this time. The applicant has sought for the entire access drive to remain as gravel.

The Roads Officer has been consulted on the application and advises that he does not support the proposal to vary the condition.

It is evident that there are a variety of surface materials used in the provision of access and drives in the village to include gravel, Tarmac and other hard surfaces. This proposal shall require to be assessed against current planning policy and standards. Policy PMD2 states that the standards which apply to all developments are that it ensures that there is no adverse impact on road safety, including but not limited to the site access. The Roads Officer has reviewed matters and confirmed that a bound surface is required on the shared area of driveway in order to prevent loose material being dragged onto the public road, which would be detrimental to road safety.

Consideration has been given to the proposal to vary the condition which would allow the development to proceed without the requirement to provide a bituminous surface to the shared part of the access drive. However, in light of the comments from the Roads Manager in respect of impact on road safety from traffic utilising the gravel surface and the fact that the reason for applying the condition to the consents remain valid today, it is considered that the application cannot be supported

On the basis that the proposal does not comply with the necessary requirements in respect of road safety it is recommended that the application be refused. The applicant has not provided a valid reason for the condition to be varied.

REASON FOR DECISION :

The proposal to vary the condition to allow retention of the gravel surface would be contrary to policies HD2, PMD2 and HD3 of the Local Plan 2016 in that the use of this material would result in a substandard access to property to the detriment of road safety and neighbouring amenity.

Recommendation: Refused

- 1 The proposal to vary the condition to allow retention of the gravel surface would be contrary to policies HD2, PMD2 and HD3 of the Local Plan 2016 in that the use of this material would result in a substandard access to property to the detriment of road safety and neighbouring amenity.

“Photographs taken in connection with the determination of the application and any other associated documentation form part of the Report of Handling”.

