

**From:**King, Alan  
**Sent:**Thu, 28 Mar 2019 08:41:30 +0000  
**To:**Hayward, Julie  
**Subject:**RE: 18/01766/PPP: Land North West Of Poultry Farm Stow Road Lauder

Hi Julie

I refer to telephone conversation concerning the above and have to advise that I will require copies of the last 2 years Accounts and a Business Plan for Loanside Quarter Horses before I can comment/recommend.

Alan.

**Kind regards**

*Alan*

**Alan King**

Business Adviser

**Business Gateway Scottish Borders**

Tower Mill

Kirkstile

Hawick TD9 0AE

*How to [find us](#)*

**Email:** alan.king@bgborders.com

**Tel:** 01835 825 019 (direct)

**Mobile:** 07972 659344

**Web:** [www.bgateway.com/scottishborders](http://www.bgateway.com/scottishborders)

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**From:** Hayward, Julie

**Sent:** 27 March 2019 16:46

**To:** King, Alan <Alan.King@bgborders.com>

**Subject:** 18/01766/PPP: Land North West Of Poultry Farm Stow Road Lauder

Hi

Attached is the supporting information in respect of the planning application we discussed.

I would appreciate your comments.

Thanks

Julie

Julie Hayward

Team Leader

Development Management

Regulatory Services

Scottish Borders Council

Tel: 01835 825585

E-mail: [jhayward2@scotborders.gov.uk](mailto:jhayward2@scotborders.gov.uk)

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**From:**McDonald, Alister

**Sent:**9 Apr 2019 16:22:31 +0100

**To:**Hayward, Julie

**Subject:**RE: SBC 18/01766/PPP Land North West Of Poultry Farm Stow Road Lauder Scottish Borders PLANNING CONSULTATION

Julie, I passed to our Business Gateway advisor to respond. He has responded back, that 'Before making any comment/recommendation I will need a Business Plan and copies of the last 2 years Accounts for Loanside Quarter Horses.' Is it possible to request this please?

Alister McDonald  
Principal Officer (Employment Infrastructure)  
Economic Development  
Corporate Transformation and Services Directorate

Tel - 01835 824000 ext. 5412

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-----Original Message-----

From: JHayward2@scotborders.gov.uk [<mailto:JHayward2@scotborders.gov.uk>]

Sent: 25 March 2019 10:47

To: Electronic Consultations to Economic Development <ECDev@scotborders.gov.uk>

Subject: SBC 18/01766/PPP Land North West Of Poultry Farm Stow Road Lauder Scottish Borders PLANNING CONSULTATION

Please see attached. Please remember to e-mail the DCConsultees Mailbox to advise when you have inserted your reply into Idox

## PLANNING CONSULTATION

To: Economic Development Section

From: Development Management

Date: 1st August 2019

Contact: Julie Hayward ☎ 01835 825585

Ref: 18/01766/PPP

### PLANNING CONSULTATION

Your observations are requested on the under noted planning application. I shall be glad to have your reply not later than 22nd August 2019, If further time will be required for a reply please let me know. If no extension of time is requested and no reply is received by 22nd August 2019, it will be assumed that you have no observations and a decision may be taken on the application.

**Please remember to e-mail the DCConsultees Mailbox when you have inserted your reply into Idox.**

**Name of Applicant:** Dr John Crombie Smith

**Agent:** MKT Design

**Nature of Proposal:** Erection of dwellinghouse

**Site:** Land North West Of Poultry Farm Stow Road Lauder Scottish Borders

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**CONSULTATION RESPONSE TO  
PLANNING OR RELATED APPLICATION**

<b>Comments provided by</b>	<b>Officer Name and Post:</b>		<b>Contact e-mail/number:</b>	
	Economic Development Section			
<b>Date of reply</b>	10/09/19	<b>Consultee reference:</b>		
<b>Planning Application Reference</b>	18/01766/PPP	<b>Case Officer:</b> Julie Hayward		
<b>Applicant</b>	Dr John Crombie Smith			
<b>Agent</b>	MKT Design			
<b>Proposed Development</b>	Erection of dwellinghouse			
<b>Site Location</b>	Land North West Of Poultry Farm Stow Road 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>				
<b>Background and Site description</b>				
<b>Key Issues (Bullet points)</b>	<ul style="list-style-type: none"> <li>•</li> </ul>			
<b>Assessment</b>	<p>The view of the Economic development section is as follows:</p> <p>Given the information supplied, there is clearly not sufficient business activity to provide an income for one person let alone sufficient to justify the provision of a dwelling house. Appreciate that the applicant has indicated that in the future there is the likelihood of horse breeding activity but this has not taken place as yet and cannot be used to justify a dwelling.</p>			
<b>Recommendation</b>	<input checked="" type="checkbox"/> <b>Object</b>	<input type="checkbox"/> <b>Do not object</b>	<input type="checkbox"/> <b>Do not object, subject to conditions</b>	<input type="checkbox"/> <b>Further information required</b>
<b>Recommended Conditions</b>				

<b>Recommended Informatives</b>	
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## PLANNING CONSULTATION

To: Education & Lifelong Learning (Neil Hastie)

From: Development Management

Date: 4th January 2019

Contact: Julie Hayward ☎ 01835 825585

Ref: 18/01766/PPP

### PLANNING CONSULTATION

Your observations are requested on the under noted planning application. I shall be glad to have your reply not later than 25th January 2019, If further time will be required for a reply please let me know. If no extension of time is requested and no reply is received by 25th January 2019, it will be assumed that you have no observations and a decision may be taken on the application.

**Please remember to e-mail the DCConsultees Mailbox when you have inserted your reply into Idox.**

**Name of Applicant:** Dr John Crombie Smith

**Agent:** MKT Design

**Nature of Proposal:** Erection of dwellinghouse

**Site:** Land North West Of Poultry Farm Stow Road Lauder Scottish Borders

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**CONSULTATION RESPONSE TO  
PLANNING OR RELATED APPLICATION**

<b>Comments provided by</b>	<b>Officer Name and Post:</b>		<b>Contact e-mail/number:</b>	
	Education & Lifelong Learning (Neil Hastie) (Lesley Marshall)		Lesley.Marshall@scotborders.gov.uk	
<b>Date of reply</b>	18 January 2019		<b>Consultee reference:</b> DC19/002	
<b>Planning Application Reference</b>	18/01766/PPP		<b>Case Officer:</b> Julie Hayward	
<b>Applicant</b>	Dr John Crombie Smith			
<b>Agent</b>	MKT Design			
<b>Proposed Development</b>	Erection of dwellinghouse			
<b>Site Location</b>	Land North West Of Poultry Farm Stow Road Lauder Scottish Borders			
<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>				
<b>Background and Site description</b>				
<b>Key Issues (Bullet points)</b>	<ul style="list-style-type: none"> <li>•</li> </ul>			
<b>Assessment</b>	<p>I refer to your request for Educations view on the impact of this proposed development which is within the catchment area for Lauder Primary School and Earlston High School.</p> <p>A contribution of £7,754 is sought for the Primary School and £3,562 is sought for the High School, making a total contribution of £11,316.</p> <p>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.</p> <p>This contribution should be paid upon receipt of detailed planning consent but may be phased subject to an agreed schedule.</p> <p>Please note that the level of contributions for all developments will be reviewed at the end of each financial year and may be changed to reflect changes in the BCIS index, therefore, we reserve the right to vary the level of the contributions.</p> <p>If you require any further information please do not hesitate to contact me by emailing <a href="mailto:estatementagement@scotborders.gov.uk">estatementagement@scotborders.gov.uk</a></p>			
<b>Recommendation</b>	<input type="checkbox"/> <b>Object</b>	<input type="checkbox"/> <b>Do not object</b>	<input checked="" type="checkbox"/> <b>Do not object, subject to conditions</b>	<input type="checkbox"/> <b>Further information required</b>

<b>Recommended Conditions</b>	
<b>Recommended Informatives</b>	

julie hayward  
Scottish Borders Council  
Riever Complex  
Bowden Road  
Newton St Boswells  
Melrose  
TD6 0SA

Plant Protection  
Cadent  
Block 1; Floor 1  
Brick Kiln Street  
Hinckley  
LE10 0NA  
E-mail: [plantprotection@cadentgas.com](mailto:plantprotection@cadentgas.com)  
Telephone: +44 (0)800 688588

**National Gas Emergency Number:**  
**0800 111 999\***

**National Grid Electricity Emergency Number:**  
**0800 40 40 90\***

\* Available 24 hours, 7 days/week.  
Calls may be recorded and monitored.

[www.cadentgas.com](http://www.cadentgas.com)

**Date:** 09/01/2019

**Our Ref:** XX\_TS\_Z4\_3NWP\_015279

**Your Ref:** 18/01766/PPP (bs)

**RE: Formal Planning Application, Land North West Of Poultry Farm Stow Road Lauder Scottish Borders**

Thank you for your enquiry which was received on 08/01/2019.  
Please note this response and any attached map(s) are valid for 28 days.

An assessment has been carried out with respect to Cadent Gas Limited, National Grid Electricity Transmission plc's and National Grid Gas Transmission plc's apparatus. Please note it does not cover the items listed in the section "Your Responsibilities and Obligations", including gas service pipes and related apparatus.

For details of Network areas please see the Cadent website (<http://cadentgas.com/Digging-safely/Dial-before-you-dig>) or the enclosed documentation.

### **Are My Works Affected?**

**Searches based on your enquiry have identified that there is apparatus in the vicinity of your enquiry which may be affected by the activities specified.**

**Can you please inform Plant Protection, as soon as possible, the decision your authority is likely to make regarding this application.**

If the application is refused for any other reason than the presence of apparatus, we will not take any further action.

Please let us know whether Plant Protection can provide you with technical or other information that may be of assistance to you in the determination of the application.

**As your proposed activity is in close proximity to National Grid's Transmission assets we have referred your enquiry/consultation to our Asset Protection team for further detailed assessment. We request that you do not commence work or take further action with regards to your proposal until you hear from us. We will endeavour to contact you within 21 days from the date of this response. Please contact us at [assetprotection@nationalgrid.com](mailto:assetprotection@nationalgrid.com) if you have not had a response within this time frame.**

Due to the presence of Cadent and/or National Grid apparatus in proximity to the specified area, the contractor should contact Plant Protection before any works are carried out to ensure the apparatus is not affected by any of the proposed works.

## Your Responsibilities and Obligations

The "Assessment" Section below outlines the detailed requirements that must be followed when planning or undertaking your scheduled activities at this location.

It is your responsibility to ensure that the information you have submitted is accurate and that all relevant documents including links are provided to all persons (either direct labour or contractors) working for you near Cadent and/or National Grid's apparatus, e.g. as contained within the Construction (Design and Management) Regulations.

This assessment solely relates to Cadent Gas Limited, National Grid Electricity Transmission plc (NGET) and National Grid Gas Transmission plc (NGGT) and apparatus. This assessment does **NOT** include:

- Cadent and/or National Grid's legal interest (easements or wayleaves) in the land which restricts activity in proximity to Cadent and/or National Grid's assets in private land. You must obtain details of any such restrictions from the landowner in the first instance and if in doubt contact Plant Protection.
- Gas service pipes and related apparatus
- Recently installed apparatus
- Apparatus owned by other organisations, e.g. other gas distribution operators, local electricity companies, other utilities, etc.

It is **YOUR** responsibility to take into account whether the items listed above may be present and if they could be affected by your proposed activities. Further "Essential Guidance" in respect of these items can be found on either the [National Grid](#) or [Cadent](#) website.

This communication does not constitute any formal agreement or consent for any proposed development work; either generally or with regard to Cadent and/or National Grid's easements or wayleaves nor any planning or building regulations applications.

Cadent Gas Limited, NGGT and NGET or their agents, servants or contractors do not accept any liability for any losses arising under or in connection with this information. This limit on liability applies to all and any claims in contract, tort (including negligence), misrepresentation (excluding fraudulent misrepresentation), breach of statutory duty or otherwise. This limit on liability does not exclude or restrict liability where prohibited by the law nor does it supersede the express terms of any related agreements.

If you require further assistance please contact the Plant Protection team via e-mail ([click here](#)) or via the contact details at the top of this response.

Yours faithfully

Plant Protection Team

# ASSESSMENT

## Affected Apparatus

The apparatus that has been identified as being in the vicinity of your proposed works is:

- National Gas Transmission Pipelines and associated equipment

As your proposal is in proximity to apparatus, we have referred your enquiry / consultation to the following department(s) for further assessment:

- Land and Development Asset Protection Team (High Pressure Gas Transmission and Electricity Transmission Apparatus)

**We request that you take no further action with regards to your proposal until you hear from the above. We will contact you within 28 working days from the date of this response. Please contact us if you have not had a response within this timeframe.**

## Requirements

**BEFORE carrying out any work you must:**

- **Ensure that no works are undertaken in the vicinity of our gas pipelines and that no heavy plant, machinery or vehicles cross the route of the pipeline until detailed consultation has taken place.**
- Carefully read these requirements including the attached guidance documents and maps showing the location of apparatus.
- Contact the landowner and ensure any proposed works in private land do not infringe Cadent and/or National Grid's legal rights (i.e. easements or wayleaves). If the works are in the road or footpath the relevant local authority should be contacted.
- Ensure that all persons, including direct labour and contractors, working for you on or near Cadent and/or National Grid's apparatus follow the requirements of the HSE Guidance Notes HSG47 - 'Avoiding Danger from Underground Services' and GS6 – 'Avoidance of danger from overhead electric power lines'. This guidance can be downloaded free of charge at <http://www.hse.gov.uk>
- In line with the above guidance, verify and establish the actual position of mains, pipes, cables, services and other apparatus on site before any activities are undertaken.

# GUIDANCE

## **High Pressure Gas Pipelines Guidance:**

If working in the vicinity of a high pressure gas pipeline the following document must be followed: 'Specification for Safe Working in the Vicinity of Cadent and/or National Grid High Pressure Gas Pipelines and Associated Installations - Requirements for Third Parties' (SSW22). This can be obtained from: <http://www2.nationalgrid.com/WorkArea/DownloadAsset.aspx?id=33968>

## **National High Pressure Gas Pipelines Guidance:**

<http://www.nationalgrid.com/NR/rdonlyres/9934F173-04D0-48C4-BE4D-82294822D29C/51893/Above7barGasGuidance.pdf>

## **Dial Before You Dig Pipelines Guidance:**

<http://www2.nationalgrid.com/WorkArea/DownloadAsset.aspx?id=33969>

## **Standard Guidance**

### **Essential Guidance document:**

<http://www2.nationalgrid.com/WorkArea/DownloadAsset.aspx?id=8589934982>

### **General Guidance document:**

<http://www2.nationalgrid.com/WorkArea/DownloadAsset.aspx?id=35103>

### **Excavating Safely in the vicinity of gas pipes guidance (Credit card):**

<http://www.nationalgrid.com/NR/rdonlyres/A3D37677-6641-476C-9DDA-E89949052829/44257/ExcavatingSafelyCreditCard.pdf>

### **Excavating Safely in the vicinity of electricity cables guidance (Credit card):**

<http://www.nationalgrid.com/NR/rdonlyres/35DDEC6D-D754-4BA5-AF3C-D607D05A25C2/44858/ExcavatingSafelyCreditCardelectricitycables.pdf>

Copies of all the Guidance Documents can also be downloaded from the [National Grid](#) and [Cadent](#) websites.



# ENQUIRY SUMMARY

## Received Date

08/01/2019

## Your Reference

18/01766/PPP (bs)

## Location

Centre Point: 352045, 647554

X Extent: 55

Y Extent: 59

Location Description: Land North West Of Poultry Farm Stow Road Lauder Scottish Borders

## Map Options

Paper Size: A4

Orientation: LANDSCAPE

Requested Scale: 500

Actual Scale: 1:5000 (GAS)

Real World Extents: 1445m x 785m (GAS)

## Recipients

pprsteam@cadentgas.com

## Enquirer Details

Organisation Name: Scottish Borders Council

Contact Name: julie hayward

Email Address: jhayward2@scotborders.gov.uk

Telephone: 000 (000)

Address: Riever Complex, Bowden Road, Newton St Boswells, Melrose, TD6 0SA

## Description of Works

p/a - Erection of dwellinghouse - d/b

## Enquiry Type

Formal Planning Application

## Development Types

Development Type: Development for use by General Public

**From:**Biring, Sukhbir

**Sent:**Wed, 6 Feb 2019 13:51:20 +0000

**To:**Hayward, Julie

**Subject:**RE: EXT || NOTIFICATION: Cadent and National Grid Plant Enquiry Response - Your Ref: 18/01766/PPP (bs) Our Ref: XX\_TS\_Z4\_3NWP\_015279

Thanks Julie.

Regards

**Sukhbir Biring**

Asset Protection Assistant

Engineering & Asset Management

Gas Transmission

Internal: 7474 4631

External: 01926 654 631

National Grid House

Warwick Technology Park

Gallows Hill

Warwick

CV34 6DA

[Email: Sukhbir.Biring@nationalgrid.com](mailto:Sukhbir.Biring@nationalgrid.com)

**From:** Hayward, Julie [mailto:JHayward2@scotborders.gov.uk]

**Sent:** 06 February 2019 09:49

**To:** Biring, Sukhbir <Sukhbir.Biring@nationalgrid.com>

**Subject:** RE: EXT || NOTIFICATION: Cadent and National Grid Plant Enquiry Response - Your Ref: 18/01766/PPP (bs) Our Ref: XX\_TS\_Z4\_3NWP\_015279

Hi

The agent has submitted the attached site plan showing the indicative position of the house and the gas pipeline.

I would welcome your comments.

Many thanks

Julie

Julie Hayward

Team Leader

Development Management

Regulatory Services

Scottish Borders Council

Tel: 01835 825585

E-mail: [jhayward2@scotborders.gov.uk](mailto:jhayward2@scotborders.gov.uk)

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**From:** Biring, Sukhbir [<mailto:Sukhbir.Biring@nationalgrid.com>]

**Sent:** 10 January 2019 12:23

**To:** Hayward, Julie <[JHayward2@scotborders.gov.uk](mailto:JHayward2@scotborders.gov.uk)>

**Subject:** FW: EXT || NOTIFICATION: Cadent and National Grid Plant Enquiry Response - Your Ref: 18/01766/PPP (bs) Our Ref: XX\_TS\_Z4\_3NWP\_015279

Julie,

Can you please provide more details from your applicant in regards to where the actual property will be not just the site area, it looks like very close to the high pressure pipeline.

Regards

**Sukhbir Biring**

Asset Protection Assistant

Engineering & Asset Management

Gas Transmission

Internal: 7474 4631

External: 01926 654 631

National Grid House

Warwick Technology Park

Gallows Hill

Warwick

CV34 6DA

[Email: Sukhbir.Biring@nationalgrid.com](mailto:Sukhbir.Biring@nationalgrid.com)

**From:** Cadent EAGLES System [<mailto:eaglessupport.software@dnvgl.com>]

**Sent:** 09 January 2019 13:57

**To:** .box.assetprotection <[assetprotection@nationalgrid.com](mailto:assetprotection@nationalgrid.com)>

**Subject:** EXT || NOTIFICATION: Cadent and National Grid Plant Enquiry Response - Your Ref: 18/01766/PPP (bs) Our Ref: XX\_TS\_Z4\_3NWP\_015279

**NOTIFICATION: Formal Planning Application - Ref: XX\_TS\_Z4\_3NWP\_015279; Your Ref: 18/01766/PPP (bs)**

This is a notification about an enquiry received by the Plant Protection team on 08/01/2019.

**Reason for Notification:**

This Notification has been triggered by proposed imminent activities which may require Asset Protection Consultation. See below for details.

**Details:**

Formal Planning Application Requiring Asset Protection Consultation (NTS Affected)

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For the registered information on the UK operating companies within the National Grid group please use the attached link: <https://www.nationalgrid.com/group/about-us/corporate-registrations>

**CONSULTATION RESPONSE TO  
PLANNING OR RELATED APPLICATION**

<b>Comments provided by</b>	<b>Officer Name and Post:</b>		<b>Contact e-mail/number:</b>	
Roads Planning Service	Keith Patterson Roads Planning Officer		<a href="mailto:kpatterson@scotborders.gov.uk">kpatterson@scotborders.gov.uk</a> Ext: 6637	
<b>Date of reply</b>	26 <sup>th</sup> February 2019		<b>Consultee reference:</b>	
<b>Planning Application Reference</b>	18/01766/PPP		<b>Case Officer:</b> Julie Hayward	
<b>Applicant</b>	Dr John Crombie Smith			
<b>Agent</b>	MKT Design			
<b>Proposed Development</b>	Erection of dwellinghouse			
<b>Site Location</b>	Land North West Of Poultry Farm Stow Road Lauder Scottish Borders			
<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>				
<b>Background and Site description</b>				
<b>Key Issues (Bullet points)</b>				
<b>Assessment</b>	It is good practice to restrict the number of accesses onto A and B classified roads out with settlement boundaries, however a new access can be supported where there is a proven economic justification for the proposal provided geometry and visibility requirements can be achieved. As such, should there be proven economic justification for this proposal I shall not object provided the conditions set out below are included in any consent issued.			
<b>Recommendation</b>	<input type="checkbox"/> Object	<input type="checkbox"/> Do not object	<input checked="" type="checkbox"/> <b>Do not object, subject to conditions</b>	<input type="checkbox"/> Further information required
<b>Recommended Conditions</b>	Two parking spaces and turning to be provided within the curtilage of the plot prior to occupation and retained thereafter in perpetuity. Reason: To ensure the property is served by adequate parking at all times.  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. Reason: To ensure the property is served by safe access from the public road.			
<b>Recommended Informatives</b>	Access requirements, or similar approved in writing: The access to be formed as per a service layby DC-3. Visibility splay of 2.4m by 160m in either direction are required.  It should be borne in mind that only contractors first approved by the Council may work within the public road boundary.			

**Signed: Alan Scott**