

## localreview

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**From:** Herkes, Stuart  
**Sent:** 24 January 2019 12:12  
**To:** localreview  
**Subject:** RE: LRB 18/00038/RREF Application 18/00956/FUL - land NW of Chapel Cottage

Hi Fiona

I would confirm that I have reviewed both the Tree Report and the drawing demonstrating the achievement of the visibility site lines.

With respect to the acceptability of the impacts upon the trees and hedges, I would defer to the advice of our Landscape Section, whom I understand has been consulted directly.

With regard to the achievement of the visibility splays, I would defer to the advice of our Roads Planning Section, whom I understand has also been consulted directly.

On a technical point, I would point out that the upgrade and maintenance of the visibility splays in relation to the main Linthill access road from the B6359, is also something that is relevant and applicable to the two other approvals for new houses by the Local Review Body (18/00030/RREF and, more recently, 18/00036/RREF); and that one of these (18/00030/RREF, in fact), also relates to the same site as the current appeal (18/00038/RREF). As such, and in the event of approval, it would be consistent to impose the same or an equivalent condition to Condition No 4 as has been imposed upon Planning Consent 18/00030/RREF. However, it is critical that the latter relates to a Planning Permission in Principle. Given that any approval of this current and detailed proposal would by contrast, be directly capable of implementation on site, it might also be reasonable to consider making it an explicit requirement of any consent issued that the visibility splays should first be achieved ahead of the start of development (or prior to occupation of the house) and that these approved visibility splays should then thereafter, be maintained in perpetuity. (That is, rather than allowing that the Applicants themselves might first identify a programme for completion and maintenance for the visibility splays' achievement - as was reasonably allowed under the Planning Permission in Principle that was issued further to the approval of 18/00030/RREF, which was reasonably able to anticipate that the programme of works might be considered under an ulterior AMC application).

Similarly, any concerns to safeguard existing trees and hedges, and replant any damaged sections, would consistently also be made the subject of the same or an equivalent condition as Condition No 3 attached to Consent 18/00030/RREF, augmented or revised by the advice of the Landscape Section in response to the Tree Survey Report which considers the specific impacts of the proposal.

If you require further information/clarification from me on any point, please do not hesitate to contact me.

Regards

Stuart

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