

CONSULTATION RESPONSE TO PLANNING OR RELATED APPLICATION



Comments provided by	Roads Planning Service		Contact e-mail/number:
Officer Name and Post:	Keith Patterson Roads Planning Officer		kpatterson@scotborders.gov.uk 01835 826637
Date of reply	4 th October 2018		
Planning Application Reference	18/00961/FUL	Case Officer: Paul Duncan	
Proposed Development	Erection of Dwellinghouse.		
Site Location	Plot 3, Land North East of The Old Church, Lamberton.		
<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	Application 16/00947/FUL for a dwelling for this site was approved on appeal.		
Key Issues (Bullet points)			
Assessment	I have no objections to this proposal. The previous approval had a condition requiring a range of road improvements and I am content that these are still required.		
Recommendation	<input type="checkbox"/> Object	<input type="checkbox"/> Do not object	<input checked="" type="checkbox"/> Do not object, subject to conditions <input type="checkbox"/> Further information required
Recommended Conditions	<p>In terms of the vehicular access and servicing of the site, the following shall be provided prior to occupation of the dwelling:</p> <ul style="list-style-type: none"> • A service lay-by constructed to the Council's specification (DC-3) at the junction of the site access with the public road. • A passing place constructed to the Council's specification (DC-1) on the public road at a location to be agreed by the Local Planning Authority prior to any construction work commencing on the dwellinghouse. • Parking and turning for a minimum of two vehicles, not including any garages, provided within the curtilage of the property. These facilities shall be retained thereafter perpetuity for that purpose only. • Measures to prevent the flow of water onto the public road. <p>Reason: To ensure that the site is adequately serviced. And that road safety on the public road is not compromised.</p>		
Recommended Informatives	It should be borne in mind that only contractors first approved by the Council may work within the public road boundary.		

Signed: Alan Scott