

From:Hayward, Julie

Sent:Fri, 28 Jan 2022 18:18:40 +0000

To:Henderson, Fiona

Subject:RE: Garden Ground Of Kilnknowe House East End Earlston Scottish Borders 21/01257/FUL and 21/00030/RFREF

Attachments:Kilnknowe Earlston FPO 19.3.doc

Hi

I would comment as follows:

The site plan submitted with the planning application 21/01257/FUL showed the vehicular access to the site located in the south west corner of the site from the public road to serve a parking

area within the application site. The Roads Planning Service had no objections to this proposal.

The revised location plan submitted with this review was submitted with the previous application 20/01334/PPP for the erection of a dwellinghouse on this site (received on 10th March 2021) .

This shows an access taken from the main road through Earlston, the A6105. Our Flood Protection Officer was consulted on this access proposal and responded on 19th March 2021 still objecting

to the application on flood risk grounds (attached). The Roads Planning Service was not consulted on this drawing at the time due to the Flood Protection Officer's comments. The application was refused due to flood risk grounds but no appeal was submitted to the Council.

The proposed access is outwith the red line site boundary and has not been outlined in blue to indicate that it is owned by the applicant. The access would appear to serve an area for car parking also outwith the site boundary, and currently used for car parking for Kilnknowe.

Given the previous comments of the Flood Protection Officer, this drawing does not address the flooding issues in terms of a safe access/egress to the site and the reason for refusal.

Thanks

Julie

Julie Hayward

Team Leader

Development Management

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From: Henderson, Fiona <FHenderson@scotborders.gov.uk>

Sent: 18 January 2022 17:20

To: Hayward, Julie <JHayward2@scotborders.gov.uk>

Subject: Garden Ground Of Kilnknowe House East End Earlston Scottish Borders 21/01257/FUL and 21/00030/RFREF

Hello Julie,

Garden Ground of Kilknowe House, East End, Earlston

Please see attached letter regarding the review of the above application. Please send any comments to the above email address by 1 February 2022 at the latest.

Thanks

Fiona

Fiona Henderson


Democratic Services Officer

Democratic Services

Resources

Council Headquarters

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