

**Town and Country Planning (Scotland) Act 1997 as amended**  
**Notice of Review Under Section 43A(8) of the 1997 Act**  
**Erection of dwellinghouse, installation of septic tank and formation of vehicular access**  
**Application Number: 13/01582/PP**  
**Local Review Reference : 16/0002/LRB**

**Appellant Response to Council Response : Further Information**

**1 Access**

- 1.1 Further to the Appellant's response to the Council's response dated 10 August, the Appellant can address the Council's concern that the Eastern Junction is deficient in terms of visibility. Plan 1 attached shows that there is a visibility splay of 215 m along the edge of the carriageway both from the left and right of the eastern junction. This visibility splay is not blocked by any buildings or the land profile. Moreover, the Appellant understands that the visibility splay to the east of the Existing Cottage shown on Plan 1 is partially shared with the visibility splay which is maintained pursuant to a planning permission for a dwelling house at land south east of Castleton (13/02878/PP). Although this consent refers to a different junction, this is one of the planning applications referred to in the Appellant's previous response (where planning permission was granted subject to the condition that visibility splays be provided and maintained.)
- 1.2 Transport Scotland have confirmed that the junction they addressed in relation to this application was the western junction. They have not assessed the eastern junction in relation to this application. As a result, the Appellant had the survey shown on Plan 1 commissioned. This shows that there is a splay 215m to the east and 215m to the west of the eastern junction which is not blocked by existing buildings or the land profile. Therefore, the Council's concern under SG LDP TRAN 4 that the Appellant does not have land rights to carry out improvements has been addressed.