

PLANNING CONSULTATION

On behalf of: Director of Education & Lifelong Learning

From: Service Director of Assets & Infrastructure

Contact: Neil Hastie, Estates Manager

To: Head of Planning & Building Standards

Date: 24 July 2018

Contact: Stuart Herkes ☎ 01835 825039

Ref: 18/00929/PPP

PLANNING CONSULTATION

Name of Applicant: Mr and Mrs Eric Forster

Agent: Ferguson Planning

Nature of Proposal: Erection of dwelling house

Site: Land North East of Ladywood, Lower Greenhill, Selkirk, Scottish Borders

OBSERVATIONS OF: Education & Lifelong Learning (Neil Hastie)

CONSULTATION REPLY

I refer to your request for Education's view on the impact of this proposed development which is located within the catchment area for Knowepark Primary School, St Joseph's RC Primary School and Selkirk High School.

There are no contributions sought for this application.

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

CONSULTATION RESPONSE TO PLANNING OR RELATED APPLICATION



Comments provided by	Roads Planning Service	Contact e-mail/number:	
	David Collins Roads Planning MA	David.collins@scotborders.gov.uk ext 5477	
Date of reply	18 July 2018		
Planning Application Reference	18/0929/PPP	Case Officer: Stuart Herkes	
Proposed Development	Erection of dwellinghouse		
Site Location	Land north east of Ladywood Lower Greenhil, Selkirk		
<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			
Key Issues (Bullet points)	<ul style="list-style-type: none"> • Visibility Splays • Surface water • Vehicle parking and turning 		
Assessment	<p>I shall have no objection to this proposal in principle providing the conditions below are included in any consent issued.</p> <p>The existing access to the field has satisfactory visibility north east, but has poor visibility south.</p>		
Recommendation	<input type="checkbox"/> Object	<input type="checkbox"/> Do not object	<input checked="" type="checkbox"/> Do not object, subject to conditions
Recommended Conditions	<input type="checkbox"/> Further information required		
	<p>The provision of a service layby, incorporating the existing access to Ladywood and the new access as per specification DC – 2 or similar agreed in writing, is to be fully constructed before occupation of the dwelling. Reason: To ensure adequate servicing of the plot without obstruction of the public road.</p> <p>Prior to the driveway becoming operational, provisions shall be put in place within the site for the disposal of surface water so as to prevent its discharge onto the adjacent public road. Reason: To ensure that safety of users of the public road is not compromised by the influx of uncontrolled surface water.</p> <p>The provision of 2 no. parking spaces, not including any garage, and turning area to be provided within the curtilage of the site and must be fully operational before occupation of the dwellinghouse and retained thereafter in perpetuity. Reason: To ensure provision of adequate off street parking and turning.</p> <p>Visibility at the access onto the public road to be improved by removing/cutting back the roadside hedge to provide splays of 2.4m by 90m prior to works commencing on site and retained thereafter in perpetuity. Reason: To ensure adequate visibility for, and of, emerging vehicles in the interests of road safety.</p>		

Recommended Informatives	<p>All work within the public road boundary must be undertaken by a contractor first approved by the Council.</p> <p>Any proposed gate to the access must open into the driveway away from the public road.</p>
-------------------------------------	---

Signed: Alan Scott

Response On Development Affecting Trunk Roads and Special Roads

The Town and Country Planning (Scotland) Act 1997

**The Town and Country Planning (Development Management Procedure)
(Scotland) Regulations 2013 S.I.2013 No 155 (S.25)**

Town and Country Planning (Notification of Applications) (Scotland) Direction 2009

To Scottish Borders Council Environment and Infrastructure Newtown St Boswells Melrose TD6 0SA	Council Reference:-	18/00929/PPP
	TS TRBO Reference:-	SE/73/2018

Application made by Mr and Mrs Eric Forster per Ferguson Planning, 54 Island Street Galashiels Scottish Borders TD1 1NU and received by Transport Scotland on 18 July 2018 for planning permission for erection of dwellinghouse located at Land North East Of Ladywood Lower Greenhill Selkirk Scottish Borders affecting the A7 Trunk Road.

Director, Trunk Roads Network Management Advice

1. The Director does not propose to advise against the granting of permission ☒
2. The Director advises that planning permission be refused (see overleaf for reasons). ☐
3. The Director advises that the conditions shown overleaf be attached to any permission the council may give (see overleaf for reasons). ☐

To obtain permission to work within the trunk road boundary, contact the Route Manager through the general contact number below. The Operating Company has responsibility for co-ordination and supervision of works and after permission has been granted it is the developer's contractor's responsibility to liaise with the Operating Company during the construction period to ensure all necessary permissions are obtained.

TS Contact:-

Route Manager (A7) 0141 272 7100 Buchanan House, 58 Port Dundas Road, Glasgow, G4 0HF
SOUTH EAST
6a Dryden Road, Bilston Glen Industrial Estate, Loanhead, Edinburgh, EH20 9LZ
0800 0420188
OCCR.SESCOTLAND@amey.co.uk

Operating Company:-

Address:-

Telephone Number:-

e-mail address:-

Transport Scotland Response Date:- 01-Aug-2018

Transport Scotland Contact:- Fred Abercrombie

Transport Scotland Contact Details:-

Trunk Road and Bus Operations, Network Operations - Development Management

Buchanan House, 58 Port Dundas Road, Glasgow, G4 0HF

Telephone Number: 0141 272 7382

e-mail: development_management@transport.gov.scot

NB - Planning etc. (Scotland) Act 2006

Planning Authorities are requested to provide Transport Scotland, Trunk Road and Bus Operations, Network Operations - Development Management with a copy of the decision notice, and notify Transport Scotland, Trunk Roads Network Management Directorate if the recommended advice is not accepted.