

**CONSULTATION RESPONSE TO
PLANNING OR RELATED APPLICATION**

Comments provided by	Roads Planning Service	Contact e-mail/number:	
Officer Name and Post:	Craig Johnston Roads Planning Technician	Craig.johnston@scotborders.gov.uk 01835 824000 Ext. 5347	
Date of reply	1 st April 2019	Consultee reference:	
Planning Application Reference	19/00358/PPP	Case Officer: Julie Hayward	
Applicant	Mr R Martin		
Agent	MKT Design		
Proposed Development	Erection of dwellinghouse		
Site Location	Garden Ground Of Beechwood Pyatshaw Lauder Scottish Borders		
<p><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></p>			
Background and Site description	<p>The site has previously had approval for the erection of a dwellinghouse at this location most recently under 07/00649/FUL.</p> <p>The site is accessed off an unclassified public road which is well served by passing places between the site and the A697.</p>		
Key Issues (Bullet points)	<ul style="list-style-type: none"> • Access • Parking and turning 		
Assessment	<p>The site access is proposed to utilise the existing service layby which has been constructed to the Council's specification.</p> <p>The site has an existing stone wall which forms the boundary and this may be required to be relocated slightly to allow for visibility splays of 2.4 x 43 metres.</p>		
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>Parking and turning for two vehicles, excluding garages, must be provided within the curtilage of the plot before the dwellinghouse is occupied and retained thereafter in perpetuity.</p> <p>Reason: To ensure the property is served by adequate parking at all times.</p> <p>The access to the site from the public road to be formed to the satisfaction of the planning authority prior to occupation of the dwelling.</p> <p>Reason: To ensure the property hereby approved is served by safe access from the public road.</p>		
Recommended Informatives	<p>The access to the site to be taken from the existing service layby.</p> <p>It should be borne in mind that only contractors first approved by the Council may work within the public road boundary.</p> <p>Any gates proposed shall open inward into the property.</p>		

Signed: Alan Scott

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