

Comments for Planning Application 17/01617/PPP

Application Summary

Application Number: 17/01617/PPP

Address: Land North West Of The Gables Gattonside Scottish Borders

Proposal: Erection of dwellinghouse

Case Officer: Julie Hayward

Customer Details

Name: Mr Stuart Foulkes

Address: Abbotscroft, Gattonside, Scottish Borders TD6 9NJ

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Inadequate access
- Increased traffic
- Road safety

Comment: My only objection here is traffic and access.

I am concerned that the number of cars that regularly use the road could easily be understated. There are currently 9 residences and each house could conceivably have up to 4 cars. The road is very narrow, with very limited passing places and it is in poor repair as it is.

There is already another house planned to be built to the east of Abbotscroft which will add to this.

Houses at the top of The Loan also use the road to travel east, and one new house has recently been built opposite the top of Prior Road with another underway at the top of The Loan which could all add to regular traffic. We have not seen the impact of these three new properties yet.

There is no sensible access for construction traffic.

Access is already an issue for the marked increase in large delivery vans and with people continuing to increasingly shop online this is going to grow.

There is no access for bin lorries. The new refuse collection vehicles cannot reverse up the east end of Priors Road as they used to, so the rubbish and recycling collection is already confused with special collections on different days. There isn't an ideal place to leave the bins for the existing residents and again, the impact of the house to the east of Abbotscroft has yet to be seen.

Many residents of Priors Road come and go from The Loan end and the burden of traffic on this road is well documented with, I understand, planning applications being declined on the strength of this alone.

The road is in a poor state of repair and further regular use and particularly the use by enough construction traffic to build both houses will further degrade the road

Although to my knowledge, there have not been any accidents, this is because the narrow pot-holed road necessitates very low speeds. However, I have had to reverse onto the B6360 on a blind bend on more than one occasion when I've met someone who has already passed the 90 degree bend and cannot easily reverse around this corner and then along the length of Priors Road. There is certainly the potential for an accident here and this situation will inevitably recur with more traffic.

Many vehicles routinely speed along the B6360 feeling that they are approaching the end of the village and I'm sure all residents of Priors Road are familiar with turning right onto the B6360 in the belief that it is clear, only to have caused an eastbound vehicle to brake sharply. I understand that the angle of the blind bend means a mirror placed opposite the road end would not work, but the point is that the more traffic coming out of Priors Road either presents an accident risk at the eastern end or increases the burden on The Loan at the western end.

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Case Officer: Julie Hayward

Customer Details

Name: Mrs esme allen

Address: Abbotscroft, Gattonside, Scottish Borders TD6 9NJ

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

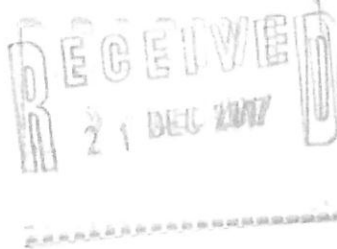
- Inadequate access
- Increased traffic
- No sufficient parking space
- Road safety

Comment: The road leading to the proposed property is very narrow with very limited passing places. Priors Road is also used by cars from The Loan which is set to increase due to a newly built family home on the junction of The Loan and Priors Road and another planned further up The Loan. Importantly, we have not yet seen the impact on traffic of the planned house to the west of Abbotscroft which is also a large family home. The road is in a poor state of repair and further traffic will make it a lot worse. There is also the issue of turning onto the main road which runs through the village and having to reverse onto it if another car is coming along Priors Road. The inability of the bin lorries to collect the rubbish will also become more of an issue if more houses are built.

carruthers associates

the rig office, gattonside, roxburghshire, TD6 9NJ, scotland, uk

Scottish Borders Council,
Council Headquarters,
Newtown St. Boswells,
Melrose,
Scottish Borders,
TD6 0SA



18.12.2017

Dear Sir/Madam,

Ref. Application Number 17/01617/PPP Erection of Dwelling House Land North East of the Gables, Gattonside, Scottish Borders.

I should like to register my opposition to the proposed Planning Application on the basis that this would lead to an increase in the number of cars using the private road known as Priors Road. I would draw your attention to a previous application for the same site, Ref 9800240OUT / Planning Application ES11/88 and my letter of opposition dated 25.2.1998. The application was turned down at that time by the Roads Department.

Since 1998, the traffic using the B6360 has increased dramatically, so the danger to cars leaving Priors Road has also been increased. Adding further car numbers to Priors Road therefore is not sensible.

There have always been problems, meeting cars coming on to Priors Road off the B6360. These cars cannot reverse back on to the B6360, as it is illegal to do so. Therefore, the car facing east must reverse over 30 metres back along Priors Road, which is very narrow, past the entrance to Abbotscroft, before oncoming traffic can pass.

This situation will obviously be made worse as planning has been granted at the plot south of Abbotscroft and building is due there, with the potential of a further two cars entering on to Priors Road.

It should be noted that Priors Road is not suitable for heavy lorries, as it is already too narrow for ordinary cars and it is already difficult for emergency vehicles.

Yours faithfully,


Hamish I Carruthers M.B.E.

RECEIVED
21 DEC 2017

carruthers associates

the rig office, gattonside, roxburghshire, TD6 9NJ, scotland, uk

Attn. John Hayward
Depute Chief Planning Officer
Scottish Borders Council, Newtown St Boswells
Melrose
Scottish Borders TD6 0SA
18.12.2017

Dear Mr Hayward

Application number Ref 17/01617/PPP

I wish to oppose this application for the following reasons.

Priors Road onto which the property would exit, is an un-adopted small lane. If this proposal is approved, this would mean 19 cars using this road, and exiting onto the very dangerous blind corner of the B6360.

Currently there are issues with this, as often residents and other users meet, with no passing opportunity.

And for this reason, a previous application was turned down.

As nothing has changed other than additional cars being used, on what grounds could this now be approved?

The surface of Priors road is very degraded, and would suffer further with construction vehicles, for which it is totally unsuited.

Gattonside is a conservation village, the rural setting would be diminished by the erection of another large dwelling on a small site.

If eventually considered, then certainly a single-story dwelling in keeping with the adjacent Peter Womersley buildings is a necessity.

Yours faithfully



Sheila-Mary Carruthers (Professor)

THE RIG
PRIORS ROAD
GATTONSIDE
MELROSE TD6 9NJ

20.12.2017

TO: MR JOHN HAYWARD
DEPUTE CHIEF PLANNING OFFICER
SCOTTISH BORDERS COUNCIL

DEAR SIR. REFERENCE APPLICATION NO 17/0161/PPP
ERUCTION OF DWELLING HOUSE - LAND NORTH WEST
OF THE GABLES GATTONSIDE SCOTTISH BORDERS

WE THE UNDERSIGNED OBJECT TO THE PROPOSALS
FOR THE FOLLOWING REASONS:

1. LOSS OF AMENITY OF THE OPEN SPACE ENJOYED
BY THE RIG, A LISTED BUILDING, SINCE IT WAS
BUILT ON OR ABOUT 1959.
2. THE WESTERN BOUNDARY OF THE SITE IS ONLY 1 METRE
FROM THE EASTERN OUTSIDE WALL OF THE RIG
WITH THE PROSPECT THAT A DEVELOPMENT COULD CLOSE
OFF LIGHT AND VIEWS ALLOWED PRESENTLY BY
2ND FLOOR TO CEILING PICTURE WINDOWS ON THE
EAST SIDE OF THE HOUSE.
3. ACCESS: ACCESS TO THE PROPOSED SITE IS VIA PRIORS
ROAD - A MINOR ROAD, WITHIN THE VILLAGE, OFF THE
B.6360
WITH APPROVAL ALREADY IN FORCE TO DEVELOP A LARGE
SITE ADJACENT TO ABBOTS CROFT THERE WILL BE
SUBSTANTIALLY INCREASED TRAFFIC DURING THE
CONSTRUCTION STAGE AND THEREAFTER PERMANENTLY
INCREASED TRAFFIC BY THE ADDITION OF THE OWNERS
OWN VEHICLES.

SHOULD PLANNING APPROVAL BE GIVEN TO THE CURRENT
APPLICATION ALL RESIDENTS ON PRIORS ROAD WOULD
SUFFER FROM POSSIBLY TWO SITES BEING DEVELOPED AT
THE SAME TIME WITH PROFUSION OF CONTRACTORS VEHICLES
BEING INVOLVED

WE WOULD THAT ANY FURTHER PRESSURE ON THE
COMPLETELY INADEQUATE ENTRANCE/EXIT
SITUATION WOULD ~~THIS~~ FURTHER PREJUDICE
SAFE TRAFFIC MOVEMENT
WE WOULD SUGGEST THAT SPACE BE FORMED

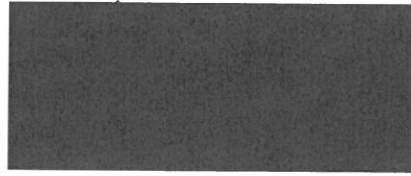
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FORMED TO ALLOW TWO VEHICLES TO PASS

- AT THE ENTRANCE/EXIT AREA IMMEDIATELY NEXT TO THE B 6360 THIS WOULD HELP TO MAKE THE SITUATION SAFER WITHOUT COMPLYING WITH ROADS DEVELOPMENT CONTROL - ADVICE NOTE 15 VEHICLE ACCESS STANDARDS.

YOURS FAITHFULLY.

WAHGHET
AEHGHET.



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Application Summary

Application Number: 17/01617/PPP

Address: Land North West Of The Gables Gattonside Scottish Borders

Proposal: Erection of dwellinghouse

Case Officer: Julie Hayward

Customer Details

Name: Mrs Helen Johnson

Address: Abbots Knowe, The Loan, Gattonside, Scottish Borders TD6 9NQ

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Density of site
- Designated Conservation Area
- Inadequate access
- Increased traffic
- Road safety

Comment: I wish to object to this planning application on the grounds of road safety. The tiny network of narrow, single track lanes in this part of Gattonside cannot withstand any further load of traffic, whether it be construction or domestic. I have campaigned for the past 5 years to restrict large vehicles and reduce the speed of traffic in The Loan and the surrounding areas. We have recently seen further development behind Wellbank and ongoing construction of another property at Lindisfarne, with the pending application west of Abbotsknowe and the proposed dwelling east of Abbotscroft. All of these additions to the village bring more cars, visitors and delivery vans. Residents of Priors Road use The Loan for access to their properties which is understandable given the nature of their road and its awkward junction on to the B6360. The applicants' location plan highlights the 'alternative access to the B6360' (Fig.2) via The Loan. I maintain that the Council should not encourage further vehicular use of what is already a dangerous road with its blind corners, sharp bends and steep gradient. Further development in this part of the village should not be encouraged and for this reason the application should be refused.