

# REGULATORY SERVICES



To: **Development Management Service**  
**FAO Dorothy Amyes**

Date: **5<sup>th</sup> Nov 2014**

From: **Roads Planning Service**

Contact: **Ashley Hogg**

Ext: **5396**

Ref: **14/01182/FUL**

---

**Subject: Erection of dwellinghouse with internal garage incorporating  
granny flat  
Land south Of Westwater Cottage Boggsbank Road West  
Linton**

---

I will have no objections provided the following points are included in any consent issued:

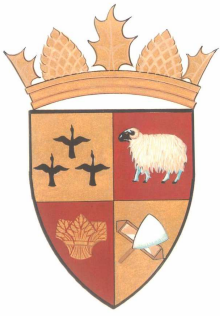
- The access must have a 5 metre throat width and 6 metre radii, this will allow two vehicles to pass without affecting the traffic flow.
- The junction bellmouth at the public road is to be surfaced to my specification shown below
- Visibility splays of 2.4 x 160 metres must be provided in both directions and maintained in perpetuity.
- Measures to be put in place to prevent the flow of water onto the public road.

## **Specification**

75mm of 40mm size single course bituminous layer blinded with bituminous grit all to BS 4987 laid on 375mm of 100mm broken stone bottoming blinded with sub-base, type 1.

It should be borne in mind that only Council approved contractors may work within the public road boundary.

DJI



# *West Linton Community Council*

Chairman: Mr Eric Small, Giffordstone Cottage, Main Street, West Linton, EH46 7EE

Treasurer: Mr Derek Lawson, The Old Schoolhouse, Carlops Road, West Linton, EH46 7DS

Secretary: Mr Graham J Tulloch, Bellfield, 16 Robinsland Drive, West Linton, EH46 7JD

---

25 November 2014

Ms D Amyes  
Planning Officer  
Environment and Infrastructure  
Scottish Borders Council  
Council Headquarters  
Newtown St Boswells  
Melrose  
TD6 0SA

Dear Ms Amyes

[14/01182/FUL](#) Mr And Mrs D Thomson, Erection of dwellinghouse with integral garage and incorporating granny flat, Land South of Boggsbank, Boggsbank Road, West Linton.

Following discussion on the position of the access/egress point, the West Linton Community Council **Supports** the above application which came before it on 10<sup>th</sup> November.

Yours Sincerely

Graham J Tulloch

## **PLANNING CONSULTATION**

On behalf of: Director of Education & Lifelong Learning

From: Head of Property & Facilities Management  
Contact: Marc Bedwell, ext 5242

To: Head of Planning & Building Standards  
Contact: Dorothy Amyes ☎ 01835 826743

Date: 01 July 2015  
Ref: 14/01182/FUL

### **PLANNING CONSULTATION**

**Name of Applicant:** Mr And Mrs D Thomson

**Agent:** Fred Walker Associates

**Nature of Proposal:** Erection of dwellinghouse with integral garage and incorporating granny flat

**Site** Land South Of Boggsbank Boggsbank Road West Linton Scottish Borders

---

### **OBSERVATIONS ON BEHALF OF: Director of Education & Lifelong Learning**

---

## **CONSULTATION REPLY**

I refer to your request for Education's view on the impact of this proposed development, which is located within the catchment area for West Linton Primary School and Peebles High School.

Both these schools are at or near capacity and therefore a contribution will be sought for each school. A contribution of £9155 is sought for the Primary School and £1289 for the High School making a total contribution of £10444.

#### West Linton Primary School

West Linton Primary School had been running at capacity for some time, and after extensive consultation, it was agreed to build a new, larger and more modern school nearby the current site. The school opened in October 2013. Contributions at the new school rate are being requested to recoup the capital invested by the Council in this new school.

Rolls over 90% place strain on the school's teaching provision, infrastructure and facilities and reduce flexibility in timetabling, potentially negatively effecting quality standards within the school environment. Contributions are sought to raise capital to extend or improve schools, or where deemed necessary to provide new schools, in order to ensure that over-capacity issues are managed and no reduction in standards is attributed to this within the Borders Area.

This contribution should be paid upon receipt of detailed planning consent but may be phased subject to an agreed schedule.

Please note that the level of contributions for all developments will be reviewed at the end of March each year and may be changed to reflect changes in the BCIS index – therefore we reserve the right to vary the level of the contribution if the contribution detailed above is not paid before 1 April 2015.

If you require any further information, please do not hesitate to contact me.