

PLANNING CONSULTATION

To: Education & Lifelong Learning (Neil Hastie)

From: Development Management

Date: 7th January 2019

Contact: Carlos Clarke ☎ 01835 826735

Ref: 18/01777/FUL

PLANNING CONSULTATION

Your observations are requested on the under noted planning application. I shall be glad to have your reply not later than 28th 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 28th 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: Mr Craig Dougall

Agent: Suzanne McIntosh Planning Limited

Nature of Proposal: Erection of two dwellinghouses

Site: Garden Ground Of 7 Heriot House Heriot Scottish Borders

**CONSULTATION RESPONSE TO
PLANNING OR RELATED APPLICATION**

Comments provided by	Officer Name and Post:		Contact e-mail/number:	
	Education & Lifelong Learning (Neil Hastie) (Lesley Marshall)		Lesley.Marshall@scotborders.gov.uk	
Date of reply			Consultee reference: DC19/003	
Planning Application Reference	18/01777/FUL		Case Officer: Carlos Clarke	
Applicant	Mr Craig Dougall			
Agent	Suzanne McIntosh Planning Limited			
Proposed Development	Erection of two dwellinghouses			
Site Location	Garden Ground Of 7 Heriot House Heriot 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				
Key Issues (Bullet points)	<ul style="list-style-type: none"> • 			
Assessment	<p>I refer to your request for Educations view on the impact of this proposed development which is within the catchment area for Heriot Primary School, St Margaret's RC Primary School and Galashiels Academy.</p> <p>A contribution of £3,720 per dwelling is sought for the Academy, making a total contribution of £7,440.</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 estatementmanagement@scotborders.gov.uk</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	
Recommended Informatives	

CONSULTATION RESPONSE TO PLANNING OR RELATED APPLICATION

Comments provided by	Roads Planning Service	Contact e-mail/number	
Officer Name and Post	Alan Scott Senior Roads Planning Officer	ascott@scotborders.gov.uk 01835 826640	
Date of reply	11 th February 2019		
Planning Application Reference	18/01777/FUL	Case Officer: Carlos Clarke	
Proposed Development	Erection of two dwellings		
Site Location	Land at 7 Heriot House, Heriot		
<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	The submitted drawings have addressed most of the issues raised in my previous response to application 18/00520/FUL. However, I still require confirmation on the impact of the development on the adjacent road and verge. Due to the discrepancies between the submission and on-site measurements, I shall require further (more detailed) drawings confirming the extent of the works. The submission indicates that there will be no impact on the existing planting/verge, however on-site measurements indicate that the development will encroach into this area. I shall also require details of the access construction and levels. Until these details have been provided and approved, I am unable to offer support to the proposal.		
Recommendation	<input checked="" type="checkbox"/> Object <input type="checkbox"/> Do not object <input type="checkbox"/> Do not object, subject to conditions <input checked="" type="checkbox"/> Further information required		
Reason for Refusal	Insufficient details to confirm impact on adjacent public road. There are insufficient details to confirm the development shall be served by a satisfactory access.		
Recommended Informatives			

Signed: Alan Scott

CONSULTATION RESPONSE TO PLANNING OR RELATED APPLICATION

Comments provided by	Roads Planning Service	Contact e-mail/number
Officer Name and Post	Alan Scott Senior Roads Planning Officer	ascott@scotborders.gov.uk 01835 826640
Date of reply	6 th August 2019	
Planning Application Reference	18/01777/FUL	Case Officer: Carlos Clarke
Proposed Development	Erection of two dwellings	
Site Location	Land at 7 Heriot House, Heriot	
<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>Due to discrepancies in the submitted drawings, I am unable to provide a recommendation at this stage. For example, Elevation 4 shows a 2m path then a 1m gabion basket between the house and the embankment associated with Shoestanes Road, when this is measured on the plan for the same area, the path is only 1m. If you take the 3m shown on the elevation, the works go outwith the fenceline/boundary. Until such times as these issues are rectified, I am unable to offer support for the application. Given the issues regarding the roads perspective, I would recommend a meeting with the applicant and/or their agent prior to revised drawings being submitted.</p> <p>Furthermore, I note that a fence and planting is proposed along the northerly boundary of the site which would appear to close off the access associated with the stable block currently being considered via application 19/00836/FUL. Confirmation of how the stable block would be accessed if the dwellings are approved should be provided.</p>	
Recommendation	<input checked="" type="checkbox"/> Object <input type="checkbox"/> Do not object <input type="checkbox"/> Do not object, subject to conditions <input checked="" type="checkbox"/> Further information required	
Reason for Refusal	<p>Insufficient details to confirm impact on adjacent public road.</p> <p>There are insufficient details to confirm the development shall be served by a satisfactory access.</p>	
Recommended Informatives		

Signed: Alan Scott