

SCOTTISH BORDERS COUNCIL

**APPLICATION TO BE DETERMINED UNDER POWERS DELEGATED TO
CHIEF PLANNING OFFICER**

PART III REPORT (INCORPORATING REPORT OF HANDLING)

REF: 22/00864/PN
APPLICANT: Mr Neil Cameron
AGENT:
DEVELOPMENT: Alterations to existing farm track
LOCATION: Friarshaugh Farm
Gattonside
Melrose
Scottish Borders
TYPE: PN Application

DRAWING NUMBERS:

Plan Ref	Plan Type	Plan Status
	Location Plan	Approved
	Location Plan	Approved

NUMBER OF REPRESENTATIONS: 0

SUMMARY OF REPRESENTATIONS:

No representations have been received.

CONSULTATIONS:

No consultations were required.

APPLICANT'S SUPPORTING INFORMATION:

o Method Statement for Alteration to Existing Agricultural Access

PLANNING CONSIDERATIONS AND POLICIES:

Local Development Plan 2016

ED7: Business, Tourism and Leisure Development in the Countryside

ED10: Prime Quality Agricultural Land

HD3: Protection of Residential Amenity

EP4: National Scenic Area

Recommendation by - Julie Hayward (Lead Planning Officer) on 23rd June 2022

Site and Proposal

The proposal is to upgrade an existing farm track on land to the south of the B6360 between the village of Gattonside and building group at Friars Hall. The track would utilise the existing access onto the public road. The upgraded track would be 3.55m wide constructed from 150-300mm compacted suitable hardcore material with a surface Type 1 material compacted to a depth of 150mm.

The Method Statement advises that the upgrade of the existing track would provide a safer access to the agricultural land from the public road than the current, steep track.

Assessment

There are no issues with the siting or design of the proposed track. It would not harm the visual amenities of the area or residential amenities or public rights of way.

REASON FOR DECISION:

The development as proposed is acceptable in so far as the Planning Authority can exercise control over its siting, design and external appearance.

“Photographs taken in connection with the determination of the application and any other associated documentation form part of the Report of Handling”.