

**CONSULTATION RESPONSE TO  
PLANNING OR RELATED APPLICATION**

<b>Comments provided by</b>	Roads Planning Service	<b>Contact e-mail/number:</b>		
<b>Officer Name and Post:</b>	Keith Patterson Roads Planning Officer	<a href="mailto:kpatterson@scotborders.gov.uk">kpatterson@scotborders.gov.uk</a> <b>01835 826637</b>		
<b>Date of reply</b>	17 <sup>th</sup> December 2020	<b>Consultee reference:</b>		
<b>Planning Application Reference</b>	20/01327/FUL	<b>Case Officer:</b> Euan Calvert		
<b>Applicant</b>	Mr Mark Graham			
<b>Agent</b>	PD Architecture			
<b>Proposed Development</b>	Erection of dwellinghouse			
<b>Site Location</b>	Land Adjacent Carnlea Main Street Heiton Scottish Borders			
<b><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></b>				
<b>Background and Site description</b>	There is a history of applications and approvals on this site, all of which the roads planning service have objected to on road safety grounds.			
<b>Key Issues (Bullet points)</b>				
<b>Assessment</b>	<p>I am unable to support this proposal. The existing private access is very constrained with no formal turning area. When I visited the site I had to use part of this plot in order to turn my vehicle. The junction with the public road is exceptionally constrained both in terms of geometry and visibility. The junction area is only wide enough for one vehicle with no radii and visibility in both directions is effectively zero with a vehicle having to encroach significantly into the running carriageway before any form of visibility splays are afforded.</p> <p>Given the above I must object to this proposal.</p>			
<b>Recommendation</b>	<input checked="" type="checkbox"/> <b>Object</b>	<input type="checkbox"/> Do not object	<input type="checkbox"/> Do not object, subject to conditions	<input type="checkbox"/> Further information required
<b>Reason for refusal</b>	The proposal does not comply with policy PMD2 of the Local Development Plan 2016 in that it would be result in extra vehicular traffic on a sub-standard access to the detriment of road safety.			

**AJS**