

Walling, Fiona

From: localreview
Subject: FW: Planning application 18/01777/FUL
Attachments: LRB Comments Feb 2020.rtf

From: Scott, Alan (Technical Services, HQ)
Sent: 19 February 2020 08:58
To: localreview <localreview@scotborders.gov.uk>
Cc: Clarke, Carlos <CGClarke@scotborders.gov.uk>
Subject: RE: Planning application 18/01777/FUL

Please find attached a copy of my comments regarding the revised submission. With regards the comments in the e-mail from Suzanne relating to roads concerns, I am unaware of a request for a meeting to discuss our concerns having been made. Had such a request been forthcoming, I would have been happy to meet and discuss my concerns.

Any questions please get back to me.

Alan J Scott - Senior Roads Planning Officer
Roads Planning Service
Regulatory Services
Scottish Borders Council

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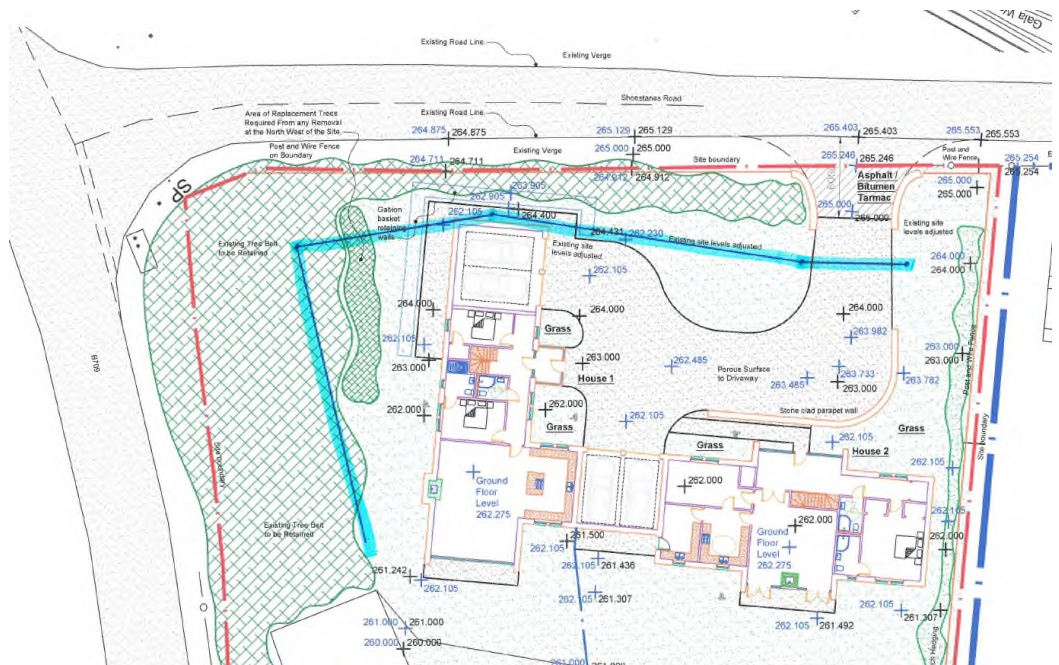
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**CONSULTATION RESPONSE TO
PLANNING OR RELATED APPLICATION**

Comments provided by	Roads Planning Service	
Officer Name, Post and Contact Details	Alan Scott Senior Roads Planning Officer	ascott@scotborders.gov.uk 01835 826640
Date of reply	19 th February 2020	Consultee reference:
Planning Application Reference	18/01777/FUL (Appeal Ref. 19/00029/REF)	Case Officer: Carlos Clarke
Applicant	Mr. C. Dougall	
Agent	Suzanne McIntosh Planning Limited	
Proposed Development	Erection of two dwellings	
Site Location	Garden ground of 7 Heriot House	
<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		
Key Issues (Bullet points)		
Assessment	<p>It is my opinion that the additional information has still not addressed the concerns previously raised and does not address the concerns of reason 2 for refusal.</p> <p>When you look at the elevations drawings for house 1 (Drg. No. 17-40-003 Rev G), Elevation 1 shows the post and wire fence to be on the site boundary, with a solid red box outside the boundary. It is unclear what this box refers to. It then shows a short, steep section of embankment to the top of the gabion baskets. The front elevation for the same house (Elevation 4) shows the red box dotted and within the site boundary and the gradient of the slope from the fence to the gabion baskets is less severe than the other elevation.</p> <p>Of more of a concern is the relationship between the fencing and what is actually on-site. The existing fence is between 5.5m and 9m back from the edge of the existing road, however the plans show this fence-line to be approx. 2m back from the edge of the road. The area of planting between the site and Shoestanes Road is currently being considered for adoption by the Council as part of the works associated with the reinstatement of the Borders Railway Line. It was the subject of a shadow road construction consent and, as we have been asked to adopt it, it is considered part of the prospective public road network which we are considering for adoption. Furthermore, there were extensive discussions at the time of the railway scheme with regards the planting which is currently in place. Were the dwelling to be constructed as shown, this planting would be lost and additional planting may have to be provided to compensate for the loss of what is currently in-situ.</p> <p>The existing fence-line also implies that the dwelling is to be constructed within the verge and this would not be supported by this section at this stage. Were we to consider an amendment to the road boundary, which is not unacceptable in principle, we would require further information on the gabion baskets to ensure the stability of the road was not put in jeopardy by the works. This would require the</p>	

submission of further drawings which accurately show the existing layout and the proposed layout, with appropriate sections and engineering details for the gabions. Confirmation would also have to be obtained as to whether any formal process would be required to amend the boundary currently being considered as part of the adoption process for roads associated with the reinstatement of the Border Railway (eg Stopping-up orders).

The snip below shows in green what I believe to be the line of the existing fence.



As the applicant has not shown that they can provide the development without a significant impact on the public road, I am still unable to support the proposal.

Recommendation	<input checked="" type="checkbox"/> Object	<input type="checkbox"/> Do not object	<input type="checkbox"/> Do not object, subject to conditions	<input type="checkbox"/> Further information required
Recommended Conditions				
Recommended Informatives				

Signed: A. J. Scott