

**Planning Application : Land North West of The Gables,  
Gattonside, Scottish Borders.**

**Planning Application : Ref 17/01617/PPP**

**Local Review Ref : 18/00010/RREF**

**Responses by Applicant after considering further  
Representations by various objectors to the Application.**

Following consideration of the various further comments it would appear that there is very little added to the original letters of objection.

There is just this continual attempt to create a situation that the lane is so busy with traffic that a further two cars would take the usage over some notional number.

I have already stated that in my opinion there is little or no traffic at all for at least 95% of a normal day and this is based on the experience of living here for some 50 years. To state that the further new houses in both the Loan and further up the village will all add to the already busy lane is stretching the objection to the limit.

The road is a Private unadopted Road and there is no burden on the applicant of this site under review to improve any or part of the road to allow access to the proposed new development. It would appear that the state of the road is acceptable to all the present users as no upgrading proposal has even been suggested over the last 50 years.

One objector who does not even enter on to Priors Road appears to be more incensed by the recent Planning Committee Approval of yet another new development in the Loan with poor access.

There is no intent for heavy construction traffic to work the site as the present property was built without such vehicles and although the cost may be somewhat higher, construction can easily be carried out on site with little disturbance to other road users.

In any event it is also quite possible for construction to be from the rear with perhaps some agreement with the owner of the two vacant sites directly behind the site in question and this situation is being considered. Obviously if that situation was confirmed any comments regarding construction traffic on Priors Road would be irrelevant.

One letter states that there could be 17 vehicles plus service and gardening vehicles using the lane.....but surely not all at the same time and over what period of a week !

Then again another very large van the subject of some photographs is really an isolated incident and again used mainly to attempt to convey the impression of congestion and continual busy usage of the lane. Most vans of normal size such as UPS and Royal Mail parcels seem to be able to cope adequately. The van in question shown in the photographs was an exceptionally large one and it certainly is an unusual occurrence.

One obvious error in a letter is the suggestion that the writer knows of no planning permission some 35 metres from the proposed site and "has he missed something ". Perhaps in haste to complain he has forgotten the full planning permission approved by the Planning Committee for the site East of Abbotscroft and some 35 metres from the site West of The Gables.

If the Review Officer looks at the site I am sure it will be obvious that actual access to the site is most satisfactory and is in fact superior to many other property accesses on Priors Road.

I did not intend to suggest there were any " official Passing Places " in the strict sense of the phrase, merely places where vehicles could in fact pass one another with no problem.

I have already explained my view on the access and egress on to the B6360 with again the experience of some 50 years showing that the situation commented by the Roads Department is really not unique and in fact with the Council regularly cutting the side of the road on the whole bend there is an even better sight view of approaching traffic.

I would finally just remind you that the Planning Officers looking at the original application found that all other things being equal the site itself was adequate for a new dwelling and complied with most of the factors required and it was only the access that appeared to suggest some problem.

Alastair Matthew

26/04/2018