

**CONSULTATION RESPONSE TO
PLANNING OR RELATED APPLICATION**

Comments provided by	Roads Planning Service	Contact e-mail/number:		
Officer Name and Post:	Paul Grigor Roads Planning Officer	pgrigor@scotborders.gov.uk 01835 826663		
Date of reply	11 th January 2022	Consultee reference:		
Planning Application Reference	21/01618/FUL	Case Officer: Brett Taylor		
Applicant	Mr P J Lewis			
Agent	RM Architecture Ltd			
Proposed Development	Erection of dwellinghouse			
Site Location	Land South West Of Castleside Cottage Selkirk Scottish Borders			
<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>				
Background and Site description				
Key Issues (Bullet points)	<ul style="list-style-type: none"> • Access • Parking 			
Assessment	<p>I am unable to support the proposal as it stands due to concerns over the access and visibility. In order to address my concerns I will require an amended plan showing visibility splays of 2.4 by 120 metres in both directions at the junction onto the public road. The parking for the proposed dwelling should be within the bounds of the plot and not segregated by the farm track, in order to minimise conflict between users.</p> <p>My preference would be for an independent access to the north of the proposed property which would separate it from the farm track and provide better visibility. A construction specification for the new access and parking area will also be required.</p> <p>Until the above concerns have been addressed, I am unable to support this application.</p>			
Recommendation	<input type="checkbox"/> Object	<input type="checkbox"/> Do not object	<input type="checkbox"/> Do not object, subject to conditions	<input checked="" type="checkbox"/> Further information required
Recommended Conditions				
Recommended Informatives				

AJS