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Sent: 02 July 2021 16:51
To: localreview <localreview@scotborders.gov.uk>
Cc: Inglis, Derek <DInglis@scotborders.gov.uk>
Subject: LRB 21-00007-RREF Site East Of Dogcraig Cottage Scotsmill Peebles Scottish Borders -
Erection of dwellinghouse with associated access

Good afternoon,

Further to the additional information which was submitted in respect of the above appeal, I would like to comment as follows.

The initial objection from the Roads Planning Service as part of the consultation process for the application 20/001350/PPP was twofold, first part was the principle of a new access at this location on the B class road away from the main cluster of buildings to the west and the second part was in relation to appropriate visibility from a new access at this location.

With regards to the principle of the access, it is accepted that this is a marginal decision when considering the proximity of Dogcraig Cottage.

The issue of visibility is more of an issue. ECS have produced a plan showing visibility splays of 2.4m by 160m to the west and 2.4m by 120m to the east. Whilst this is acceptable in principle, there is a significant section of road to the east which lies outwith the line shown on the plan. Within that 120m visibility I would be expecting to see all of the road. The previous application 03/00876/OUT talked about a line setback 2.4m from the edge of the carriageway to the tangent on the outside of the bend to the east, which whilst shorter than 120m would allow all of the road to be seen to this point and beyond. This would involve the removal of a tree and alterations to the roadside wall, in addition it will likely require the clearance of roadside vegetation too. The application in 2003 also mentioned locating the access at the western end of the site.

Given the above, I believe there is further work required in order to demonstrate that acceptable visibility can be achieved from this access. Moving the access further west would also help bring it closer to the cluster of buildings to the west. As things stand I am still of the opinion that the access fails to "comply with Policy PMD2 of the Local Development Plan 2016 in that it would fail to ensure there is no adverse impact on road safety, including but not limited to the site access."

Kind regards

Paul Grigor
Roads Planning Officer
Planning, Housing & Related Services
Scottish Borders Council