

# REGULATORY SERVICES



To: **Development Management Service**  
**FAO Craig Miller**

Date: 25 Apr 2017

From: **Roads Planning Service**  
Contact: **Paul Grigor**

Ext: 6663

Ref: 17/00384/FUL

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**Subject: Alterations to existing bellmouth and formation of new access**  
**Land North West of Kirkburn Parish Church, Cardona**

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The existing junction arrangement is not ideal and the principle of altering this access is acceptable from a road safety point of view. However, as this is the junction of the two public roads any proposal for altering this junction will require Road Construction Consent to ensure the road is designed to the appropriate standard. Furthermore, a Stopping-Up Order may be required to stop up any part of the existing road which will not be incorporated in the proposed road. Whilst the Council promote the Order, the costs associated with this must be borne by the applicant. As part of this process there is a public consultation period and any objections that are raised during that period will have to be resolved prior to the order being approved. If the Council are unable to resolve the objections, the matter will be referred to the Scottish Ministers for determination. Any approval of this proposal will require a condition to be attached to the consent stating that works are not to be commenced until the Stopping-Up Order has been approved.

Notwithstanding the above, there is insufficient information submitted in relation to the proposed alteration of the junction and road and I am unable to fully assess the impact of this proposal. I will require a detailed design to be submitted showing levels, cross sections, long section, earthwork slopes, geometry and drainage measures.

Until I receive this additional information, I am unable to support this proposal.

**AJS**

## PLANNING CONSULTATION

To: Archaeology Officer

From: Development Management

Date: 6th April 2017

Contact: Craig Miller ☎ 01835 825029

Ref: 17/00384/FUL

### PLANNING CONSULTATION

Your observations are requested on the under noted planning application. I shall be glad to have your reply not later than 27th April 2017, If further time will be required for a reply please let me know. If no extension of time is requested and no reply is received by 27th April 2017, it will be assumed that you have no observations and a decision may be taken on the application.

**Please remember to e-mail the DCConsultees Mailbox when you have inserted your reply into Idox.**

**Name of Applicant:** Cleek Poultry Ltd

**Agent:** N/A

**Nature of Proposal:** Alterations to existing bellmouth and formation of new access

**Site:** Land North West Of Kirkburn Parish Church Cardrona Scottish Borders

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**OBSERVATIONS OF: Archaeology Officer**

## CONSULTATION REPLY

Thank you for requesting an archaeology consultation. I do not object to this proposal. The existing consent carries with it an archaeology condition. I recommend that this is carried forward for the reasons outlined in my previous consultation responses if this proposal is consented.

## PLANNING CONSULTATION

To: Landscape Architect

From: Development Management

Date: 6th April 2017

Contact: Craig Miller ☎ 01835 825029

Ref: 17/00384/FUL

### PLANNING CONSULTATION

Your observations are requested on the under noted planning application. I shall be glad to have your reply not later than 27th April 2017, If further time will be required for a reply please let me know. If no extension of time is requested and no reply is received by 27th April 2017, it will be assumed that you have no observations and a decision may be taken on the application.

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**Name of Applicant:** Cleek Poultry Ltd

**Agent:** N/A

**Nature of Proposal:** Alterations to existing bellmouth and formation of new access

**Site:** Land North West Of Kirkburn Parish Church Cardrona Scottish Borders

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**OBSERVATIONS OF: Landscape Architect**

## CONSULTATION REPLY

### Description of the Site

The site includes the access road in to Kirkburn cottages and the other properties that form the building group, and banking to both sides of the access road. As the General Arrangement Contour Plan (Drg 196 91) show there are 3 mature trees on the bank to the south of the existing Kirkburn road. The site is wholly within the Tweed Valley Special Landscape Area (SLA) and its location at the junction of the Kirkburn Road and the B7062 makes it highly visible to local traffic, some of which may be tourist traffic using the smaller local road network to enjoy the local landscape character and to avoid the busier A72.

### Nature of the Proposal

The proposal is to re-align the Kirkburn road, swinging it around to the south before coming back to the existing alignment as it turns south eastwards and to create a new access into the adjacent field.

### Implications of the Proposal for the Landscape including any Mitigation

The re-aligned access road will involve the felling of the three mature trees on the southern banking and some major earthworks to achieve the desired road layout and will affect a change to the local character of the minor B7062 road. Furthermore, the formation of a new field access will mean that the proposed tree buffer planting along the north east

boundary of the field, as approved as part of the consented development of holiday lodges (Planning Ref 12/00902/FUL & 15 / 00965/FUL) will not be fully achievable and would increase visibility into and out of the lodge development and could greatly reduce the ability of this buffer planting, along this sensitive boundary, to create separation of the lodge development from the residential properties.

Any benefits accrued from the road re-alignment do not, in my opinion, outweigh the loss of the three trees on the banking and the visual intrusion and loss of local landscape character that earthworks of this scale involve.

I consider the landscape and visual impact of the proposal is moderately significant and detrimental to the local character of B7062 and will have a negative impact, albeit relatively local, on the character of the SLA.

### Conclusion

**Given the landscape and visual impacts of the proposed development on the local character of the immediate area and the fact that there is an adequate access into the adjacent field less than 150m further west along the A7062, I do not support this proposal to re-align the road and to form a new access into the field.**