

**CONSULTATION RESPONSE TO  
PLANNING OR RELATED APPLICATION**

<b>Comments provided by</b>	<b>Roads Planning Service</b>	
<b>Officer Name, Post and Contact Details</b>	<b>Alan Scott Senior Roads Planning Officer</b>	<a href="mailto:ascott@scotborders.gov.uk">ascott@scotborders.gov.uk</a> <b>01835 826640</b>
<b>Date of reply</b>	26 <sup>th</sup> January 2022	<b>Consultee reference:</b>
<b>Planning Application</b>	21/01257/FUL & 21/00030/RREF	<b>Case Officer:</b> Julie Hayward
<b>Applicant</b>	Mr A Elliot	
<b>Agent</b>	Stuart Aitchison	
<b>Proposed Development</b>	Erection of dwelling	
<b>Site Location</b>	Garden ground of Kilnknowe House, East End, Earlston	
<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>Assessment</b>	<p>As previously indicated, RPS have no objection to a dwelling on this site. Our main issues were parking and turning and the means of access and suitable conditions were recommended to address these concerns. Looking at the amended plan, I have several comments :-</p> <ol style="list-style-type: none"> <li>1. The revised access route still appears to be within the flood risk area, particularly with regards to vehicles, however this will be a matter for the Councils Flood Protection team to comment on.</li> <li>2. The area now being proposed for access does not appear to be within the red line boundary for the site and is not indicated as being other land within the applicant's control. As such, the applicant should satisfy themselves that they have appropriate authority to take access over this land.</li> <li>3. I have concerns as to whether vehicles will be able to turn into the site if they used the alternative route. A more detailed plan is required to ensure this can be carried out.</li> <li>4. The revised access appears to be into land which was previously indicated as parking for Kilnknowe House. Before being able to support the alternative plans I will require a drawing showing that the area can accommodate parking and turning for 4 vehicles independently.</li> </ol> <p>If approval is to be considered at this stage, I would suggest the following conditions be attached to any approval issued.</p> <p>A detailed drawing is to be submitted to, and subsequently approved by, the Council showing how the applicant proposes to provide parking and turning for 4 vehicles independent of each other. Once approved, the parking and turning to be available prior to occupation of the dwelling hereby approved and retained thereafter in perpetuity. Reason: To ensure the dwelling hereby approved and the existing dwelling are served by an appropriate level of parking.</p> <p>Any gates proposed for the access must be hung so as to open inwards and not out towards the existing road and footway. Reason: To ensure that the development hereby approved does not cause a danger to existing road users.</p>	

**Signed: DJI**