

CONSULTATION RESPONSE TO PLANNING OR RELATED APPLICATION



Comments provided by	Roads Planning Service Officer Name and Post:		Contact e-mail/number:	
	Keith Patterson Roads Planning Officer		kpatterson@scotborders.gov.uk 01835 826637	
Date of reply	16 th April 2018			
Planning Application Reference	18/00270/PPP		Case Officer: Andrew Evans	
Proposed Development	Erection of Dwellinghouse			
Site Location	Land West of Langton Birches, Duns.			
<i>The following observations represent the comments of the consultee on the submitted application as they relate to the area of expertise of that consultee. A decision on the application can only be made after consideration of all relevant information, consultations and material considerations.</i>				
Background and Site description	There have been a number of previous applications at this site. Concern has previously been expressed about the potential for a proliferation of access and the lack of infrastructure in the surrounding area.			
Key Issues (Bullet points)				
Assessment	<p>The applicants have attempted to take on board the previous comments raised by this section in terms of serving both the existing property and the proposed site with a shared service lay-by. Whilst in theory this is acceptable, the current proposal stretches the service layby to approximately 60m in length. A standard service lay-by to serve two accesses is 24m in length including tapers. Whilst there is some leeway in terms of modifying the standard specification to fit a particular situation, the current proposal takes this to an unacceptable extent.</p> <p>I shall require an amended drawing to be submitted showing the service lay-by reduced in size by at least half before I am able to support this proposal.</p> <p>The applicant may wish to consider closing the existing access to Langton Birches and relocate this to a new access serving both properties at the proposed location shown on the location plan submitted.</p>			
Recommendation	<input type="checkbox"/> Object	<input type="checkbox"/> Do not object	<input type="checkbox"/> Do not object, subject to conditions	<input checked="" type="checkbox"/> Further information required
Recommended Conditions				
Recommended Informatives				

Signed : Alan Scott