

**Subject:**

FW: LRB 18/00038/RREF Application 18/00956/FUL - land NW of Chapel Cottage

**From:** Scott, Alan (Technical Services, HQ)

**Sent:** 28 January 2019 14:47

**To:** localreview

**Subject:** RE: LRB 18/00038/RREF Application 18/00956/FUL - land NW of Chapel Cottage

With regards the amended detail supplied and included on page 65, the plan submitted is not realistic to the actual layout on the ground. Their plan implies that the road is straight, whereas in reality the road curves to the east at the northern end. I have shown below a more realistic impression of the 2.4m x 160m visibility splay required.



That said, I am satisfied that satisfactory visibility can be provided in that direction, particularly now that the hedge has been removed over the initial site boundary.

Should the Review Body be of a mind to support the application, I would suggest the conditions below be included in any approval.

Parking and turning for a minimum of two vehicles (excluding any garages) is provided within the curtilage of the site prior to occupation of the dwelling. Thereafter these must be retained in perpetuity.

Reason: To ensure the development is served by appropriate off road parking and turning.

The existing gates must be reset a minim of 6m back form the public road edge.

Reason: To ensure the development is served by an access that does not impact on the safety of users of the adjacent public road.

Visibility splays of 2.4m x 90m to the left and 2.4m x 160m to the right (on exiting) must be provided at the junction with the B6359 prior to commencement of development and maintained thereafter in perpetuity.

Reason: To ensure the development is served by a satisfactory form of access.

Prior to any works on the existing fence line and hedgerow, a scheme of details for the replanting of the hedgerow and realignment of the fence line out with the visibility splays must be submitted to and approved in writing by the Council.

Reason: To ensure the development is served by a satisfactory form of access.

The proposed bin storage area must be relocated so as to be out with the required visibility splays.

Reason: To ensure the development is served by a satisfactory form of access, including unrestricted visibility splays.

I hope this is satisfactory, however should you wish any further information just get back to me.

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