

**CONSULTATION RESPONSE TO  
PLANNING OR RELATED APPLICATION**

<b>Comments provided by</b>	<b>Roads Planning Service</b>		
<b>Officer Name, Post and Contact Details</b>	<b>Mark Payne Roads Planning Officer</b>		<a href="mailto:mark.payne@scotborders.gov.uk">mark.payne@scotborders.gov.uk</a> <b>01835 825018</b>
<b>Date of reply</b>	18 <sup>th</sup> May 2023	<b>Consultee reference:</b>	
<b>Planning Application Reference</b>	23/00509/PPP	<b>Case Officer:</b> Paul Duncan	
<b>Applicant</b>	Aver Chartered Accountants		
<b>Agent</b>	Bidwells		
<b>Proposed Development</b>	Erection of dwellinghouse		
<b>Site Location</b>	Land North East Of Alba Cottage Fishwick Berwick-upon-Tweed Scottish		
<b><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></b>			
<b>Background and Site description</b>	18/00519/FUL - Erection of Polystructure Cattle Shed and Hydroponics Units - refused however RPS had no objections		
<b>Key Issues (Bullet points)</b>	<ul style="list-style-type: none"> <li>• Access</li> <li>• Parking</li> </ul>		
<b>Assessment</b>	I shall have no objections to this proposal provided conditions similar to the ones below are included in any consent given.		
<b>Recommendation</b>	<input type="checkbox"/> Object	<input type="checkbox"/> Do not object	<input checked="" type="checkbox"/> <b>Do not object, subject to conditions</b> <input type="checkbox"/> Further information required
<b>Recommended Conditions</b>	<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 private road from the public 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> <p>The private access road up to and including the site access to be formed to an agreed standard 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>		

<b>Recommended Informatives</b>	The access to the site from the public road should be constructed as a service layby to my standard specification DC-3.  All work within the public road boundary must be undertaken by a contractor first approved by the Council.
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Signed: **AJS**