

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	10 th December 2019			
Planning Application Reference	19/01611/FUL		Case Officer: Julie Hayward	
Proposed Development	Erection of dwelling			
Site Location	Disused sawmill, Cowdenknowes, Earlston			
<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>Whilst I have no objections to the principle of a dwelling on this site, as evidenced via application 18/00599/FUL, I do have some concerns regarding the layout indicated. As a matter of principle we do not normally encourage multiple accesses to serve single dwellings off 'B' class roads. In this particular instance I have concerns that the south easterly access will not be able to provide adequate junction visibility and two accesses in such close proximity means that it would not be clear to a following driver which access an indicating driver was about to turn in to. As such, I shall require an amended layout showing only a single access (north westerly one) into the property. Any amended layout should also take into consideration the proposed conditions listed below which I would require to be attached to any subsequent approval.</p>			
Recommendation	<input 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
Recommended Conditions/Reason for Refusal	<p>Visibility splays of 2m x 90m are to be provided in either direction at the junction with the public road prior to the commencement of development and retained thereafter in perpetuity. Reason: To ensure the development is served by a satisfactory access.</p> <p>A service lay-by is to be provided in conjunction with the access, as per standard detail DC 3 or similar approved in writing by the Council, prior to the property being occupied. Upon satisfactory completion, the service lay-by shall become part of the public road network. Reason: To ensure that service vehicles associated with the development are adequately accommodated.</p> <p>Parking and turning for a minimum of two vehicles, excluding any garages, must be provided prior to occupation of the dwelling and retained thereafter in perpetuity. Reason: To ensure the development is served by appropriate off-road parking.</p>			

	<p>Any gates erected at the access must be hung so as to open into the site and not outwards over the adjacent public road.</p> <p>Reason: To ensure the development does not interfere with the safe passage of vehicles on the adjacent public road.</p>
Recommended Informatives	<p>It should be noted that all works within the public road and verge must be carried out by a contractor first approved by the Council.</p> <p>As the site sits lower than the public road, the applicant should satisfy themselves that they have taken adequate steps to deal with any surface water which may flow from the public road into the site during construction and upon completion.</p>

Signed: DJI