

**From:**Grigor, Paul  
**Sent:**22 Oct 2021 16:12:58 +0100  
**To:**Taylor, Brett  
**Subject:**RE: [OFFICIAL] RE: Deuchar Mill

Brett,

Apologies for the delay in responding.

The position of the Roads Planning Service still remains the same in that we are recommending refusal of this application on road safety grounds. The existing access is unable to safely accommodate the additional traffic movements this new dwelling would bring and the proposal for moving the access 120 metres is also not acceptable. As stated in my email to Cundall, new accesses onto A class roads outwith settlements are not supported unless there is economic justification or a road safety improvement. By road safety improvement I am meaning closing off a poor access and replacing it with a much safer access, thus resulting in no net gain in the number of accesses on this road.

I trust this helps.

Kind regards

Paul Grigor

Roads Planning Officer

Planning, Housing & Related Services

Scottish Borders Council

Telephone: 01835 826663

Email address: [pgrigor@scotborders.gov.uk](mailto:pgrigor@scotborders.gov.uk)

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**From:** Taylor, Brett <[Brett.Taylor@scotborders.gov.uk](mailto:Brett.Taylor@scotborders.gov.uk)>

**Sent:** 22 September 2021 16:13

**To:** Grigor, Paul <[pgrigor@scotborders.gov.uk](mailto:pgrigor@scotborders.gov.uk)>

**Subject:** FW: [OFFICIAL] RE: Deuchar Mill

FYI

**From:** Ruairaidh Thompson <[Ruairaidh@fergusonplanning.co.uk](mailto:Ruairaidh@fergusonplanning.co.uk)>

**Sent:** 22 September 2021 14:49

**To:** Taylor, Brett <[Brett.Taylor@scotborders.gov.uk](mailto:Brett.Taylor@scotborders.gov.uk)>

**Subject:** RE: [OFFICIAL] RE: Deuchar Mill

CAUTION: External Email

Dear Brett,

Thank you for your email and passing on the response of the Roads Planning team.

In the intervening period Cundall (the Applicant's Transport consultant) have been in touch with the Roads Planning team (first attachment). You will see that while Roads Planning have set out that while they would intend to maintain their objection, they have removed their resistance to the proposal on the grounds of road safety impact providing that a new access was proposed 120 metres north-east of the existing access.

You will recall from previous applications that Ferguson Planning do not accept the argument that new accesses onto A Class roads are generally inappropriate. I'm sure you are already familiar with my observation that the A1, A68, & A6091 are unlike in character and serve different functions to the A707, A708, & A697 and so I shall not re-labour the point to you.

Given the forgoing, I have attached revisions of both application plans for consideration (second and third attachments).

I have also attached a Technical Note prepared by Cundall to support the revised access arrangements (fourth attachment).

Should the Roads Planning team be minded to maintain their objection (as indicated in their email of 6th September) then it is important that the reasoning which rests on opposition to new accesses is set out clearly (as per their email of earlier this month, to the credit of its author).

I am prepared to agree a revised target determination date to allow determination of this application to be completed timeously. Would you like to propose a new date?

Thank you.

Kind regards,

Ruairidh

**Ruaraidh Thompson MRTPI**

**Senior Planner**



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**From:** Taylor, Brett <[Brett.Taylor@scotborders.gov.uk](mailto:Brett.Taylor@scotborders.gov.uk)>

**Sent:** 24 August 2021 17:11

**To:** Ruaraidh Thompson <[Ruaraidh@fergusonplanning.co.uk](mailto:Ruaraidh@fergusonplanning.co.uk)>

**Cc:** Lucy Moroney <[lucy@fergusonplanning.co.uk](mailto:lucy@fergusonplanning.co.uk)>

**Subject:** FW: [OFFICIAL] RE: Deuchar Mill

Dear Ruaraidh,

Please see below comments from our Roads Planning Officer in respect of application to the east Deucher Mill House (21/00595/PPP). To summarise they have still got serious concerns from a road safety aspect and have recommended that the current application be refused. In addition, looking at the previous refused application in 2018 (18/00355/PPP) and the reasons for refusal and given the similar nature of the proposals, I consider the current application would still be contrary to policy HD2 and New Housing on the Borders Countryside Supplementary Planning Guidance. In these circumstances I would be recommending that the application be refused.

I would therefore be grateful if you wish for me to determine the application as it currently stands.

I am happy to discuss this further and I'll look forward to hear from you.

Kind regards,

Brett

Brett Taylor

Planning Officer

Planning, Housing & Related Services

Scottish Borders Council

Tel: 01835 826628

Email: [brett.taylor@scotborders.gov.uk](mailto:brett.taylor@scotborders.gov.uk)

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**From:** Grigor, Paul <[pgrigor@scotborders.gov.uk](mailto:pgrigor@scotborders.gov.uk)>  
**Sent:** 23 August 2021 16:26  
**To:** Taylor, Brett <[Brett.Taylor@scotborders.gov.uk](mailto:Brett.Taylor@scotborders.gov.uk)>  
**Subject:** FW: [OFFICIAL] RE: Deuchar Mill

Good afternoon Brett,

In reply to my consultation comments the agent has submitted additional information. However none of the information submitted allows me to change my position on this application, which was consistent with the previous application and upheld by the Local Review Body.

I have attached two photos which clearly show the lack of visibility afforded to the existing agricultural access. Image one shows the visibility at 70 metres and the access is not visible, image 2 shows the rear facing view from a position of where a stationery vehicle would waiting to make a right turn. It is stated that visibility splays of 2.4 by 120 metres would be required but having measured the visibility on site, visibility is approximately 2.4 by 70 metres. The agent dismisses concerns over right turning traffic by assuming minimal such manoeuvres would be undertaken, which is a wrong assumption to make. Visibility is less than 70 metres for vehicles travelling east being able to spot a stationery vehicle turning right into the proposed development site. The visibility splays shown on drawing TCXX(90)4001 are measured to the nearside channel, however the full carriageway to the west needs to be fully visible over the 120 metres and they don't show visibility on approach to the access. It is also worth noting the plan is based on a OS map, therefore not entirely accurate.

Whilst there have been no personal injury accidents in the last 10 years, lack of appropriate visibility is still a significant concern from a road safety aspect.

When considering the above and the information submitted by the agent, my original objection on road safety grounds still remain.

Kind regards

Paul Grigor

Roads Planning Officer

Planning, Housing & Related Services

Scottish Borders Council

Telephone: 01835 826663

Email address: [pgrigor@scotborders.gov.uk](mailto:pgrigor@scotborders.gov.uk)

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**From:** Ruairaidh Thompson <[Ruairaidh@fergusonplanning.co.uk](mailto:Ruairaidh@fergusonplanning.co.uk)>

**Sent:** 15 June 2021 17:31

**To:** Grigor, Paul <[pgrigor@scotborders.gov.uk](mailto:pgrigor@scotborders.gov.uk)>; Verrill, Julie <[j.verrill@cundall.com](mailto:j.verrill@cundall.com)>

**Cc:** Low, Graeme <[g.low@cundall.com](mailto:g.low@cundall.com)>; Taylor, Brett <[Brett.Taylor@scotborders.gov.uk](mailto:Brett.Taylor@scotborders.gov.uk)>; Scott, Alan (Technical Services, HQ) <[ascott@scotborders.gov.uk](mailto:ascott@scotborders.gov.uk)>

**Subject:** RE: [OFFICIAL] RE: Deuchar Mill

CAUTION: External Email

Afternoon All,

The attached will be formally submitted this week together with a representation I have prepared which addresses other comments made on the proposal.

I asked Julie to approach Paul directly as the consultee objection relates to particular discipline-specific matters which I, for one, have little understanding of or familiarity with.

Thank you.

Kind regards,

Ruaraidh

**Ruaraidh Thompson MRTPI**

**Senior Planner**



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**From:** Grigor, Paul <[pgrigor@scotborders.gov.uk](mailto:pgrigor@scotborders.gov.uk)>  
**Sent:** 15 June 2021 17:20  
**To:** Verrill, Julie <[j.verrill@cundall.com](mailto:j.verrill@cundall.com)>  
**Cc:** Low, Graeme <[g.low@cundall.com](mailto:g.low@cundall.com)>; Ruairaidh Thompson <[Ruairaidh@fergusonplanning.co.uk](mailto:Ruairaidh@fergusonplanning.co.uk)>; Taylor, Brett <[Brett.Taylor@scotborders.gov.uk](mailto:Brett.Taylor@scotborders.gov.uk)>; Scott, Alan (Technical Services, HQ) <[ascott@scotborders.gov.uk](mailto:ascott@scotborders.gov.uk)>  
**Subject:** RE: [OFFICIAL] RE: Deuchar Mill

Julie,

I am now unfortunately on holiday until the 30<sup>th</sup> June. All correspondence should be sent to the planning officer handling the case and not directly to myself. The planning officer will then consult with the relevant parties. Hopefully one of my colleagues will pick this up in my absence as I am just about to log off, therefore won't be able to review the information.

Kind regards

Paul Grigor

Roads Planning Officer

Planning, Housing & Related Services

Scottish Borders Council

Telephone: 01835 826663

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**From:** Verrill, Julie <[j.verrill@cundall.com](mailto:j.verrill@cundall.com)>

**Sent:** 15 June 2021 17:13

**To:** Grigor, Paul <[pgrigor@scotborders.gov.uk](mailto:pgrigor@scotborders.gov.uk)>

**Cc:** Low, Graeme <[g.low@cundall.com](mailto:g.low@cundall.com)>; Ruairaidh Thompson <[Ruairaidh@fergusonplanning.co.uk](mailto:Ruairaidh@fergusonplanning.co.uk)>

**Subject:** RE: [OFFICIAL] RE: Deuchar Mill

**CAUTION:** External Email

Hi Paul

Thank you for your email and hopefully you received my voice message at the end of last week to explain that I would be responding with a note to help outline some of your concerns, in more detail.

Please see attached memo, for which I would be grateful for your comments.

As I mentioned last week, we would like to hopefully work together to find a solution to moving things forward.

Thank you.

Julie

**Julie Verrill**

Junior Technicia  
n  
[Cundall](#)

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**From:** Grigor, Paul <[pgrigor@scotborders.gov.uk](mailto:pgrigor@scotborders.gov.uk)>

**Sent:** 02 June 2021 16:44

**To:** Verrill, Julie <[j.verrill@cundall.com](mailto:j.verrill@cundall.com)>

**Subject:** [OFFICIAL] RE: Deuchar Mill

Good afternoon Julie,

My consultation response is now uploaded to Public Access for your viewing. You will see my comments on the current submission which mirror the previous application which was refused. I have also detailed what would be required from a Roads Planning perspective to resolve the issues facing this development.

I trust this helps.

Kind regards

Paul Grigor

Roads Planning Officer

Planning, Housing & Related Services

Scottish Borders Council

Telephone: 01835 826663

Email address: [pgrigor@scotborders.gov.uk](mailto:pgrigor@scotborders.gov.uk)

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**From:** Verrill, Julie <[j.verrill@cundall.com](mailto:j.verrill@cundall.com)>

**Sent:** 02 June 2021 16:24

**To:** Grigor, Paul <[pgrigor@scotborders.gov.uk](mailto:pgrigor@scotborders.gov.uk)>

**Subject:** FW: Deuchar Mill

CAUTION: External Email

Hi Paul

I'm out of the office tomorrow at college but wondering if you had any further feedback from your site visit to Deuchar Mill earlier this week and what we can do to enable this application to progress from a roads perspective.

Thank you!

**Julie Verrill**

Junior Technicia  
n  
[Cundall](#)

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**From:** Verrill, Julie  
**Sent:** 28 May 2021 14:11  
**To:** [pgrigor@scotborders.gov.uk](mailto:pgrigor@scotborders.gov.uk)  
**Subject:** Deuchar Mill

Hi Paul

Further to my call earlier, I thought it would be useful to send the details I was making reference to. Please see attached your response from May 2018.

As discussed, I would like to know what measures we can take to enable this development to progress, from a roads perspective.

Thank you.

Kind regards

Julie



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