

Application for Proposed Dwelling at The Gables, Priors Road, Gattonside.

In the absence of the availability of a pre application meeting it might be helpful to the Planning Officer and indeed the Planning Committee to have some information regarding the history of Priors Road.

Firstly the road itself is a private road and to my own knowledge has been in use for over 50 years with the access on to the B6350. It is used in both directions and although there are limited passing places, this has never in that time been any problem. I am unaware of the report of any vehicle accident at this junction within the last 50 Years.

Priors Road is in daily use by at least 8 dwellings with an estimate of usage by some 16 or more cars using the access onto the B6350. It also serves as access for service and maintenance vehicles to the properties, including post vans and delivery vans such as Fed Ex, Tesco and John Lewis and in any event is no narrower than other roads within the village.

The principle of development has already been accepted by Scottish Borders Council with the granting of full planning permission, albeit with some reservations, to a still to be started site, noted on the application document and presumably adding a further 2 cars at least.

In terms of vehicles using the road as access to the B3650 the number has fluctuated over the years with, for example, Abbotscroft at one time having 4 cars and The Gables also having 4 cars although both now being reduced to 2 each due to family changes.

This seems to indicate that any use of actual number of vehicles is not in itself entirely useful.

There is also indication of use by other vehicles from further up the village when intending to go in the direction on the A68 and finding this access to the B6350 to be the most convenient.

In terms of access into Priors Road from the B6350, the approach from Leaderfoot provides no apparent problem while the approach from Galashiels through the village does require the use of the whole road to turn in one operation, however there is open sight of any approaching vehicle from Leaderfoot direction. There is also an alternative access through using the Loan and indeed this is also often used as an alternative route.

Finally access from Priors Road onto the B6350 is shown on the 2 attached photos indicating the sight view towards Leaderfoot and back towards Galashiels. The first one shows unlimited view of any approaching vehicle while the second shows the view towards Galashiels with a car showing at about 55 meters measured distance.

This access road is also within the 30mph village zone and the estimated stopping distance for a vehicle proceeding at that speed to be in the range of 75 feet or about 23 meters.

This application refers to the last viable development site on Priors Road.

It is hoped that this full information together with the photos will assist in the deliberations towards the merit of the application.