

Comments for Planning Application 17/00380/FUL

Application Summary

Application Number: 17/00380/FUL

Address: Jordonlaw Granary Jordonlaw Road Westruther Gordon Scottish Borders TD3 6NF

Proposal: Variation of Condition No 3 of planning consent 10/00156/FUL to allow short term letting

Case Officer: Stuart Herkes

Customer Details

Name: Mr Neil Wilson

Address: Jordonlaw Cottage, Jordonlaw Road, Westruther Gordon, Scottish Borders TD3 6NF

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Detrimental to Residential Amenity
- Increased traffic
- Road safety

Comment: Road Safety:

If short term letting was approved, this could effectively result in the property being occupied for 52 weeks a year. This would create an obvious increase in vehicles entering and leaving Jordonlaw onto the B6456 road.

Views when exiting Jordonlaw onto the B4656 are not good, given the close proximity to the bend to the west of the junction (and were previously cited as a reason for refusal of full planning permission for this property in 2006 - nothing has altered since then).

On exiting this junction on a daily basis I am regularly met with vehicles approaching at speed from the bend and having to take action to alter their speed or direction at short notice.

In June 2010, the owner/occupier of Hawthorn Cottage, Jordonlaw exited the junction and was struck by a car travelling towards Westruther, ending up in the hedge to the east of the junction. This resulted in serious injury (broken bones) to the driver of the eastbound car.

When entering the property, views into the junction are limited by mature hedging. This has resulted in attempting to turn in into Jordonlaw from the west, only to be met with vehicles at the road end about to exit. This results in being left sitting on the B6456 road in close proximity to the bend with vehicles negotiating the bend being met with stationary traffic. Instances like this would only increase if the property were occupied on a regular basis.

Parking/Access:

According to the application, there is one parking space available at Jordonlaw Granary, which if on the applicants land can only be to the east of the property on the grass area.

I am concerned that if approved, users of the property will park on the access road just as previous guests of the applicants have. This is land that is not in the ownership of the applicant and should not be open to be used for business purposes.

Although there is a reasonable distance between the property and the shed to the north, large vehicles, including delivery vehicles and tractors and trailers negotiating the corner still have difficulty doing so and regularly end up driving over the grass verge on the east side of the road, despite no vehicles being parked in the locality.

Lack of Amenity Space:

The only land adjacent to the property is the small area to the east side that borders the access road, part of which would appear to be a parking space.

Any parties letting the property would therefore be confined to the building itself, with no real outside amenity space. I am concerned that persons occupying the property, particularly children may 'overspill' this small area onto the access road, causing a further road safety issue