

localreview

From: localreview
Subject: FW: Agent's Response to comments Planning application 18/00956/FUL Appeal Ref 18/00038/RREF - Land NW of Chapel Cottage
Attachments: 1427-02-PDFs-12_12_18.pdf; ATT00001.htm

From: Admin [<mailto:admin@architeco.co.uk>]
Sent: 05 February 2019 14:32
To: localreview
Subject: Agent's Response to comments Planning application 18/00956/FUL Appeal Ref 18/00038/RREF - Land NW of Chapel Cottage

PLANNING APPLICATION: Land North West Of Chapel Cottage, Melrose Scottish Borders
PROPOSED DEVELOPMENT: Erection of dwelling house
APPLICANT: Mr. & Mrs. Rose and Alexis Kennedy

Planning Application Reference: 18/00038/RREF

Response from Applicant's Agent to comments from the Roads Planning Officer and Landscape Architect

05/02/19

Dear Sir or Madam

We note the comments from the Roads Planning Officer and Landscape Architect.

We would like to respond as follows:

Road - Visibility Splays

We are content with the suggested conditions being added as a condition of Planning Approval, but would like to note the following:

The road sightlines terminate below 1.1 metres. Hedging is to be retained, and trimmed to this height to maintain visibility. It will not be removed and will therefore not need to be replanted.

Bin Store: The bin store has been removed, as shown on the most recent plans – attached again for clarity.

Landscape Architect

Trees

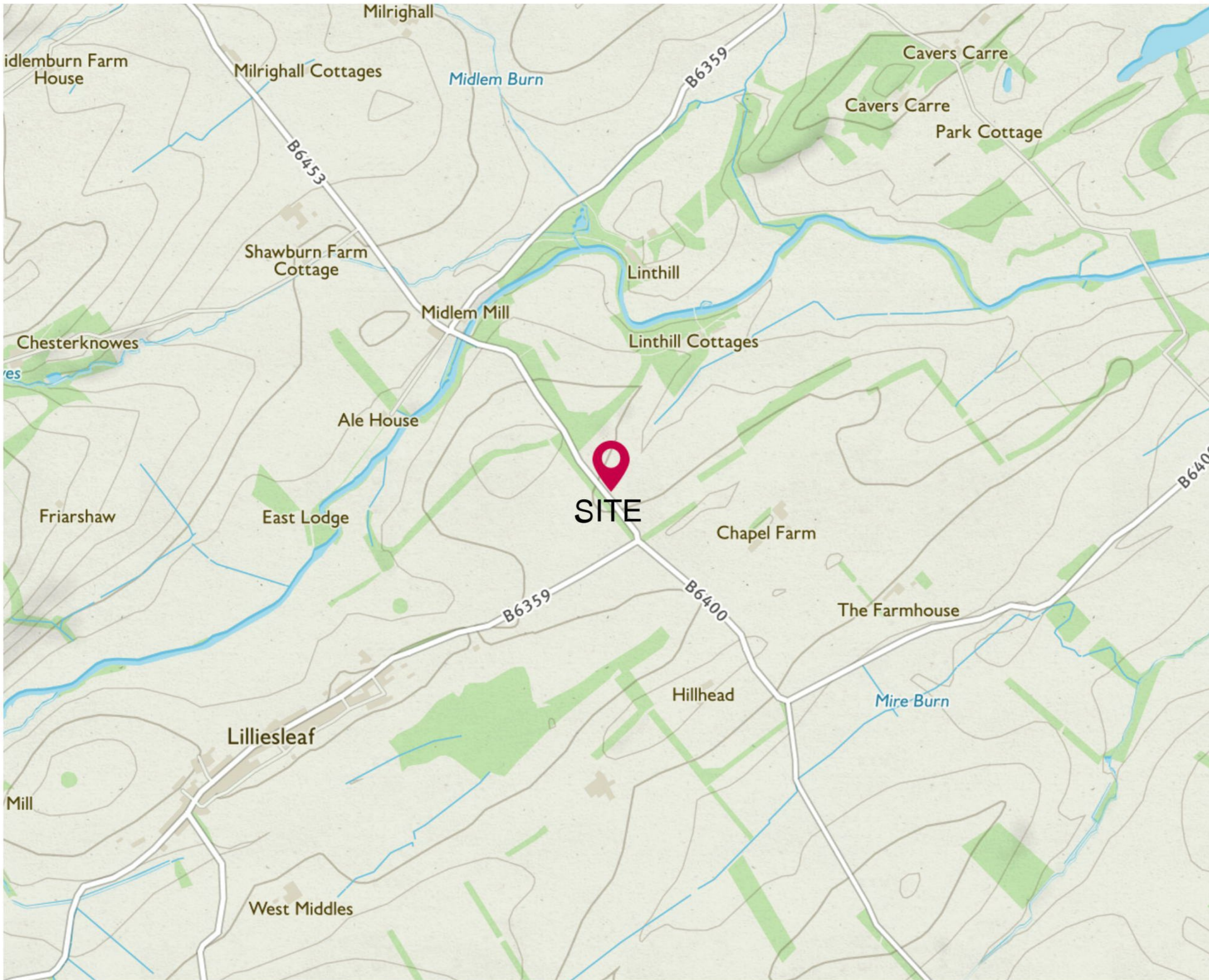
We confirm there will be no impact on existing trees and that these will be protected.

Hedgerows

There is no plan to remove existing hedgerows. As noted above, the hedge is to be trimmed to a height of 1m to maintain visibility.

We are happy to plant hedgerows as suggested – this will work very well with the permaculture plans for the site. Please note that a 'post and wire' fence, as shown on the plans, is necessary to establish the hedges.

As above, the bin store has been removed from the latest plans.



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Revision History

Revision	Date	Description	Modified by

Project
 Mr & Mrs Kennedy
 A | 4 Caber House
 Melrose
 Linthill

Drawing Name
Location Plan

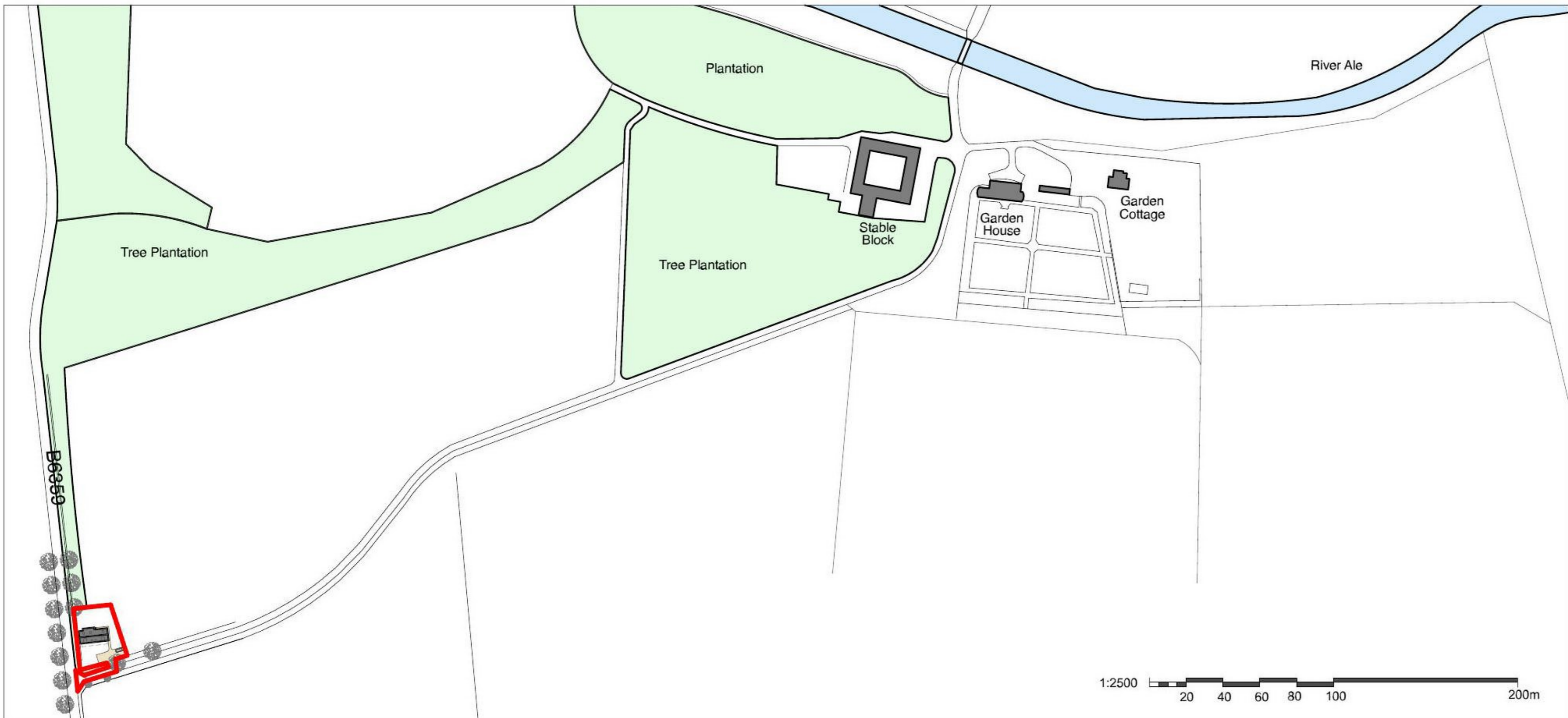
Drawing Status
Planning

Modified by
A.C.G Date
12/12/2018

Checked by
C.L.P.

Drawing Scale
1:10000

Drawing Number
1427-02-01



LP 1:2500 Location Plan As Proposed

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Revision History

Revision	Date	Description	Modified by
1427-01-01-A	14/06/2018, 14:41	House position amended	A.C.G.
1427-02-01-B	07/09/2018, 14:40	Land Management included	D.W.H

Project
 Mr & Mrs Kennedy
 A | 4 Caber House
 Melrose
 Linthill

Drawing Name
 Location Plan As Proposed

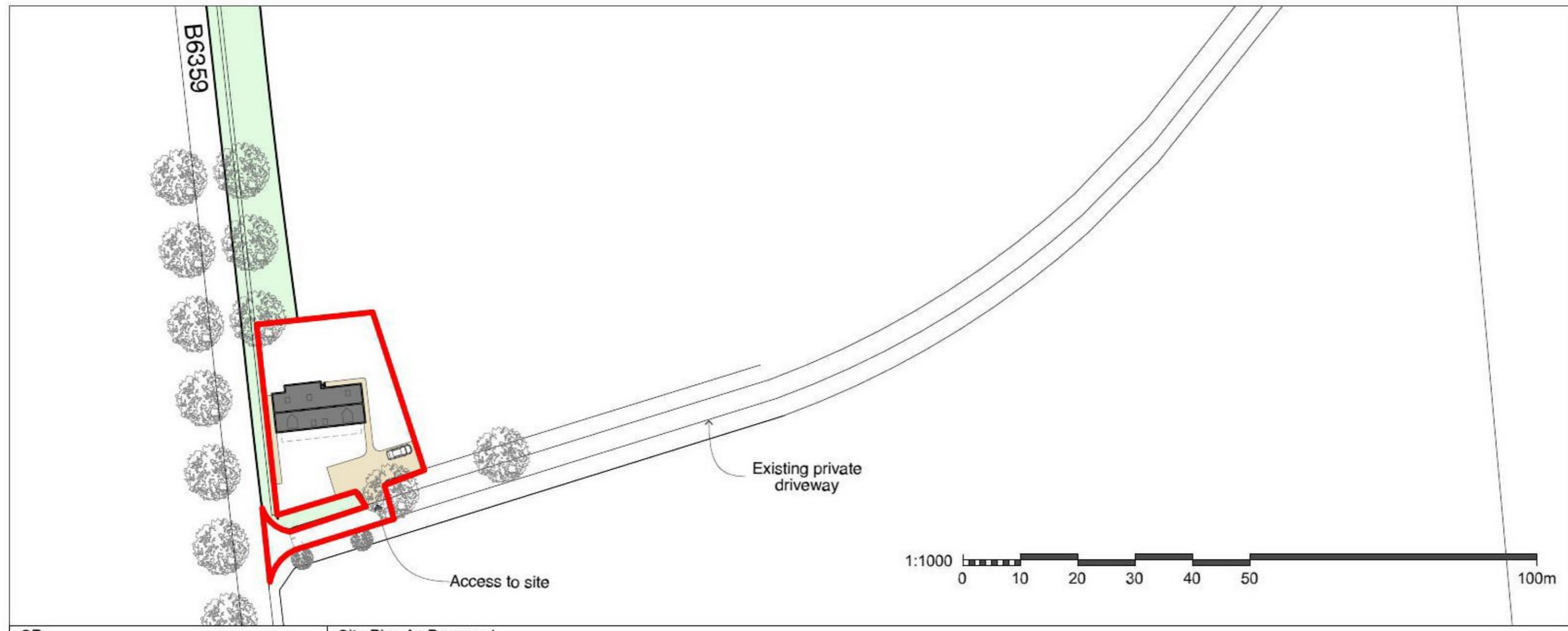
Drawing Status
 Planning

Modified by **D.W.H** Date 12/12/2018

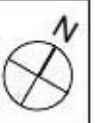
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Drawing Scale
 1:1000, 1:2500

Drawing Number
 1427-02-02 B



SP 1:1000 Site Plan As Proposed



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Revision History

Revision	Date	Description	Modified by

Project
 Mr & Mrs Kennedy
 A | 4 Caber House
 Melrose
 Linthill

Drawing Name
 Site Plan As Proposed

Drawing Status
 Planning

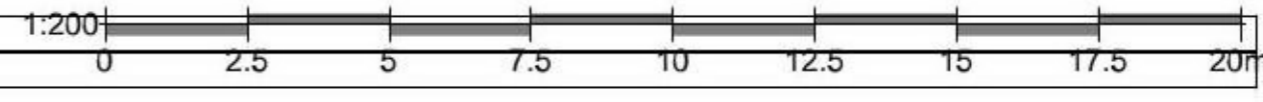
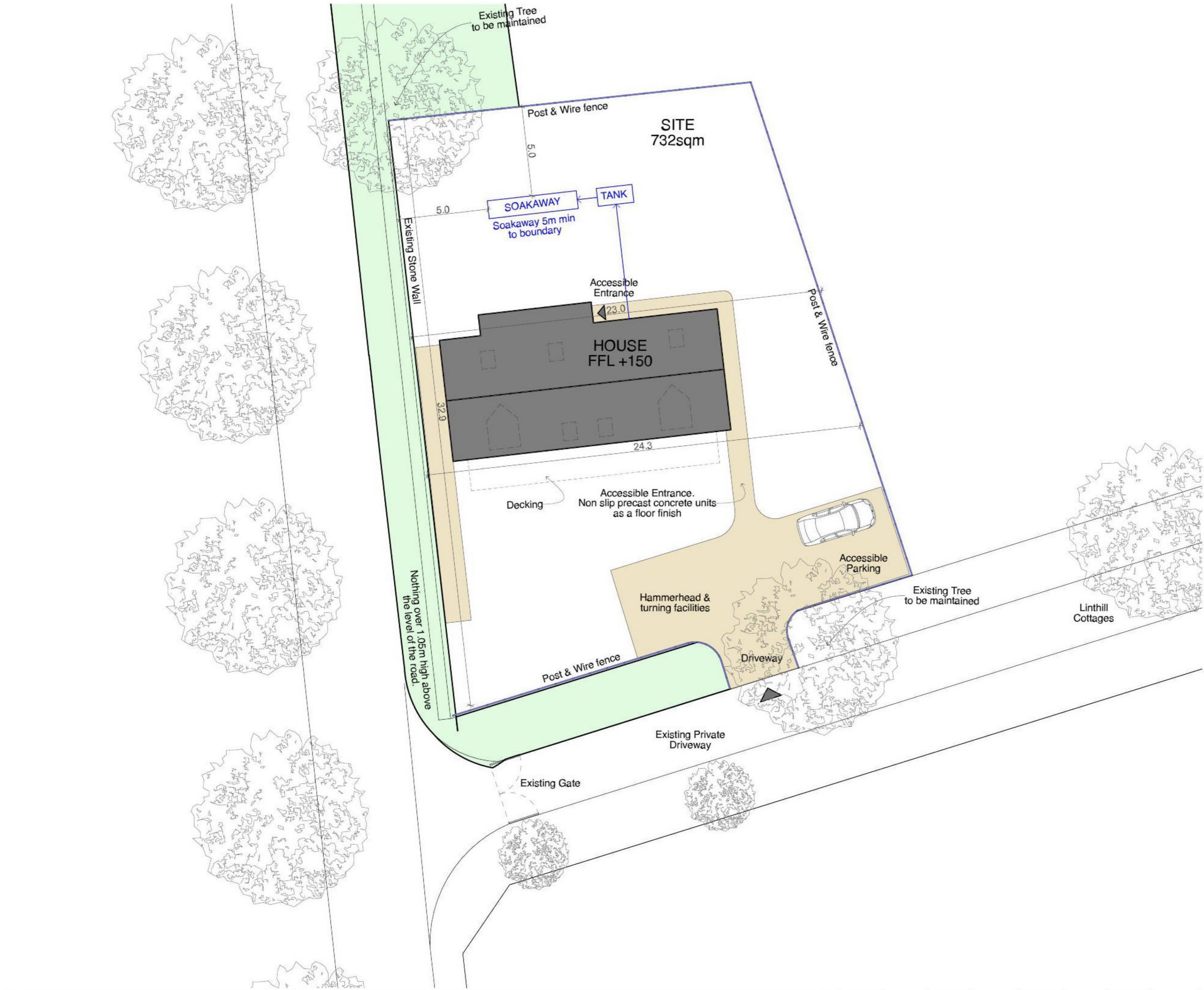
Modified by **D.W.H** Date **12/12/2018**

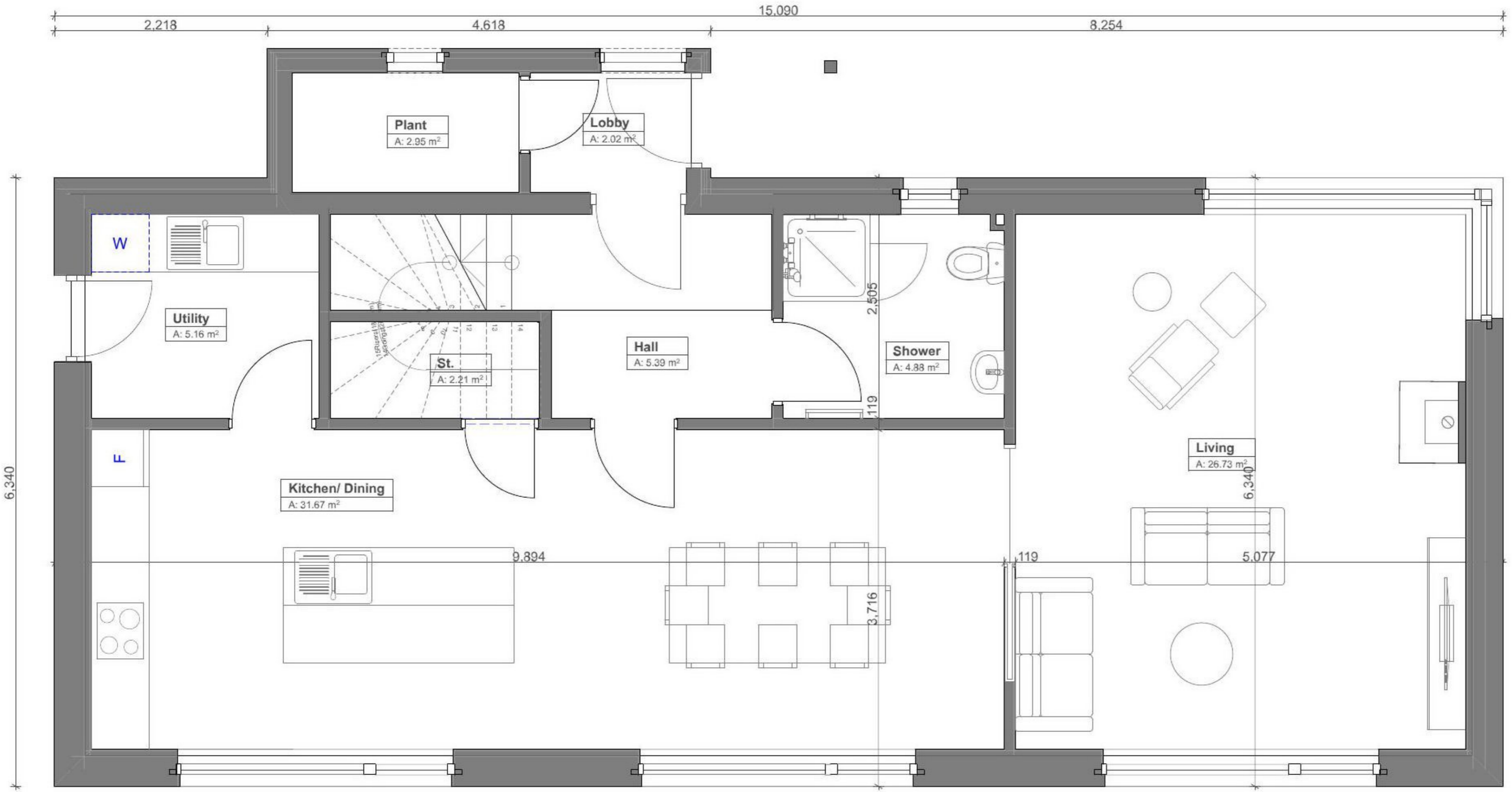
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Drawing Scale
 1:200

Drawing Number
 1427-02-03

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Revision History

Revision	Date	Description	Modified by

Project
 Mr & Mrs Kennedy
 A | 4 Caber House
 Melrose
 Linthill

Drawing Name
Ground Floor

Drawing Status
Planning

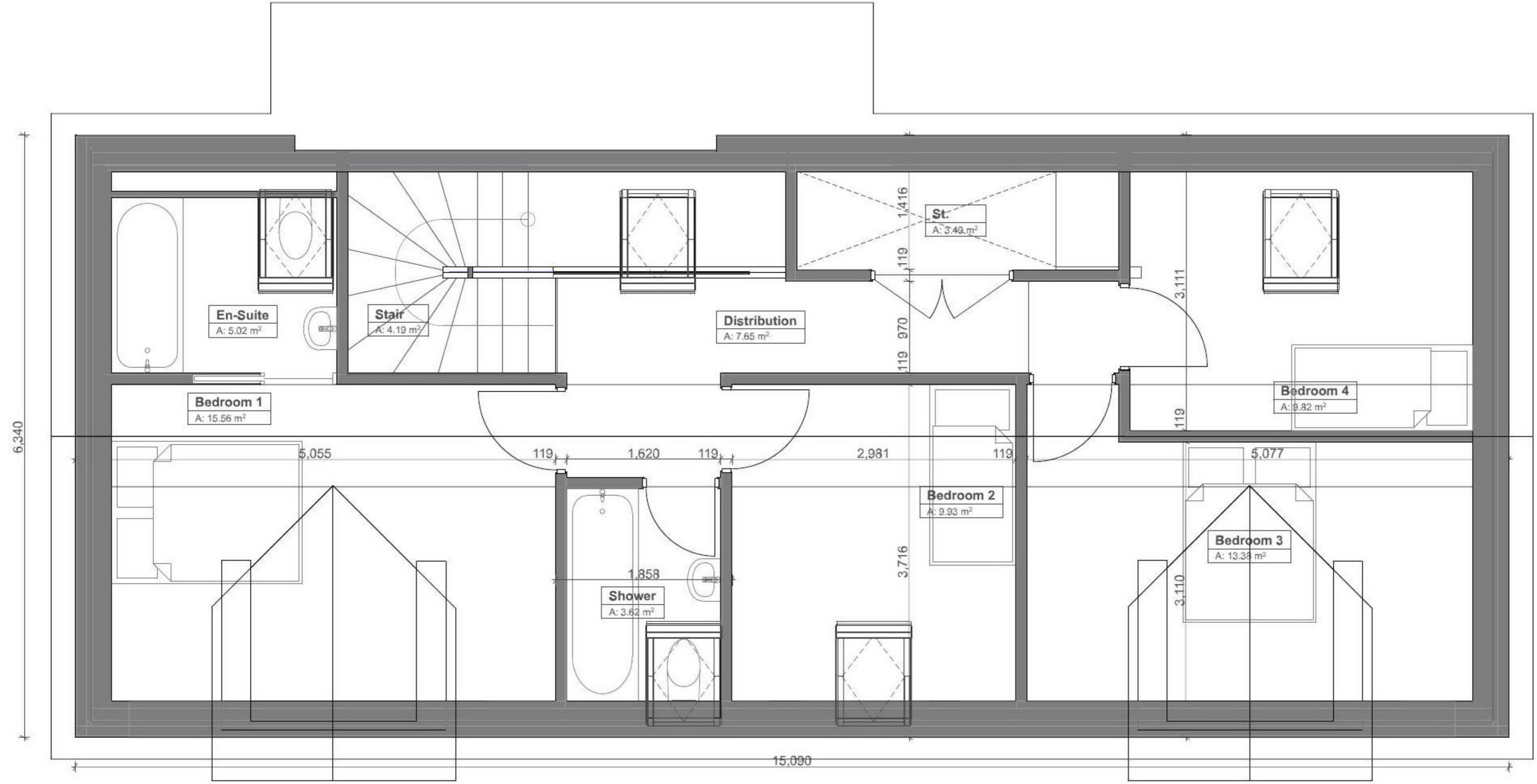
Modified by **A.C.G** Date **12/12/2018**

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Drawing Scale
1:50

Drawing Number
1427-02-04

0.	Ground Floor
1:50	



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Revision History

Revision	Date	Description	Modified by

Project
 Mr & Mrs Kennedy
 A | 4 Caber House
 Melrose
 Linthill

Drawing Name
First Floor

Drawing Status
Planning

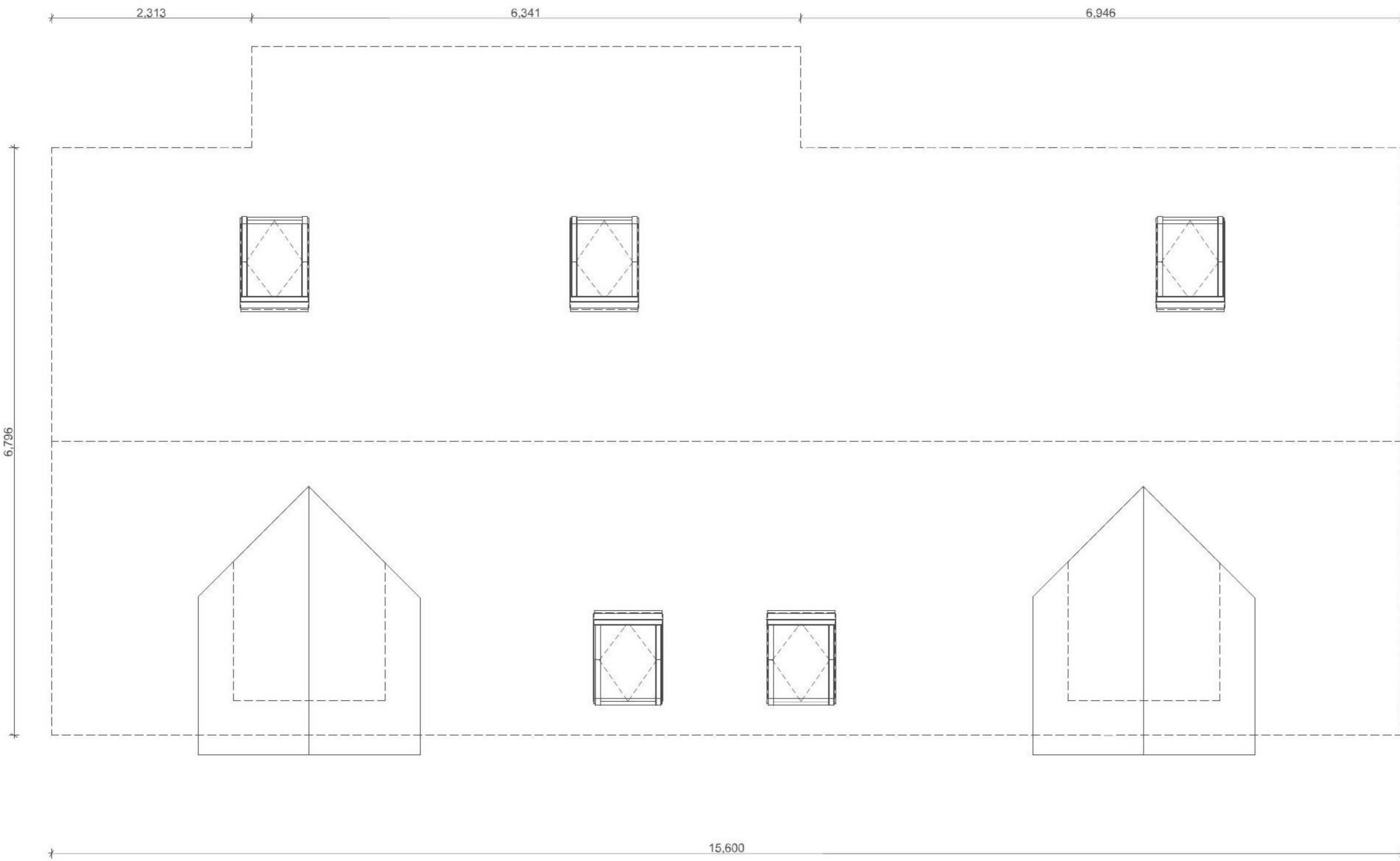
Modified by **A.C.G** Date **12/12/2018**

Checked by **C.L.P.**

Drawing Scale
1:50

Drawing Number
1427-02-05

1.	First Floor
1:50	



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Revision History

Revision	Date	Description	Modified by

Project
 Mr & Mrs Kennedy
 A | 4 Caber House
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Drawing Name
Roof Plan

Drawing Status
Planning

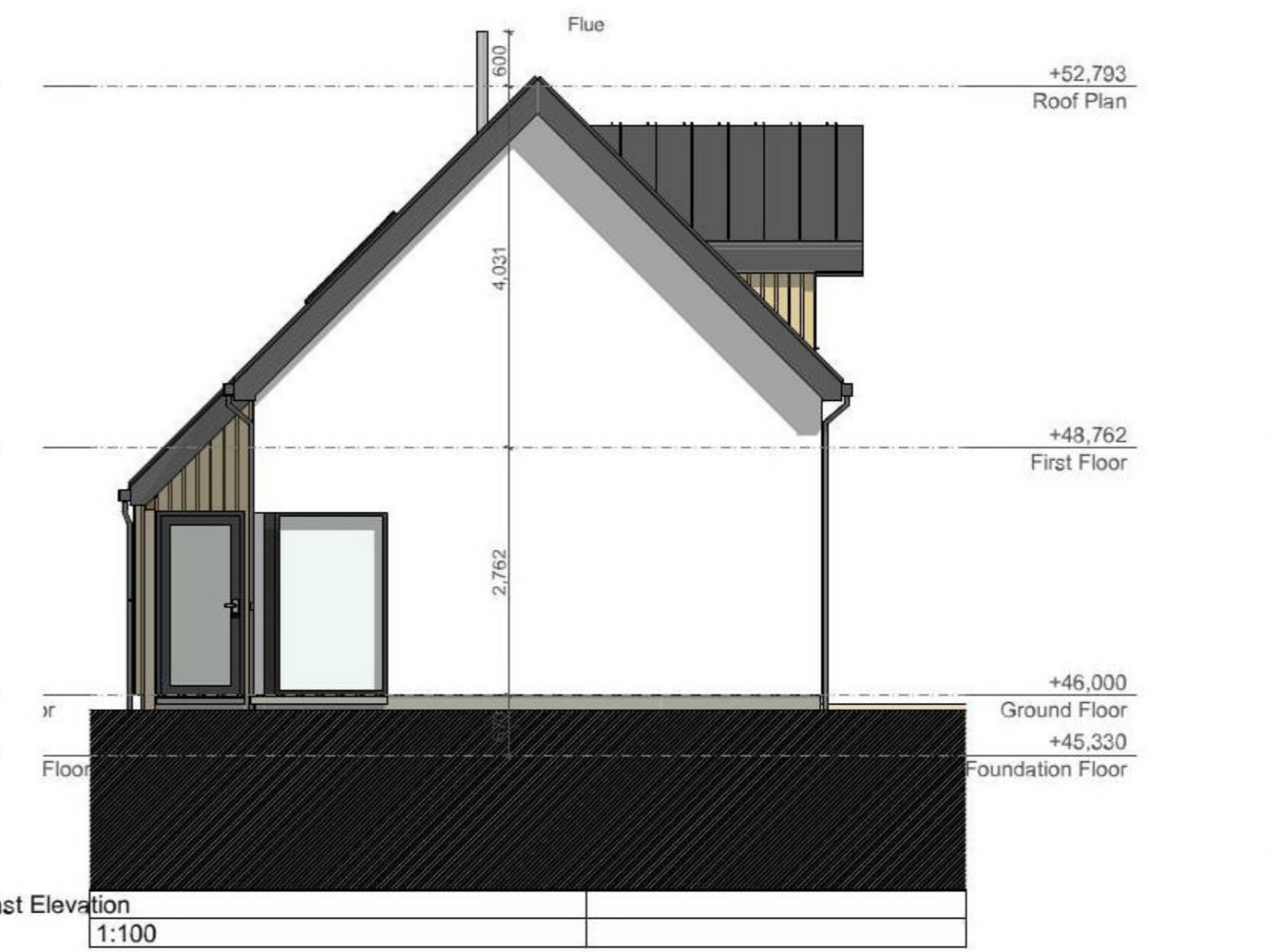
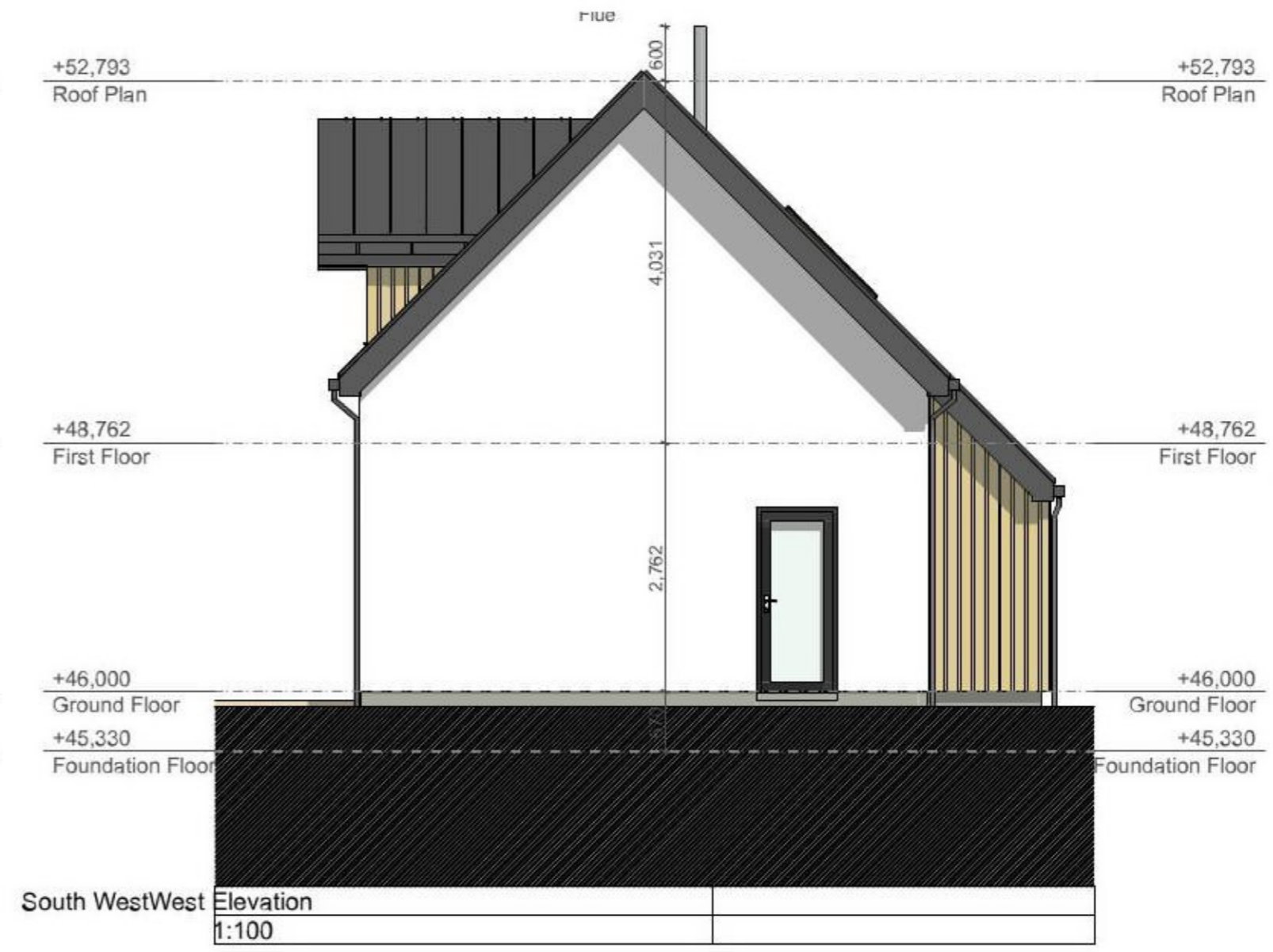
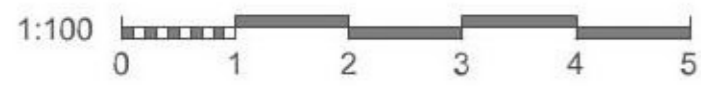
Modified by **A.C.G** Date **12/12/2018**

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Drawing Scale
1:50

Drawing Number
1427-02-06

2.	Roof Plan
1:50	



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Revision History

Revision	Date	Description	Modified by

Project

Mr & Mrs Kennedy
A | 4 Caber House
Melrose
Linthill

Drawing Name

Elevations

Drawing Status

Planning

Modified by
A.C.G

Date
12/12/2018

Checked by
C.L.P.

Drawing Scale

1:100

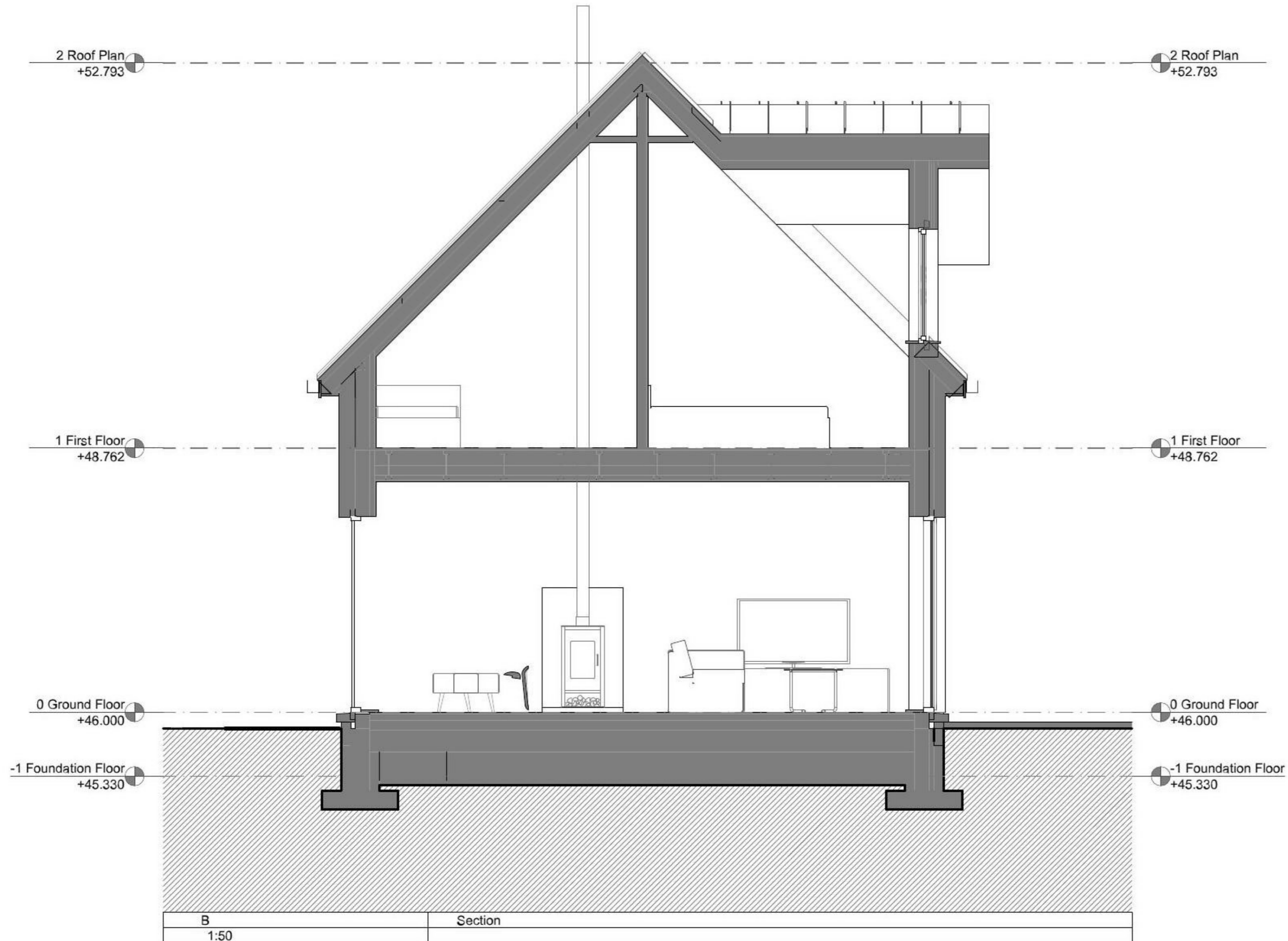
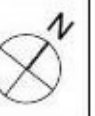
Drawing Number

1427-02-07

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Revision History

Revision	Date	Description	Modified by

Project

Mr & Mrs Kennedy
A | 4 Caber House
Melrose
Linthill

Drawing Name

Section

Drawing Status

Planning

Modified by
A.C.G

Date
12/12/2018

Checked by
C.L.P.

Drawing Scale

1:50

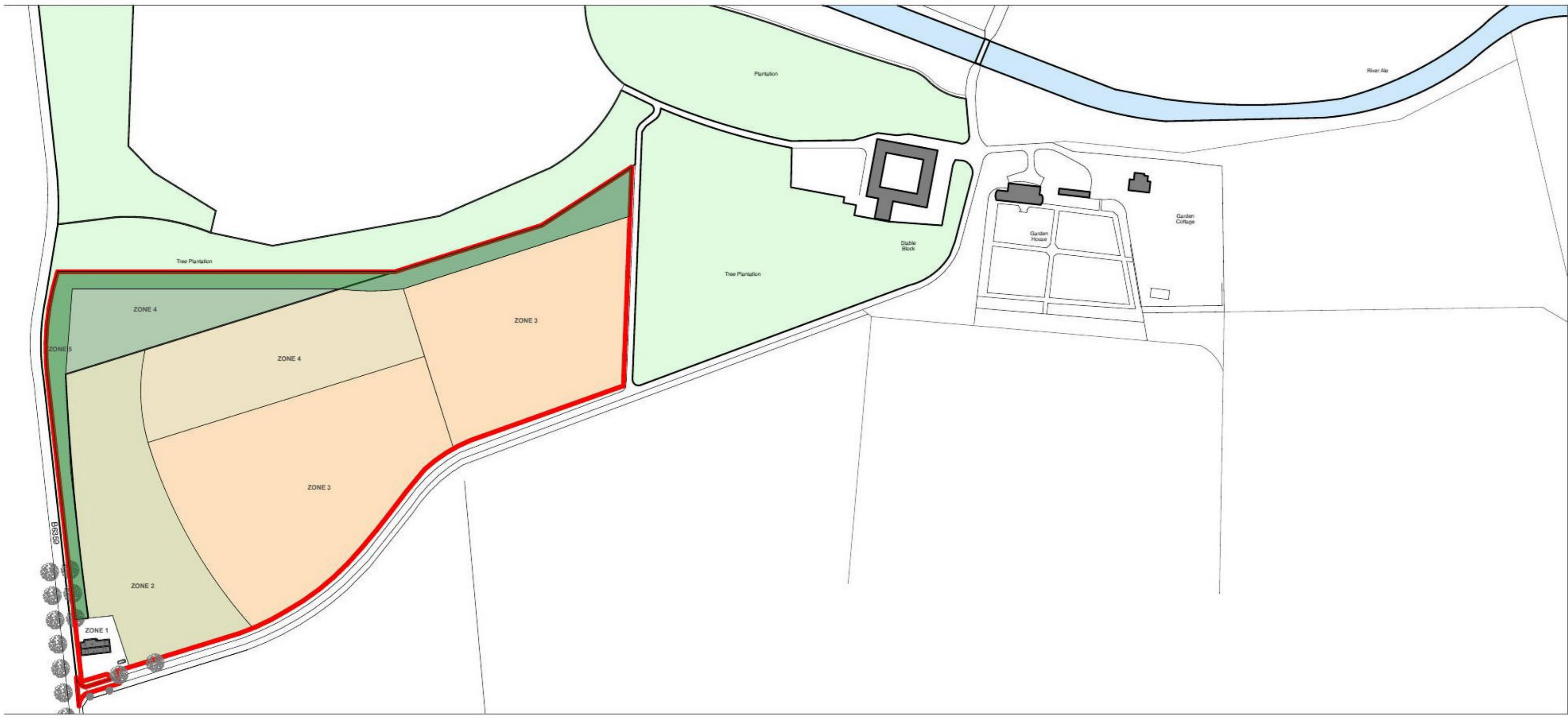
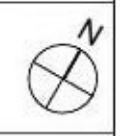
Drawing Number

1427-02-08

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LP 1:2500 Location Plan As Proposed



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Revision History

Revision	Date	Description	Modified by

Project

Mr & Mrs Kennedy
A | 4 Caber House
Melrose
Linthill

Drawing Name

Permaculture Zoning Plan

Drawing Status

Planning

Modified by
D.W.H

Date
12/12/2018

Checked by
C.L.P.

Drawing Scale

1:1000, 1:2500

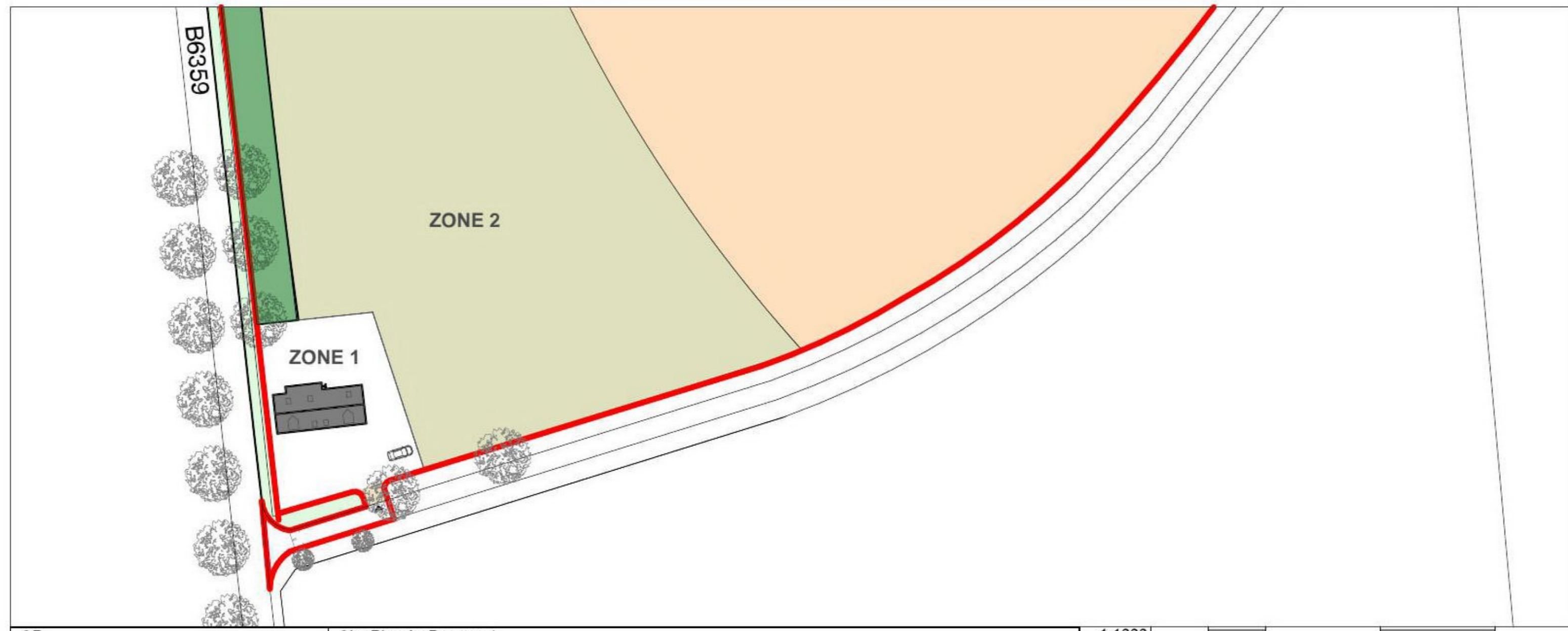
Drawing Number

1427-02-18



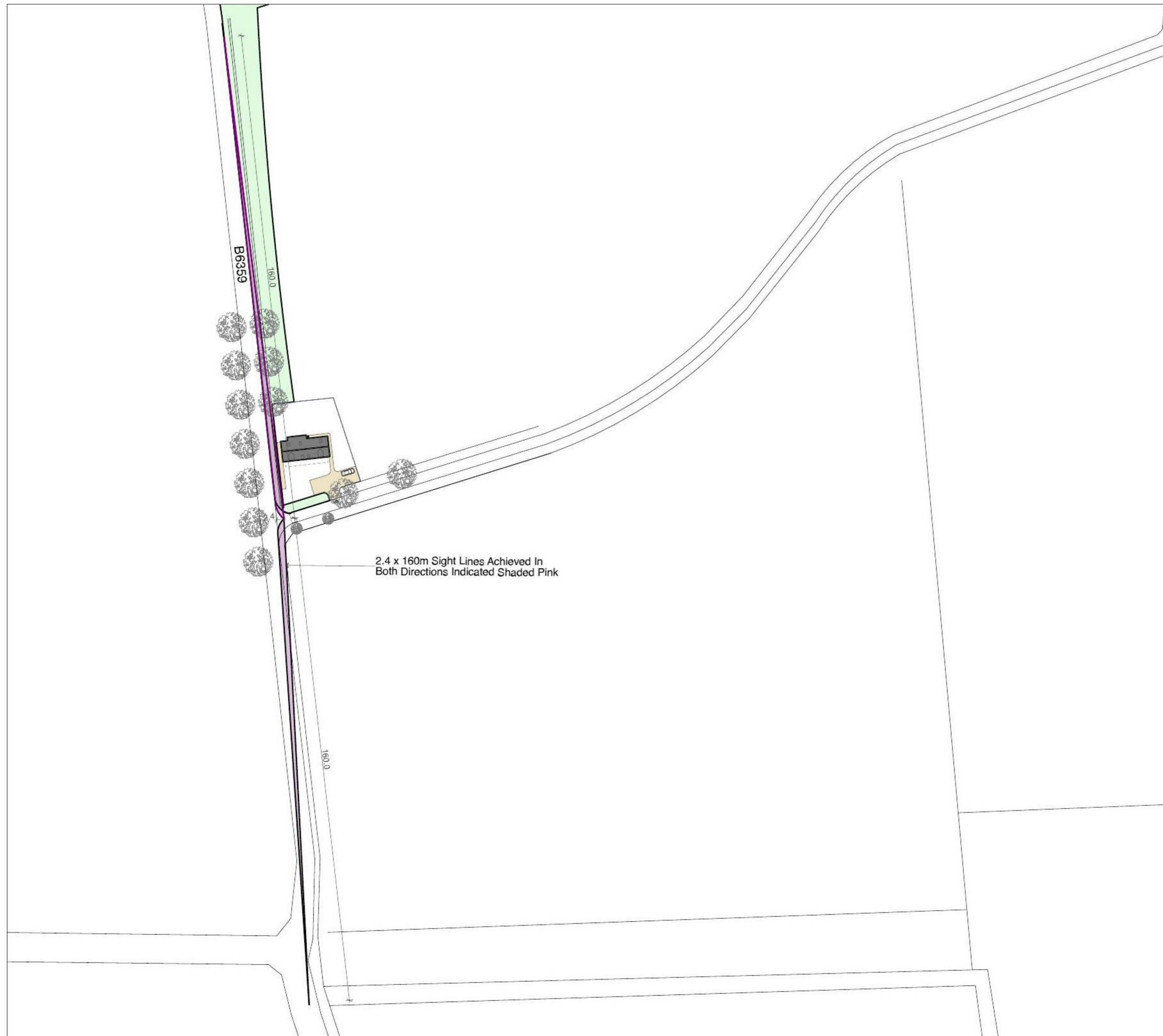
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SP 1:1000 Site Plan As Proposed





2.4 x 160m Sight Lines Achieved In Both Directions Indicated Shaded Pink

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Revision History

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Project
Mr & Mrs Kennedy
A | 4 Caber House
Melrose
Linthill

Drawing Name
Visibility Sight Lines

Drawing Status
Planning

Modified by
D.W.H Date
12/12/2018

Checked by
C.L.P.

Drawing Scale
1:1250

Drawing Number
1427-02-19

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VL	Visibility Site Line
1:1250	

