

**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	18 th May 2023	Consultee reference:	
Planning Application Reference	23/00508/PPP	Case Officer: Paul Duncan	
Applicant	Aver Chartered Accountants		
Agent	Bidwells		
Proposed Development	Erection of dwellinghouse		
Site Location	Land East Of Dunedin Lodge Crossrig 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			
Key Issues (Bullet points)	<ul style="list-style-type: none"> • Access • Parking 		
Assessment	It is assumed the existing access mentioned in the supporting statement is the existing field access from the unclassified D71/6 public road. This being the case, I shall have no objections to this proposal provided conditions similar to the ones below are included in any consent given. Should the access referred to be different from that mentioned above, details of the access should be submitted for consideration.		
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	<p>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.</p> <p>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.</p> <p>Prior to works commencing on the development, visibility splays of 2.4m by 120m in either direction at the junction with the carriageway 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>		
Recommended Informatives	<p>The access to the site from the public road should be constructed as a service layby to my standard specification DC-3.</p> <p>All work within the public road boundary must be undertaken by a contractor first approved by the Council.</p>		

Signed: AJS