

-----Original Message-----

From: Duns Community Council <dunscommunitycouncil@gmail.com>

Sent: 08 February 2023 10:00

To: Kirk, Cameron <Cameron.Kirk@scotborders.gov.uk>

Subject: Re: Community Council Consultation for application 23/00026/FUL

CAUTION: External Email

Dear Sir,

At the recent meeting of Duns Community Council no issues were raised pertaining to the above planning application.

Jim Carnie,
Secretary,
Duns Community Council.

> On 17 Jan 2023, at 10:55, cameron.kirk@scotborders.gov.uk wrote:

>

> Please see attached document

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> <ufm4_CCCON_Community_Council_Consultation.pdf>



BERWICKSHIRE CIVIC SOCIETY
RESPONSE TO REQUEST FOR OBSERVATIONS ON PLANNING

Application Ref: 23/00026/FUL

Site: 22-24 South Street, Duns.

Observations: The Berwickshire Civic Society notes that this application relates to a building within the Duns conservation area and might have once been a residential or mixed use building buy which is currently a disused commercial building.

The application is for conversion into two residential units. In so far as the conservation area is concerned, the elevation most on public view will see the removal of probable 20th Century shop windows and a shop door and their replacement with smaller doors and windows that are broadly within the Berwickshire vernacular. Whilst the details of those are not yet fully declared, there is a proper consideration for the nature of the conservation area displayed in the application. We do not normally comment on internal alterations.

There is nothing controversial about the application.

The Society's position is neutral therefore.

BWP

Signed for and on behalf of the Berwickshire Civic Society.

Brian Payne



**CONSULTATION RESPONSE TO
PLANNING OR RELATED APPLICATION**

Comments provided by	Officer Name and Post:	Contact e-mail/number:	
Roads Planning Service	Craig Johnston Roads Planning Officer	Craig.johnston@scotborders.gov.uk 01835 826856	
Date of reply	25/01/2023	Consultee reference:	
Planning Application Reference	23/00026/FUL	Case Officer: Cameron Kirk	
Applicant	Mr Hugh Garratt		
Agent	N/A		
Proposed Development	Change of use of shop and alterations to form 2 no dwellinghouses		
Site Location	Shop 22 - 24 South Street Duns Scottish Borders TD11 3AH		
<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	A previous application on the site (21/01457/FUL) which sought to change the use of the site to residential, received no objections from the Roads Planning Service at the time.		
Key Issues (Bullet points)			
Assessment	I shall have no objections to this proposal provided a condition similar to the one below is included in any consent given.		
Recommendation	<input type="checkbox"/> Object	<input type="checkbox"/> Do not object	<input checked="" type="checkbox"/> Do not object, subject to conditions
			<input type="checkbox"/> Further information required
Recommended Conditions	The access to the site from the public road to be formed to an agreed standard prior to occupation of the dwelling. Reason: To ensure the property is served by safe access from the public road.		
Recommended Informatives	The access to the site from the public road should be constructed as a vehicular crossing to my standard specification DC-10a. All work within the public road boundary must be undertaken by a contractor first approved by the Council.		

AJS