

From:Peter Gibb
Sent:4 Sep 2017 11:48:17 +0100
To:Hayward, Julie
Subject:RE: Planning Application Ref 17/00973/FUL

REFERENCE EML-OUT/AT2944/20170904-113445-163

Julie

I have now had an opportunity to discuss the contents of your email below with my client and have added our response to each point in red text. I trust this is of assistance and will allow you to determine our Planning Application. Please do not hesitate to contact me if you require further information or clarification on any point below.

Regards

Peter

Peter Gibb
Senior Technician

for and on behalf of
Aitken Turnbull Architects
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From: Hayward, Julie [mailto:JHayward2@scotborders.gov.uk]
Sent: 30 August 2017 11:39
To: Peter Gibb <pgibb@aitken-turnbull.co.uk>
Subject: RE: Planning Application Ref 17/00973/FUL

Hi

I have now had an opportunity to consider this application and to visit the site. You will note that the Roads Planning Service can now support the proposal, subject to conditions regarding the upgrading of the access track and formation of passing places.

I just require clarification on a number of issues:

- What will the containers be used for once positioned on the site? Will they be for the sole use for the applicant or leased out to other parties? What will be stored within the containers?

The storage containers may be used by the applicant however the applicant has indicated he may wish to lease the containers out to other parties requiring long term storage. At this juncture it is not known exactly what will be stored within the containers however the applicant envisages items such as surplus household furniture / house clearance items being stored. The applicant has indicated that no flammable, explosive, corrosive, hazardous or dangerous materials will be stored within the storage containers and will make this a requirement to anyone leasing a container. □ PG
04/09/2017

- The applicant has planning permission for storage containers on the site in Commercial Road. Why can't the containers be moved from the site in Victoria Road to the site in Commercial Road that benefits from planning permission?

The applicant currently has the site in Commercial Road on the market for sale and has had interest from a potential purchaser. The applicant has indicated he would rather sell the site in Commercial Road and no longer wishes to develop the site himself therefore repositioning the containers from Victoria Road to the Commercial Road site is no longer an option. PG 04/09/2017

- Policy ED7 supports proposals for business development in the countryside if it can be justified that they require a countryside location, are appropriate to the rural character of the area and cannot be accommodated within a settlement. This application seeks to change the use of the site to commercial/storage. There is nothing within the Supporting Statement that sets out why this use, especially the storage container element, requires a countryside location and can't be accommodated within a settlement (for example, the site in Commercial Road)? The proposal would appear to be contrary to this policy.

I note you refer to the proposed use as commercial/storage however the applicant has no intention to trade or sell any goods from the site and intends the site to be used as a storage yard only. The yard is currently an agricultural stack / storage yard and is used to store agricultural vehicles such as equine lorries & hay/straw trailers which are of similar scale and mass to the proposed storage containers. It is not envisaged that the storage containers will require to be accessed on a frequent basis therefore the vehicular access to and from the site will not conflict with its current use or have any adverse impact on the immediate neighbours. The applicant has indicated the storage yard element will be used to store caravans and camper vans during the off holiday period. These will more than likely only be used for a short time each year and will sit dormant for the remainder of the time and will not require frequent visits for maintenance. We feel the nature of the proposal is appropriate to a semi-rural location. PG 04/09/2017

- If the application is supported it is likely that the planning permission would be for a temporary period of 3 years to enable the Council to monitor the site.

Noted and agreed. If the application is approved for a temporary period will the applicant require to reapply for continued use after this 3 year period? PG 04/09/2017

I would welcome your comments.

Thanks

Julie

Julie Hayward

Team Leader

Development Management

Regulatory Services

Scottish Borders Council

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From: Peter Gibb [<mailto:pgibb@aitken-turnbull.co.uk>]

Sent: 21 August 2017 16:31

To: Grigor, Paul

Cc: Hayward, Julie

Subject: Planning Application Ref 17/00973/FUL

REFERENCE EML-OUT/AT2944/20170821-160609-416

Paul

With reference to your consultation response dated 3rd August in connection with the above Planning Application and our subsequent conversation please find attached updated Site Plan drawing AT2944-L(-1)101A incorporating details of the proposed upgrading to the private access track. I have also added a note regarding the provision of passing places at intervals along the access track and indicated these on drawing AT2944-Loc-A.

I trust this addresses the concerns raised in your consultation response and will allow you to support our application. Please do not hesitate to contact me if you would like to discuss any of this in more detail.

Regards

Peter

Peter Gibb
Senior Technician

for and on behalf of
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