

**CONSULTATION RESPONSE TO
PLANNING OR RELATED APPLICATION**

Comments provided by	Roads Planning Service		
Officer Name, Post and Contact Details	Mark Payne Roads Planning Officer		mark.payne@scotborders.gov.uk 01835 825018
Date of reply	12 th May 2023	Consultee reference:	
Planning Application Reference	23/00507/PPP	Case Officer:	
Applicant	Aver Chartered Accountants		
Agent	Bidwells		
Proposed Development	Erection of dwellinghouse		
Site Location	Plot C Land West Of Hedgehope Cottage Winfield Berwick-upon-Tweed 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	18/00508/FUL Erection of 2no. wind turbines - Withdrawn 18/00668/FUL Erection of anaerobic digestion unit – Withdrawn RPS were consulted for both prior applications and had no objections. The proposed site will take access from the private road leading to the D71/6.		
Key Issues (Bullet points)			
Assessment	Although Roads Planning had no objections to the previous applications on this site, they were for unmanned installations with little to no traffic to and from site. As the new proposal is for a residential dwelling, some upgrades will be required. In particular, It is noted that that private access road leading to the proposed dwelling is in poor condition and is unsuitable for normal residential vehicles. Similarly, the access to the private road from the public road is substandard. Therefore, I shall have no objections to this application provided conditions similar to the ones below are 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	Parking and turning for two vehicles, excluding garages, must be provided within the curtilage of the plot before the dwellinghouse is occupied and retained thereafter in perpetuity. Reason: To ensure the property is served by adequate parking at all times. The access to the private road from the public D71/6 road to be formed to an agreed standard prior to the development commencing. Reason: To ensure the property is served by safe access from the public road.		

	<p>The remainder of the private access road up to and including the site access should be upgraded to provide a smooth running surface prior to the development commencing. Reason: To ensure suitable access</p> <p>Prior to works commencing on the development, visibility splays of 2.4m by 120m in both directions onto the public road must be provided and retained thereafter in perpetuity unless otherwise agreed in writing with the Planning Authority. Reason: To ensure the development is served by an acceptable form of access.</p>
<p>Recommended Informatives</p>	<p>The access to the site from the public road to be constructed to the following specification from the carriageway edge:</p> <ul style="list-style-type: none"> • <i>6 metres wide over the initial 6m with 6 metre radii and 45 degree splayed kerbing, surfaced as follows:</i> • <i>40mm of 14mm size close graded bituminous surface course to BS 4987 laid on 60mm of 20mm size dense binder course (basecourse) to the same BS laid on 350mm of 100mm broken stone bottoming blinded with sub-base, type 1.</i> <p>All work within the public road boundary must be undertaken by a contractor first approved by the Council.</p>

Signed: **AJS**