

REGULATORY SERVICES



To: **Development Management Service**
FAO Ranald Dods

Date: 21 July 2017

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

Ext: 6663

Ref: 17/00926/PPP

Subject: Erection of dwellinghouse
Land Adjacent to Deanfoot Cottage, Deanfoot Road, W Linton

If the planning department are minded to support this application, the following points must be satisfactorily addressed at detailed planning stage;

- Access to the plot to be located at the eastern end.
- Access to be constructed as per my standard specification (DC-3), which includes a service lay-by, or similar approved.
- Parking and turning for two vehicles, excluding garages, to be provided within the curtilage of the plot and retained in perpetuity.

It should be noted that all work within the public road boundary must be undertaken by a contractor first approved by the Council.

Form to be Included DC-3.

AJS

PLANNING CONSULTATION

On behalf of: Director of Education & Lifelong Learning

From: Director of Assets & Infrastructure

Contact: Neil Hastie, Estates Manager

To: Head of Planning & Building Standards

Date: 4th July 2017

Contact: Ranald Dods ☎ 8574

Ref: 17/00926/PPP

PLANNING CONSULTATION

Name of Applicant: Mr & Mrs Peter Gardiner

Agent: Kanak Bose Ltd

Nature of Proposal: Erection of dwelling house

Site: Land adjacent Deanfoot Cottage, Deanfoot Road, West Linton, Scottish Borders

OBSERVATIONS OF: Education & Lifelong Learning (Neil Hastie)

CONSULTATION REPLY

I refer to your request for Educations view on the impact of this proposed development which is within the catchment area for Halyrude Primary School, West Linton Primary School and Peebles High School.

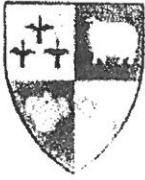
A contribution of £7,463 is sought for the Primary School and £1,051 is sought for the High School, making a total contribution of £8,514.

Rolls over 90% place strain on the schools teaching provision, infrastructure and facilities and reduce flexibility in timetabling, potentially negatively effecting quality standards within the school environment. Contributions are sought to raise capital to extend or improve schools or where deemed necessary to provide new schools in order to ensure that over capacity issues are managed and no reduction in standards is attributed to this within the Borders Area.

This contribution should be paid upon receipt of detailed planning consent but may be phased subject to an agreed schedule.

Please note that the level of contributions for all developments will be reviewed at the end of each financial year and may be changed to reflect changes in the BCIS index – therefore, we reserve the right to vary the level of the contributions.

If you require any further information please do not hesitate to contact me by emailing estatemanagement@scotborders.gov.uk



West Linton Community Council

Chairman: Mr Eric Small, Giffordstone Cottage, Main Street, West Linton, EH46 7EE

Treasurer: Mrs Carn Peaston, 3 Deanfoot Gardens, West Linton, EH46 7JB

Secretary: Mr Graham J Tulloch, 11 Dryburn Brae, West Linton, EH46 7JG

26 July 2017

Mr R Dods
Planning Officer
Environment and Infrastructure
Scottish Borders Council
Council Headquarters
Newtown St Boswells
Melrose
TD6 0SA

Dear Mr Dods

17/00926/PPP Mr & Mrs Peter Gardiner: Erection of dwellinghouse, Land Adjacent Deanfoot Cottage, Deanfoot Road, West Linton.

West Linton Community Council (WLCC), by a majority decision, **Supports** the above application, which came before it at a recent meeting.

Yours Sincerely,

Graham J Tulloch

