



Newtown St Boswells Melrose TD6 0SA Tel: 01835 825251 Fax: 01835 825071 Email: ITSystemAdmin@scotborders.gov.uk

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100057778-001

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

Type of Application

What is this application for? Please select one of the following: *

- Application for planning permission (including changes of use and surface mineral working).
- Application for planning permission in principle.
- Further application, (including renewal of planning permission, modification, variation or removal of a planning condition etc)
- Application for Approval of Matters specified in conditions.

Description of Proposal

Please describe the proposal including any change of use: * (Max 500 characters)

Proposed Storage Yard including siting of 7no Storage Containers and Change of Use of Land from Agricultural Land to Storage Yard

Is this a temporary permission? *

Yes No

If a change of use is to be included in the proposal has it already taken place?
(Answer 'No' if there is no change of use.) *

Yes No

Has the work already been started and/or completed? *

No Yes - Started Yes - Completed

Applicant or Agent Details

Are you an applicant or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

Applicant Agent

Agent Details

Please enter Agent details

Company/Organisation:	Aitken Turnbull Architects		
Ref. Number:	<input type="text"/>	You must enter a Building Name or Number, or both: *	
First Name: *	Aitken	Building Name:	<input type="text"/>
Last Name: *	Turnbull	Building Number:	9
Telephone Number: *	01896 752760	Address 1 (Street): *	Bridge Place
Extension Number:	<input type="text"/>	Address 2:	<input type="text"/>
Mobile Number:	<input type="text"/>	Town/City: *	Galashiels
Fax Number:	<input type="text"/>	Country: *	Scotland
		Postcode: *	TD1 1SN
Email Address: *	admin@aitken-turnbull.co.uk		

Is the applicant an individual or an organisation/corporate entity? *

Individual Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	<input type="text"/>	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text"/>	Building Name:	<input type="text"/>
First Name: *	<input type="text"/>	Building Number:	17
Last Name: *	<input type="text"/>	Address 1 (Street): *	Commercial Road
Company/Organisation	Bayhill Farming Ltd	Address 2:	<input type="text"/>
Telephone Number: *	<input type="text"/>	Town/City: *	Hawick
Extension Number:	<input type="text"/>	Country: *	Scotland
Mobile Number:	<input type="text"/>	Postcode: *	TD9 7AQ
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text"/>		

Site Address Details

Planning Authority:

Scottish Borders Council

Full postal address of the site (including postcode where available):

Address 1:

Address 2:

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

Post Code:

Please identify/describe the location of the site or sites

Northing

613418

Easting

350856

Pre-Application Discussion

Have you discussed your proposal with the planning authority? *

Yes No

Site Area

Please state the site area:

5016.00

Please state the measurement type used:

Hectares (ha) Square Metres (sq.m)

Existing Use

Please describe the current or most recent use: * (Max 500 characters)

Vacant Agricultural Yard

Access and Parking

Are you proposing a new altered vehicle access to or from a public road? *

Yes No

If Yes please describe and show on your drawings the position of any existing, Altered or new access points, highlighting the changes you propose to make. You should also show existing footpaths and note if there will be any impact on these.

Are you proposing any change to public paths, public rights of way or affecting any public right of access? * Yes No

If Yes please show on your drawings the position of any affected areas highlighting the changes you propose to make, including arrangements for continuing or alternative public access.

How many vehicle parking spaces (garaging and open parking) currently exist on the application Site?

0

How many vehicle parking spaces (garaging and open parking) do you propose on the site (i.e. the Total of existing and any new spaces or a reduced number of spaces)? *

20

Please show on your drawings the position of existing and proposed parking spaces and identify if these are for the use of particular types of vehicles (e.g. parking for disabled people, coaches, HGV vehicles, cycles spaces).

Water Supply and Drainage Arrangements

Will your proposal require new or altered water supply or drainage arrangements? * Yes No

Do your proposals make provision for sustainable drainage of surface water?? * (e.g. SUDS arrangements) * Yes No

Note:-

Please include details of SUDS arrangements on your plans

Selecting 'No' to the above question means that you could be in breach of Environmental legislation.

Are you proposing to connect to the public water supply network? *

Yes

No, using a private water supply

No connection required

If No, using a private water supply, please show on plans the supply and all works needed to provide it (on or off site).

Assessment of Flood Risk

Is the site within an area of known risk of flooding? * Yes No Don't Know

If the site is within an area of known risk of flooding you may need to submit a Flood Risk Assessment before your application can be determined. You may wish to contact your Planning Authority or SEPA for advice on what information may be required.

Do you think your proposal may increase the flood risk elsewhere? * Yes No Don't Know

Trees

Are there any trees on or adjacent to the application site? * Yes No

If Yes, please mark on your drawings any trees, known protected trees and their canopy spread close to the proposal site and indicate if any are to be cut back or felled.

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste (including recycling)? * Yes No

If Yes or No, please provide further details: * (Max 500 characters)

The application is for a Storage Yard. No waste products will be produced.

Residential Units Including Conversion

Does your proposal include new or additional houses and/or flats? *

Yes No

All Types of Non Housing Development – Proposed New Floorspace

Does your proposal alter or create non-residential floorspace? *

Yes No

All Types of Non Housing Development – Proposed New Floorspace Details

For planning permission in principle applications, if you are unaware of the exact proposed floorspace dimensions please provide an estimate where necessary and provide a fuller explanation in the 'Don't Know' text box below.

Please state the use type and proposed floorspace (or number of rooms if you are proposing a hotel or residential institution): *

Class 6 Storage or Distribution

Gross (proposed) floorspace (In square meters, sq.m) or number of new (additional) Rooms (if class 7, 8 or 8a): *

205

If Class 1, please give details of internal floorspace:

Net trading spaces:

Non-trading space:

Total:

If Class 'Not in a use class' or 'Don't know' is selected, please give more details: (Max 500 characters)

Schedule 3 Development

Does the proposal involve a form of development listed in Schedule 3 of the Town and Country Planning (Development Management Procedure (Scotland) Regulations 2013) *

Yes No Don't Know

If yes, your proposal will additionally have to be advertised in a newspaper circulating in the area of the development. Your planning authority will do this on your behalf but will charge you a fee. Please check the planning authority's website for advice on the additional fee and add this to your planning fee.

If you are unsure whether your proposal involves a form of development listed in Schedule 3, please check the Help Text and Guidance notes before contacting your planning authority.

Planning Service Employee/Elected Member Interest

Is the applicant, or the applicant's spouse/partner, either a member of staff within the planning service or an elected member of the planning authority? *

Yes No

Certificates and Notices

CERTIFICATE AND NOTICE UNDER REGULATION 15 – TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATION 2013

One Certificate must be completed and submitted along with the application form. This is most usually Certificate A, Form 1, Certificate B, Certificate C or Certificate E.

Are you/the applicant the sole owner of ALL the land? *

Yes No

Is any of the land part of an agricultural holding? *

Yes No

Certificate Required

The following Land Ownership Certificate is required to complete this section of the proposal:

Certificate A

Land Ownership Certificate

Certificate and Notice under Regulation 15 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Certificate A

I hereby certify that –

(1) - No person other than myself/the applicant was an owner (Any person who, in respect of any part of the land, is the owner or is the lessee under a lease thereof of which not less than 7 years remain unexpired.) of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

(2) - None of the land to which the application relates constitutes or forms part of an agricultural holding

Signed: Aitken Turnbull

On behalf of: Bayhill Farming Ltd

Date: 05/07/2017

Please tick here to certify this Certificate. *

Checklist – Application for Planning Permission

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Please take a few moments to complete the following checklist in order to ensure that you have provided all the necessary information in support of your application. Failure to submit sufficient information with your application may result in your application being deemed invalid. The planning authority will not start processing your application until it is valid.

a) If this is a further application where there is a variation of conditions attached to a previous consent, have you provided a statement to that effect? *

Yes No Not applicable to this application

b) If this is an application for planning permission or planning permission in principal where there is a crown interest in the land, have you provided a statement to that effect? *

Yes No Not applicable to this application

c) If this is an application for planning permission, planning permission in principle or a further application and the application is for development belonging to the categories of national or major development (other than one under Section 42 of the planning Act), have you provided a Pre-Application Consultation Report? *

Yes No Not applicable to this application

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

d) If this is an application for planning permission and the application relates to development belonging to the categories of national or major developments and you do not benefit from exemption under Regulation 13 of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, have you provided a Design and Access Statement? *

Yes No Not applicable to this application

e) If this is an application for planning permission and relates to development belonging to the category of local developments (subject to regulation 13. (2) and (3) of the Development Management Procedure (Scotland) Regulations 2013) have you provided a Design Statement? *

Yes No Not applicable to this application

f) If your application relates to installation of an antenna to be employed in an electronic communication network, have you provided an ICNIRP Declaration? *

Yes No Not applicable to this application

g) If this is an application for planning permission, planning permission in principle, an application for approval of matters specified in conditions or an application for mineral development, have you provided any other plans or drawings as necessary:

- Site Layout Plan or Block plan.
- Elevations.
- Floor plans.
- Cross sections.
- Roof plan.
- Master Plan/Framework Plan.
- Landscape plan.
- Photographs and/or photomontages.
- Other.

If Other, please specify: * (Max 500 characters)

Supporting Statement

Provide copies of the following documents if applicable:

- | | |
|--|--|
| A copy of an Environmental Statement. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Design Statement or Design and Access Statement. * | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> N/A |
| A Flood Risk Assessment. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Drainage Impact Assessment (including proposals for Sustainable Drainage Systems). * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| Drainage/SUDS layout. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Transport Assessment or Travel Plan | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| Contaminated Land Assessment. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| Habitat Survey. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Processing Agreement. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |

Other Statements (please specify). (Max 500 characters)

Declare – For Application to Planning Authority

I, the applicant/agent certify that this is an application to the planning authority as described in this form. The accompanying Plans/drawings and additional information are provided as a part of this application.

Declaration Name: Aitken Turnbull Architects Aitken Turnbull

Declaration Date: 05/07/2017

Payment Details

Cheque: Bayhill Farming Ltd No 2 Account, 016717

Created: 05/07/2017 10:51

Greenbraehead Farm, Hawick

Proposed Storage Yard including siting of 7no Storage Containers

Supporting Statement

Location

Greenbraehead Farm is located South East of Hawick approximately 1 mile outwith the town boundary on the B6399 (Newcastleton) road.

Access

The farm and farm yard is accessed from a minor road named Lovers Loan which in turn connects to the B6399. There is also a private track which continues through the farm yard (passing the proposed site) in a northerly direction and links to public road D21(Area 3) Wellogate to Ormiston.

Current Land Use

The farm is currently used a livery farm for horses and the proposed site is used as a stack yard / general storage area for the farm. There are no buildings or features on the proposed site.

Proposed Use of Land, Access and outlook.

The current proposal is to provide a change of use from agricultural land to general storage yard for touring caravans and mobile homes and also siting for 7 no storage containers. The storage of caravans and mobile homes will be during the "off holiday" seasons and will allow owners to store their caravans and mobile homes off the public roads. The storage containers are proposed to be located adjacent to an existing ménage and will be close to the existing building group.

Access to the yard is proposed to be taken from the D21(Area 3) Wellogate to Ormiston public road. No access will be provided through the current farm yard. It is envisaged that access will be not be required on a frequent basis and only a small number of vehicles will require access. There will be adequate space available for visitors to park on site.

The proposed use of the land will have no impact on the current use or daily activities of the farm. The storage units will be positioned to be as close as possible to the existing buildings and will have minimal visual impact as the site is not visible from the B6399 and only visible from a distance from the D21(Area 3) Wellogate to Ormiston road.

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997

Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Application for Planning Permission

Reference : 17/00973/FUL

**To : Bayhill Farming Ltd per Aitken Turnbull Architects Ltd 9 Bridge Place Galashiels
Scottish Borders TD1 1SN**

With reference to your application validated on 6th July 2017 for planning permission under the Town and Country Planning (Scotland) Act 1997 for the following development :-

**Proposal : Change of use of agricultural land to form storage yard and siting of 7 No storage
containers**

at : Land North East Of Greenbraehead Farmhouse Hawick Scottish Borders

The Scottish Borders Council hereby refuse planning permission for the reason(s) stated on the attached schedule.

**Dated 11th September 2017
Regulatory Services
Council Headquarters
Newtown St Boswells
MELROSE
TD6 0SA**

Signed



Depute Chief Planning Officer

APPLICATION REFERENCE : 17/00973/FUL**Schedule of Plans and Drawings Refused:**

Plan Ref	Plan Type	Plan Status
LOC	Location Plan	Refused
L(-1)101	Site Plan	Refused

REASON FOR REFUSAL

The proposal is contrary to Scottish Borders Council Local Development Plan Policy ED7 in that there is no overriding economic and/or operational need for the proposal to be sited in this particular countryside location; the proposal would more reasonably be accommodated within the Development Boundary of a settlement and the siting and operation of a commercial storage facility would be highly unsympathetic to the rural character of the surrounding area.

FOR THE INFORMATION OF THE APPLICANT

If the applicant is aggrieved by the decision of the Planning Authority to refuse planning permission for or approval required by a condition in respect of the proposed development, or to grant permission or approval subject to conditions, the applicant may require the planning authority to review the case under Section 43A of the Town and Country Planning (Scotland) Act 1997 within three months from the date of this notice. The notice of review should be addressed to Corporate Administration, Council Headquarters, Newtown St Boswells, Melrose TD6 0SA.

If permission to develop land is refused or granted subject to conditions, whether by the Planning Authority or by the Scottish Ministers, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, the owner may serve on the Planning Authority a purchase notice requiring the purchase of his interest in the land in accordance with the provisions of Part 5 of the Town and Country Planning (Scotland) Act 1997.

SCOTTISH BORDERS COUNCIL

**APPLICATION TO BE DETERMINED UNDER POWERS DELEGATED TO
CHIEF PLANNING OFFICER**

PART III REPORT (INCORPORATING REPORT OF HANDLING)

REF : 17/00973/FUL

APPLICANT : Bayhill Farming Ltd

AGENT : Aitken Turnbull Architects Ltd

DEVELOPMENT : Change of use of agricultural land to form storage yard and siting of 7 No
storage containers

LOCATION: Land North East Of Greenbraehead Farmhouse
Hawick
Scottish Borders

TYPE : FUL Application

REASON FOR DELAY:

DRAWING NUMBERS:

Plan Ref	Plan Type	Plan Status
LOC	Location Plan	Refused
L(-1)101	Site Plan	Refused

NUMBER OF REPRESENTATIONS: 0

SUMMARY OF REPRESENTATIONS:

There are no representations.

CONSULTATIONS:

Roads Planning Service: Whilst I have no objections in principle to this proposal, I am concerned over the current state of the private track, which is to be the main access to the storage yard. At present the current running surface is such that it is unsuitable for a domestic vehicles and I would not want to support any development which would increase vehicular movements along this track.

In order for me to look more favourably on this proposal, a scheme of details would have to be submitted for approval which would detail all the works involved with upgrading the track to provide a smooth running surface. Until the above point is satisfactorily addressed I must withhold my support for this proposal.

Re-consultation: Having reviewed the revised plan I am content with the private access track improvements which have been included. For avoidance of any doubt the improvement works are for the full length of the private track and should be completed to the satisfaction of the Council prior to the site becoming operational.

If the above points are satisfactorily conditioned, should you be minded to support this proposal, then I will not object to this application.

Economic Development: This would appear to be a diversification of an agricultural business and assume it is to support a demand from householders. The site appears set back such that it will not be substantially visible from the public road. No objections.

Flood Protection Officer: 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 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.

Review of the application shows that the proposed site (or parts thereof) is within the 1 in 200 year (0.5% annual probability) flood extent and may be at medium to high risk of flooding. The risk to the proposed site is from surface water flooding only. Notwithstanding the above this is a small scale development that is unlikely to affect local flooding problems and I would not oppose it on flooding grounds.

Access Officer: There are rights of way adjacent to this proposed development on the existing farm tracks to the west and north of the site. These routes BR117 and BR116 adjacent to the site are currently shared use with agricultural use, walkers, cyclists and horse riders.

The adjacent routes Rights of Way BR117 and BR116 should be kept open and free of obstruction before during and after construction. Therefore, if the proposal is granted planning permission then any gates into the property must open into the property and not outwards into the line of the users of the routes. The routes should not form part of the curtilage of the proposed development.

APPLICANT'S SUPPORTING INFORMATION:

- o Supporting Statement

PLANNING CONSIDERATIONS AND POLICIES:

Scottish Borders Local Development Plan 2016

PMD2: Quality Standards

ED7: Business, Tourism and Leisure Development in the Countryside

HD3: Protection of Residential Amenity

IS7: Parking Provision and Standards

Supplementary Planning Guidance:

Placemaking and Design January 2010

Household Developments July 2006

Recommendation by - Julie Hayward (Lead Planning Officer) on 8th September 2017

Site and Proposal

Greenbraeheads Farm is situated to the south of Hawick. The Slitrig Water and the B6399 Hawick to Newcastleton public road are to the west on lower ground, separated by an area of woodland. The farm is surrounded by fields.

The farm is accessed from the minor road to Ormiston (Lovers Loan) off the B6399 to the south by a rough track that passes through the farm yard in a northerly direction and eventually joins the Ormiston to Hawick minor public road (D21) to the north east. There is a horse arena and Greenbraehead Farmhouse on the eastern side of the access track; this property is a one-and-a-half storey render and slate dwellinghouse. Whitcombe is beyond this on the western side of the track and is a two storey conversion with one-and-a-half storey wings, stone and rendered walls and a slate roof. There is a row of stables and a group of farm buildings to the north.

The site is situated adjacent to the farm buildings and comprises of agricultural land but is overgrown and there are piles of rubble within it and two caravans. The agent advises that the site is used as a stack yard/general storage for the farm, which is used for livery for horses. The proposal is to site 7 storage containers on the land and change the use of the whole field (5,016 square metres) to a storage yard.

There is a gated access on the southern boundary and a rough track runs through the site to the north eastern corner where it joins the track that runs through the farm to the public road. A revised site plan has been submitted that includes passing places along this access track to the north east of the site through to the public road. Potholes in the track would be infilled to provide a smooth surface and the track would be graded to allow for surface water drainage onto the verges.

The Supporting Statement outlines that the site would be used to store touring caravans and mobile homes out of season and allow owners to store their caravans off public roads. Seven storage containers would be sited in the field. The agent advises that the containers will be used by the applicant and leased to third parties for long term storage. Access would be from the D21 and not through the farm yard and there is parking within the site.

The applicant owns a site in Hawick (accessed from Victoria Road) where the storage containers are currently sited. The containers do not benefit from planning permission and are the subject of planning enforcement action. This application seeks to find an alternative location for the containers. However, the applicant does have planning permission for the erection of 3 industrial units and the siting of 12 containers at a site on Commercial Road in Hawick (15/00327/FUL) which is still valid and has not been implemented. The agent advises that the applicant intends to sell the site on Commercial Road and will not be developing the site.

Planning Policy

Policy ED7 of the Local Development Plan 2016 states that proposals for business development in the countryside will be approved provided that the development is to be used directly for uses, which by their nature are appropriate to the rural character of the area and the development is to be used for other business or employment generating uses and the Council is satisfied that there is an operational need for the particular countryside location and it cannot be reasonably accommodated within the Development Boundary of a settlement.

The site is outwith any Development Boundary and is not allocated for employment/business use. The established planning use of the site is agricultural. The proposal for storage and the siting of the 7 containers would fall within Class 6: Storage and Distribution of the use Classes Order. The surrounding area is agricultural in character, though the steading buildings are used for a livery business. Policy ED7 requires the use to be appropriate to the rural character of the area. No justification has been submitted demonstrating an economic or operational need for the use of this site for commercial storage. There appears to be no operational need for this particular rural location. There is no existing commercial/industrial/business use of the site or within the surrounding area and so the proposal does not constitute an expansion or diversification of an existing use. No evidence of demand for the containers or caravan storage in this location has been provided and in any case, such demand could be met within a settlement. There is vacant industrial land within the Development Boundary that could be utilised.

Policy ED7 also states that the use cannot be sited within the Development Boundary of settlement. The proposed storage use would be commercial in character and would be more suited to an urban location such as an existing industrial estate. The applicant has planning permission for 12 storage containers within a site on Commercial Road in Hawick, which has not been implemented but is still valid. The containers could be sited within Hawick. This would also be more sustainable, in reducing vehicle journeys to this rural location. It would appear that the site has been selected because it is within the applicant's ownership rather than for any economic or operation need.

The proposal would therefore be contrary to policy ED7.

The Council's Economic Development Section advises that this would appear to be a diversification of an agricultural business and assume it is to support a demand from householders. However, no evidence of this has been submitted with the application.

Impact on Visual Amenities

Policy PMD2 requires all development to be of high quality in accordance with sustainability principles, designed to fit in with Borders townscapes and to integrate with its landscape surroundings. The policy contains a number of standards that would apply to all development. Policy ED7 requires that the development respects the amenity and character of the area. Where a new building is proposed the developer will be required to provide evidence that no appropriate existing building or brownfield site is available.

The containers and storage area would be sited adjacent to the existing farm buildings. The containers would be industrial in character and the site is 5,016 square metres in area, which could accommodate a large number of caravans and mobile homes. The existing buildings and woodland would provide a degree of screening from the south and west and the land form rises up to the north and east to provide a backdrop. The site is contained and would not be prominent in the landscape. Any adverse visual impacts could be mitigated by appropriate boundary planting and this could be secured by a planning condition.

Access and Parking

Policy IS7 requires that car parking should be provided in accordance with the Council's adopted standards.

The site would be accessed by the track for the public road to the north east. The Roads Planning Service has expressed concern over the current state of this private track. At present the current running surface is such that it is unsuitable for domestic vehicles. Upgrading of the track is required to provide a smooth running surface and passing places.

An amended site plan has been submitted that includes passing places along this access track to the north east of the site through to the public road. Potholes in the track would be infilled to provide a smooth surface and the track would be graded to allow for surface water drainage onto the verges.

The Roads Planning Service now has no objections provided that the improvement works are for the full length of the private track and completed prior to the site becoming operational. The position and specification of the passing places need to be agreed and also completed prior to the site becoming operational. These matters can be controlled by a planning condition.

Impact on Residential Amenities

Policy HD3 states that development that is judged to have an adverse impact on the amenity of residential areas will not be permitted. Advice on light and privacy is contained within the Supplementary Planning Guidance: Guidance on Householder Developments July 2006.

There are two residential properties at Greenbraehead Farm, outwith the ownership of the applicant. These are over 90m from the site. The proposal would not affect the light or privacy of occupants of these properties.

The agent advises that the storage facility would be accessed from the north and no traffic would come through the steading, though it would not be possible to control this by condition. The use of the site for storage should not generate unacceptable noise levels and so it is considered that the proposal would not harm the residential amenities of occupants of these properties.

REASON FOR DECISION :

The proposal is contrary to Scottish Borders Council Local Development Plan Policy ED7 in that there is no overriding economic and/or operational need for the proposal to be sited in this particular countryside location; the proposal would more reasonably be accommodated within the Development Boundary of a settlement and the siting and operation of a commercial storage facility would be highly unsympathetic to the rural character of the surrounding area.

Recommendation: Refused

- 0 The proposal is contrary to Scottish Borders Council Local Development Plan Policy ED7 in that there is no overriding economic and/or operational need for the proposal to be sited in this particular countryside location; the proposal would more reasonably be accommodated within the Development Boundary of a settlement and the siting and operation of a commercial storage facility would be highly unsympathetic to the rural character of the surrounding area.

“Photographs taken in connection with the determination of the application and any other associated documentation form part of the Report of Handling”.

