

PLANNING CONSULTATION

To: Economic Development Section

From: Development Management

Date: 10th July 2017

Contact: Julie Hayward ☎ 01835 825585

Ref: 17/00973/FUL

PLANNING CONSULTATION

Your observations are requested on the under noted planning application. I shall be glad to have your reply not later than 31st July 2017, 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 31st July 2017, 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: Bayhill Farming Ltd

Agent: Aitken Turnbull Architects Ltd

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

Site: Land North East Of Greenbraehead Farmhouse Hawick Scottish Borders

OBSERVATIONS OF: Economic Development Section

CONSULTATION REPLY

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. The Economic Development section has no objections.

Consultation Reply



ENVIRONMENT AND INFRASTRUCTURE

To: HEAD OF PLANNING AND REGULATORY SERVICE

FAO: Julie Hayward **Your Ref:** 17/00973/FUL

From: HEAD OF ENGINEERING & INFRASTRUCTURE **Date:** 26th July 2017

Contact: Lauren Addis **Ext:** 6517 **Our Ref:** B48/2382

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

Site: Land North East Of Greenbraehead Farmhouse Hawick Scottish Borders

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.

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.

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.

I would recommend that the applicant adopts water resilient materials and construction methods as appropriate in the development and that the applicant review the Online Planning Advice on Flood Risk.

The applicant should be made aware that flooding can occur from other sources including run-off from surrounding land, blocked road drains, surcharging sewers and blocked bridges and culverts. I would also recommend that, to receive flood warnings from SEPA, the applicant signs up to FLOODLINE at www.sepa.org.uk or by telephone on 0845 988 1188.

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

To: **Development Management Service**
FAO Julie Hayward , Council H. Q.

Date: **11th June 2017**

From: **Outdoor Access Officer**

Contact: **S Gray**

Ext: **2603**

Ref: **17/00973/FUL**

PLANNING CONSULTATION REPLY

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

Site: Land North East Of Greenbraehead Farmhouse Hawick Scottish Borders

Thank you for the request for a consultation response. This response is in relation to Outdoor Countryside Access

Public Road

In relation to existing and new vehicle access to and from the public road(s) then this is a matter for Roads Planning who should also be consulted.

Core paths, Promoted paths and Rights of way

According to records held in the Regulatory Services there are rights of way adjacent to this proposed development on the existing Farm tracks to the West and North of the proposed location of change of use.

As shown on the adjacent maps these routes BR117 and BR116 adjacent to the site are currently shared use with agricultural use and walkers, cyclists and horse riders.

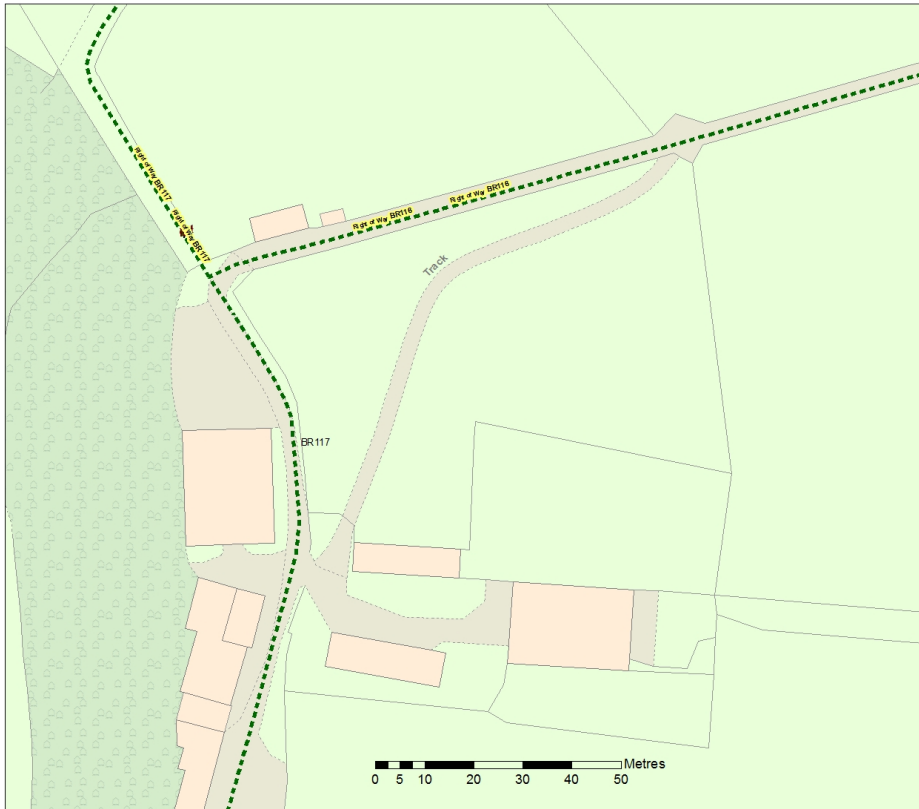
Please note that Scottish Borders Council does not have a definitive record of every claimed right of way within its area. The Scottish Rights of Way and Access Society, the community council and local residents may have evidence of existence of claimed rights of way that have not yet been recorded by SBC

Rights of Way are protected by law under the Countryside (Scotland) Act 1967 sec. 46 'It shall be the duty of a planning authority to assert, protect, and keep open and free from obstruction or encroachment any public right of way which is wholly or partly within their area.

There is no objection to this proposal re Countryside access.

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 will not form part of the curtilage of the proposed development.

Susan Gray
Outdoor Access



**Scottish Borders
Greenbraehead**

Legend

- Managed Path (Local Community)
- Managed Path SBC (Core Path, Promoted Route, Aspirational Core Path)
- Other (Right of Way; Permissive/ Customary Path; Longer-term Aspirational Path)
- Path Link on SBC Adopted Road (No Pavement) (Core Path Link and Promoted routes)

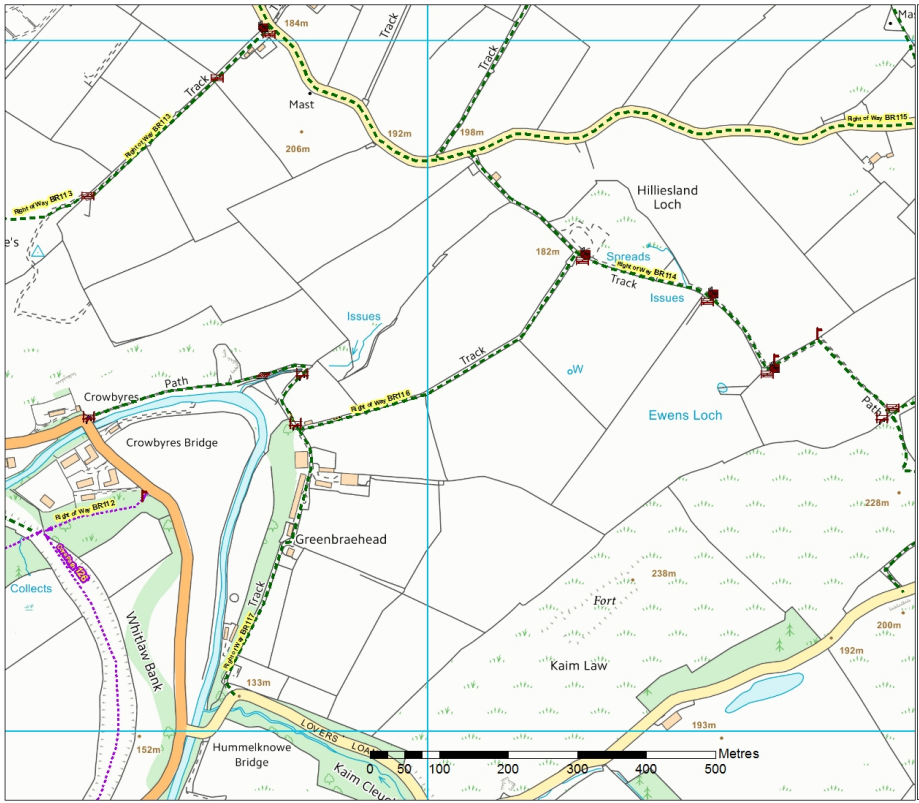


This map has been prepared by the Countryside Access Ranger Service of Scottish Borders Council.

For further details contact:
outdoorsaccess@scotborders.gov.uk
01835 825070

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**Scottish Borders
Greenbraehead**

Legend

- Managed Path (Local Community)
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REGULATORY SERVICES



To: **Development Management Service**
FAO Julie Hayward

Date: **3 Aug 2017**

From: **Roads Planning Service**
Contact: **Paul Grigor**

Ext: **6663**

Ref: **17/00973/FUL**

**Subject: Change of use of agricultural land to form storage yard and
siting of 7 No. storage containers
Land North East of Greenbraehead Farmhouse, Hawick**

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 vehicle and I would not want to support any development which would increase vehicular movements along this track. During my site visit I was unable to drive all the way down the track due to the state of the running surface and had to turn back.

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.

AJS