

APPENDIX I

APPLICATIONS FOR PLANNING PERMISSION

<u>Reference</u>	<u>Nature of Development</u>	<u>Location</u>
16/01377/FUL	Erection of poultry building	Land South West of Easter Haprew Farmhouse Peebles

Decision:- Continued to next available meeting to allow a site visit to be held.

<u>Reference</u>	<u>Nature of Development</u>	<u>Location</u>
17/00765/FUL	Change of Use from Class 1 (Retail) to Class 2 (Financial, Professional and Other Services)	Units 9 and 10, 6 -8 Douglas Bridge Galashiels

Decision: Refused, contrary to the Officer's recommendations for the following reason:-

The change of use from Class 1 (Shop) to Class 2 (Financial, Professional and Other Services) would be contrary to Policies ED3 and ED4 of the Scottish Borders Local Development Plan 2016 in that the use of the premises by a Job Centre would result in the loss of prime retail floor space in a prominent location within the Core Activity Area, which forms part of a principal shopping street and key approach to the town centre.

<u>Reference</u>	<u>Nature of Development</u>	<u>Location</u>
17/00921/FUL	Extension to dwellinghouse	12 Merse View Paxton

Decision: Approved subject to the following conditions and informatives:

1. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(Scotland) Order 1992 (or any subsequent provisions amending or re-enacting that Order), no additional window or other opening shall be made in the extension hereby approved unless an application for planning permission in that behalf is first submitted to and approved in writing by the Planning Authority.
Reason: To safeguard the privacy and amenity of the occupiers of adjacent properties.
2. The external materials to be used on the extension shall match in all respects those of the existing building, and no other materials shall be used unless the prior written consent of the Planning Authority is given for any variation thereto.
Reason: To ensure a satisfactory form of development, which contributes appropriately to its setting.
3. The development hereby permitted shall not be carried out otherwise than in complete accordance with the plans and specifications approved by the Planning Authority.
Reason: To ensure that the development is carried out in accordance with the approved details.

Informative:

1. Flues can give rise to smoke and odour complaints which may be actionable under Environmental Health legislation regardless of whether or not a flue has planning permission or is the subject of a Building Warrant. Neither Planning Consent nor Building Warrant approval would indemnify the owner in respect of any potential Nuisance action.

2. The applicant/developer is reminded of their responsibility to avoid unnecessary nuisance on the residential amenity of neighbouring dwellings during the construction period. The applicant/developer is also advised not to store building materials and/or equipment associated with the development in the public car park or on the public road.

NOTE

Mrs E Sangster, neighbour to the proposed site spoke against the application on behalf of all the objectors.

<u>Reference</u>	<u>Nature of Development</u>	<u>Location</u>
17/00669/FUL	Part change of Use from Class 2 (Office) to Class 9 (Residential)	3-5 Exchange Street Jedburgh

Decision: Approved subject to the following conditions:

1. The development hereby permitted shall not be carried out otherwise than in complete accordance with the plans and specifications approved by the Planning Authority.
Reason: To ensure that the development is carried out in accordance with the approved details.
2. No development shall commence until detailed mitigation measures designed to reduce the potential impact of flooding on the building shall first be submitted to and approved in writing by the Planning Authority and thereafter, no development shall take place except in strict accordance with the scheme. The approved measures then to be implemented as part of the development and maintained thereafter following occupation of the dwellinghouse.
Reason: To lessen the impact of potential flooding at the site.
3. No development shall take place except in strict accordance with a detailed flood evacuation plan for the building which shall first be submitted to and approved in writing by the planning authority and thereafter no development shall take place except in strict accordance with the approved plan. The flood evacuation plan shall be maintained in perpetuity thereafter unless otherwise agreed in writing by the planning authority.
Reason: To lessen the impact of potential flooding at the site.

Informatives

1. As the application site is located within the Jedburgh Conservation Area and listed Category A, external alterations to the building are likely to require the benefit of planning permission, whereas internal and external alterations are likely to require the benefit of both listed building consent and planning permission.
2. The Council's Flood Protection Officer advises that, as access and egress to the development may also be affected by flood waters, the owner occupier should receive flood warnings from SEPA. The applicant should sign up to FLOODLINE at www.sepa.org.uk or by telephone on 0845 988 1188. It is also recommended that the applicant adopts water resilient materials and construction methods as appropriate in the development as advised in PAN 69.

NOTE

Mr Abderrazak Lataoui, Applicant spoke in support of the application.