

**CONSULTATION RESPONSE TO
PLANNING OR RELATED APPLICATION**

Comments provided by	Roads Planning Service		
Officer Name, Post and Contact Details	Alan Scott Senior Roads Planning Officer	ascott@scotborders.gov.uk 01835 826640	
Date of reply	4 th January 2023	Consultee reference:	
Planning Application Reference	22/01811/FUL	Case Officer: Ranald Dods	
Applicant	Mr I Maxwell		
Agent	RM Architecture Ltd.		
Proposed Development	Modification of condition to allow occupation as dwelling		
Site Location	Land at disused railway line, Rachan		
<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)			
Assessment	<p>I would normally have concerns regarding a dwelling in such a remote location given the reliance residents would have on a motor vehicle due to the lack of public transport and nearby facilities. However, given previous comments, I will not raise those as an issue at this stage and leave any determination to be made on current Planning Policy.</p> <p>Where I do have concerns regarding this proposal is the access. It would appear from Google Streetview that the access improvements conditioned via a previous application (15/01355/FUL) for this site have not yet been incorporated. I would therefore ask that enforcement action be requested if possible to have these carried out. Furthermore, it would appear that the layout plan included with both this application and the previous one does not agree with what is in place on site. The access to the chalet is shown on the plan to be to the south of the property, however again from Google, the access appears to be to the north of the property.</p> <p>I shall require confirmation as to whether enforcement action re the access is possible and accurate plans to be submitted for consideration before providing a formal response to this application.</p> <p>I note that the site is located on the former railway line and, as there is a presumption against any development on the route which may prejudice its future use, the comments of the Rights of Way officer/Forward Planning officer for the area should be sought.</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

Signed: DJI