Consultation Reply

Scottish Borders COUNCIL

ENVIRONMENT AND INFRASTRUCTURE

To: HEAD OF PLANNING AND REGULATORY SERVICE

FAO: Dorothy Amyes **Your Ref:** 16/00872/FUL

From: HEAD OF ENGINEERING & INFRASTRUCTURE **Date:** 4th August 2016

Contact: Lauren Addis **Ext:** 6517 **Our Ref:** B48/2147

Nature of Proposal: Erection of dog day care building, perimeter fence and associated works (retrospective)

Site: Land South West Of Milkieston Toll House, Eddleston

In terms of information that this Council has concerning flood risk to this site, I would state that The Indicative River, Surface Water & Coastal Hazard Map (Scotland) known as the "third generation flood mapping" prepared by SEPA indicates that the site is at not risk from a flood event with a return period of 1 in 200 years. That is the 0.5% annual risk of a flood occurring in any one year.

The Indicative River & Coastal Flood Map (Scotland) has primarily been developed to provide a strategic national overview of flood risk in Scotland. Whilst all reasonable effort has been made to ensure that the flood map is accurate for its intended purpose, no warranty is given.

Due to copyright restrictions I cannot copy the map to you however, if the applicant wishes to inspect the maps they can contact me to arrange a suitable time to come in and view them.

As this development lies out with the functional flood plain, I would have no objections on the grounds of flood risk.

Please note that this information must be taken in the context of material that this Council holds in fulfilling its duties under the Flood Risk Management (Scotland) Act 2009.

Lauren Addis
Technician
Flood Risk & Coastal Management

Scottish Borders COUNCIL

Scottish Borders Council

Regulatory Services – Consultation reply

Planning Ref	**16/00872/FUL**
Uniform Ref	**16/01472/PLANCO**
Proposal	**Erection of dog day care building, perimeter fence and associated works (retrospective)**
Address	**Land South West Of Milkieston Toll House Scottish Borders**
Date	**12/8/16**
Amenity and Pollution Officer	**David Brown**
Contaminated Land Officer	**Reviewed – no comments**

Amenity and Pollution

Assessment of Application

Noise
Nuisance
Odour

This is an application for permission to erect an animal boarding facility.

Recommendation

Delete as appropriate – Agree with application in principle, subject to Conditions

Conditions

Prior to the commencement of operations an Operating Plan shall be submitted for approval by the Planning Authority. The Plan should identify any impacts on the local environment that may arise from the proposed development, together with mitigation measures for same.

Reason: To protect the amenity of nearby occupiers.

The development shall not operate other than in accordance with the approved Operating Plan.

Reason: To protect the amenity of nearby occupiers.

Prior to the commencement of operations all necessary Licences shall be obtained in respect of those operations.

PLANNING CONSULTATION

To: Archaeology Officer

From: Development Management Date: 26th July 2016

Contact: Dorothy Amyes ☎ 01835 826743 Ref: 16/00872/FUL

PLANNING CONSULTATION

Your observations are requested on the under noted planning application. I shall be glad to have your reply not later than 16th August 2016, If further time will be required for a reply please let me know. If no extension of time is requested and no reply is received by 16th August 2016, it will be assumed that you have no observations and a decision may be taken on the application.

Please remember to e-mail the DCConsultees Mailbox when you have inserted your reply into Idox.

Name of Applicant: Mr Paul Lawrie

Agent: N/A

Nature of Proposal: Erection of dog day care building, perimeter fence and associated works (retrospective)

Site: Land South West Of Milkieston Toll House Eddleston Scottish Borders

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OBSERVATIONS OF: Archaeology Officer

CONSULTATION REPLY

There are no archaeological implications.

REGULATORY SERVICES

Scottish Borders COUNCIL

To: **Development Management Service**
FAO Dorothy Amyes

Date: **24 Aug 2016**

From: **Roads Planning Service**
Contact: **Paul Grigor** Ext: **6663** Ref: **16/00872/FUL**

Subject: Erection of dog day care building, perimeter fence and associated works (retrospective)
Land South West of Milkieston Toll House, Eddleston

The access to this site from the A703 was previously a field access with very limited use. Over time, this access has been upgraded without permission. Whilst I note that this application is retrospective, I am not in favour of this access being used for a commercial business. There is a general presumption against new minor accesses onto principal roads outwith recognised settlements. Furthermore, the access is currently unmade with gradient and visibility issues, therefore unsuitable for daily use.

Given these safety concerns and the general presumption against access onto classified roads outwith settlements, I must recommend refusal of this proposal.

AJS

From: Grigor, Paul
Sent: Tue, 20 Dec 2016 14:48:26 +0000
To: Amyes, Dorothy
Cc: Miller, Craig
Subject:RE: 16/00872/FUL - Dog Day Care - Eddleston

Dorothy,

Apologies for the delay in responding.

I visited this site with my Line Manager (Derek Inglis) whilst in the area. There are two points to consider when looking at this. The first point is the principle of a new access onto a principal road and the second point is the detail of the access.

The first point is the most critical as it overrules the second point. There is a general presumption against new minor accesses onto principal roads outwith recognised settlement boundaries on 60mph stretches of road. The Design Manual for Roads and Bridges (DMRB) also states in TD41/95 that direct accesses should be strictly limited . While the DMRB specifically relates to trunk routes, the standards within it are consistently applied to principal roads within the Scottish Borders.

Scottish Planning Policy (Sect. 278) states that a new access can be supported if it is demonstrated that there is significant economic or regeneration benefits. I do not believe that a dog day care centre demonstrates such benefits.

The second point is a bit of a moot point given the comments above. However, the access is unsuitable due to its vertical and horizontal alignment and the visibility afforded, not only to cars exiting the site but also visibility on approach to the junction, particularly if there is any stacking traffic.

For the reasons above, my earlier comments to this application still stand and I must recommend refusal of this application.

Regards

Paul

From: Amyes, Dorothy
Sent: 22 September 2016 09:11
To: Grigor, Paul
Subject: FW: I am sharing 'Document (5).docx' with you from OneDrive - Personal

Paul

Any comments?

Dorothy

From: Paul Lawrie [mailto:paullawrie27@gmail.com]
Sent: 18 September 2016 15:26
To: Amyes, Dorothy
Subject: I am sharing 'Document (5).docx' with you from OneDrive - Personal

Fast and the Furriest planning application.

Shared from Word for Android
https://office.com/getword

From: Johnstone, Graeme
Sent: Wed, 15 Feb 2017 15:30:03 +0000
To: Calvert, Euan
Subject:RE: 16/00872/FUL

Euan

Response from Outdoor Access. Apologies for the delay.

At the present time there are initial plans being developed to promote an off-road shared Access Route between Peebles and Eddleston.

This project appears to have significant support within the local community.

We believe that this proposal will have an impact on the proposed route and could ultimately be detrimental to the overall project if approved.

Regards

Graeme

Graeme Johnstone

Lead Officer

Access and Transport

Scottish Borders Council

Council HQ

Newtown St Boswells

Melrose

TD6 0SA

Tel - 01835 825138

Email - gjohnstone@scotborders.gov.uk

www.scotborders.gov.uk

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From: Calvert, Euan
Sent: 01 February 2017 12:41

To: Johnstone, Graeme
Subject: 16/00872/FUL

Graeme

As we discussed today, I have application for; Erection of dog day care building, perimeter fence and associated works (retrospective), at;

Land South West Of Milkieston Toll House, Eddleston

Which appears to be on the route of former Railway line (Eddleston to Peebles) which is referenced in policy EP12 concerning Green Networks.

Can you provide me with a consultation response for this application? Photos of the site are at:

G:\DC\Euan Calvert\2017 Cases\16-00872-FUL Land south west of Milkieston Toll House Eddleston

And aerial image at:

http://hq-lvf-app/LocalViewInt/Sites/Int_Planning/?x=323853.3425108006&y=644770.4904344026&sr=27700&lod=10&scale=1249.99999999999&width=603.5819363305345&layers=layer1%3A9999&bmid=40cdd4f8-673f-4465-b52b-9f925bb1fa40

These show that the route of the former embankment is now enclosed by this site.

Many thanks

Euan Calvert

Assistant Planning Officer (Development Management)

Regulatory Services,

Scottish Borders Council, Council Headquarters, Newtown St Boswells, MELROSE, TD6 0SA

Tel: 01835 826513 | ecalvert@scotborders.gov.uk

FindIt

Explore the Council's new web mapping tool here

eDevelopment.scot

Click here to make your planning application and building standards submissions through the Scottish Government's online portal