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Ref: DC/S/13/9024-MW
Your Ref: 2013/0024/DET

Date: 8 March 2013

Dear Sir

**Erection of 6 No dwelling houses
Land Adjacent To Marie Stuart Hotel, Auchraw Terrace, Lochearnhead
Lawers Estate Company Ltd**

I refer to your consultation received on 22 February 2013 regarding the above planning application and would offer the following comments.

The proposed development site would take access off Auchraw Terrace, close to the A85 trunk road, opposite Lochearnhead water sports centre. Stirling Council allows up to four dwellinghouses to be served via new private accesses, and we would not wish to adopt any roads within this small site.

Apart from this dilemma, Roads would also be against the visibility splay being within so much of the curtilages of private houses. It could lead to problems in future, ensuring that private owner/occupiers do not allow vegetation to grow, or have any other obstructions to visibility greater than 1.0m in height.

Finally, the proposed access will introduce turning movements very close to the trunk road junction. There is inadequate space to create a standard layout, and conflicting movements would arise between road users turning at the Auchraw Terrace / A85(T) junction, and vehicles going in and out of the development.

I am willing to discuss matters with the applicant, and the trunk road authority if required, to achieve a practical solution. As it stands, however, I recommend refusal of this application for road safety reasons.

Yours faithfully



Mark Wilkie
Development Control Officer
Environment Services