

From: bob hunter [REDACTED]
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To: localreview <localreview@scotborders.gov.uk>
Subject: Planning Appeal 21/00002/RREF

CAUTION: External Email

PLANNING APPLICATION
Land North West Of Whinneybrae Skirling Scottish Borders
PROPOSED DEVELOPMENT:
Erection of dwellinghouse
APPLICANT:
R E Wood And Sons

APPEAL UNDER SECTION 43A (8) OF THE TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997
TOWN AND COUNTRY PLANNING (SCHEMES OF DELEGATION AND LOCAL REVIEW PROCEDURE) (SCOTLAND)
REGULATIONS 2013

We have looked at the appeal on this application and wish to re-iterate our objection to this proposed development.

Although there are issues relating to the right of access which are not part of the planning process and will be pursued separately there are some planning issues which are relevant.

1. We would like to take up the comments from the Roads Planning Service. Within their report they state -

"Prior to works commencing on site a passing place shall be constructed at an agreed location on the private road serving the development site. The location, specification and dimensions to be agreed with the Council.
Reason: To mitigate the impact of additional vehicles on this single track private road."

When the Roads Planning Officer viewed the track it had just had extensive renovation work so was very much at it's best condition for many years. As the proprietors of this private track (to call it a road is rather overstating its construction) we would like to make it clear that we do not consider that the layout, steep nature of the access and the topography make it reasonable to construct a passing place and we would not be willing to undertake or agree to such. An increase in traffic sufficient to justify a passing place would be detrimental to the track's predominant use as a pedestrian path.

2. There has long been a planning consideration with Skirling that it is a 'linear settlement' and applications for 'back building' have consistently been refused. In the case of this application the house would be clearly visible from the centre of the village and the village green (see 2 photographs, showing views of the site). These clearly shows the visibility of the site and any building on it. This would be quite obvious back building and outwith the character of the conservation village.

For these reasons amongst the others highlighted in the report by the Planning Officer and other comments we believe that this appeal should be refused.

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