

Melrose Community Council

Carlos Clarke

01835 826735

Our Ref: 18/00635/FUL

Your Ref:

E-Mail: CGClarke@scotborders.gov.uk

Melrose Community Council

Mr R Chisholm

Date: 31st May 2018

NAME OF APPLICANT: J S Crawford Properties (Borders) Ltd

NATURE OF PROPOSAL: Change of Use from Class 4 to include Class 11 (Leisure) and Class 3

(Cafe)

SITE: Factory Plexus Facility Tweedside Park Tweedbank
Galashiels Scottish Borders TD1 3TE

No Comments from Melrose & District Community Council

Regards

Robin Chisholm for Melrose & District community Council



HISTORIC
ENVIRONMENT
SCOTLAND

ÀRAINNEACHD
EACHDRAIDHEIL
ALBA

By email to:
dcconsultees@scotborders.gov.uk

Scottish Borders Council
Council HQ
Newtown St Boswells
Melrose
TD6 0DF

Longmore House
Salisbury Place
Edinburgh
EH9 1SH

Enquiry Line: 0131-668-8716
HMConsultations@hes.scot

Our ref: AMI/5/35/1
Our case ID: 300028997
Your ref: 18/00635/FUL
14 June 2018

Dear Sir/Madam

Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013
Factory Plexus Facility, Tweedside Park, Tweedbank, Galashiels, TD1 3TE - Change of Use from Class 4 to include Class 11 (Leisure) and Class 3 (Cafe)

Thank you for your consultation which we received on 06 June 2018. We have assessed it for our historic environment interests and consider that the proposals have the potential to affect the following:

Ref	Name	Designation Type
BTL30	Battle of Darnick	Battlefield

You should also seek advice from your archaeology and conservation service for matters including unscheduled archaeology and category B and C-listed buildings.

Our Advice

We have considered the information received and do not have any comments to make on the proposals. Our decision not to provide comments should not be taken as our support for the proposals. This application should be determined in accordance with national and local policy on development affecting the historic environment, together with related policy guidance.

Further Information

This response applies to the application currently proposed. An amended scheme may require another consultation with us.

Guidance about national policy can be found in our 'Managing Change in the Historic Environment' series available online at www.historicenvironment.scot/advice-and-support/planning-and-guidance/legislation-and-guidance/managing-change-in-the-historic-environment-guidance-notes/. Technical advice is available through our Technical Conservation website at www.engineshed.org.



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Please contact us if you have any questions about this response. The officer managing this case is Jamie Barnes who can be contacted by phone on 0131-668-8716 or by email on jamie.barnes@hes.scot.

Yours faithfully

Historic Environment Scotland

Transport Scotland

Trunk Road and Bus Operations (TRBO)
Network Operations - Development Management



Response On Development Affecting Trunk Roads and Special Roads

The Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure)
(Scotland) Regulations 2013 S.I.2013 No 155 (S.25)

Town and Country Planning (Notification of Applications) (Scotland) Direction 2009

To Scottish Borders Council Environment and Infrastructure Newtown St Boswells Melrose TD6 0SA	Council Reference:-	18/00635/FUL
	TS TRBO Reference:-	SE/54/2018

Application made by J S Crawford Properties (Borders) Ltd per Ferguson Planning, 54 Island Street Galashiels Scottish Borders TD1 1NU and received by Transport Scotland on 31 May 2018 for planning permission for change of use from class 4 to include class 11, (leisure) and class 3 (cafe) located at Factory Plexus Facility Tweedside Park, Tweedbank, Galashiels affecting the A6091 Trunk Road.

Director, Trunk Roads Network Management Advice

1. The Director does not propose to advise against the granting of permission
2. The Director advises that planning permission be refused (see overleaf for reasons).
3. The Director advises that the conditions shown overleaf be attached to any permission the council may give (see overleaf for reasons).

To obtain permission to work within the trunk road boundary, contact the Route Manager through the general contact number below. The Operating Company has responsibility for co-ordination and supervision of works and after permission has been granted it is the developer's contractor's responsibility to liaise with the Operating Company during the construction period to ensure all necessary permissions are obtained.

TS Contact:-

Route Manager (A6091) 0141 272 7100 Buchanan House, 58 Port Dundas Road, Glasgow, G4 0HF
SOUTH EAST
6a Dryden Road, Bilston Glen Industrial Estate, Loanhead, Edinburgh, EH20 9LZ
0800 0420188
OCCR.SESCOTLAND@amey.co.uk

Operating Company:-

Address:-

Telephone Number:-

e-mail address:-

Transport Scotland Response Date:- 08-Jun-2018

Transport Scotland Contact:- Fred Abercrombie

Transport Scotland Contact Details:-

Trunk Road and Bus Operations, Network Operations - Development Management

Buchanan House, 58 Port Dundas Road, Glasgow, G4 0HF

Telephone Number: 0141 272 7382

e-mail: development_management@transport.gov.scot

NB - Planning etc. (Scotland) Act 2006

Planning Authorities are requested to provide Transport Scotland, Trunk Road and Bus Operations, Network Operations - Development Management with a copy of the decision notice, and notify Transport Scotland, Trunk Roads Network Management Directorate if the recommended advice is not accepted.

CONSULTATION RESPONSE TO PLANNING OR RELATED APPLICATION



Comments provided by	Archaeology Officer Officer Name: Dr Christopher Bowles	Contact e-mail/number: archaeology@scotborders.gov.uk		
Date of reply	3 July, 2018			
Planning Application Reference	18/00635/FUL	Case Officer: Carlos Clarke		
Proposed Development	Change of Use from Class 4 to include Class 11 (Leisure) and Class 3 (Cafe)			
Site Location	Factory Plexus Facility Tweedside Park Tweedbank Galashiels Scottish Borders TD1 3TE			
<i>The following observations represent the comments of the consultee on the submitted application as they relate to the area of expertise of that consultee. A decision on the application can only be made after consideration of all relevant information, consultations and material considerations.</i>				
Background and Site description	There are no known archaeological implications for this proposal. While the site is within the boundary for the designated Battle of Darnick, I do not believe the proposals will affect either buried evidence or the setting of the battle.			
Key Issues (Bullet points)	•			
Assessment				
Recommendation	<input type="checkbox"/> Object	<input checked="" type="checkbox"/> Do not object	<input type="checkbox"/> Do not object, subject to conditions	<input type="checkbox"/> Further information required
Recommended Conditions				

**Recommended
Informatives**

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PLANNING CONSULTATION

To: Economic Development Section

From: Development Management

Date: 31st May 2018

Contact: Carlos Clarke ☎ 01835 826735

Ref: 18/00635/FUL

PLANNING CONSULTATION

Your observations are requested on the under noted planning application. I shall be glad to have your reply not later than 21st June 2018, 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 21st June 2018, 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: J S Crawford Properties (Borders) Ltd

Agent: Ferguson Planning

Nature of Proposal: Change of Use from Class 4 to include Class 11 (Leisure) and Class 3 (Cafe)

Site: Factory Plexus Facility Tweedside Park Tweedbank Galashiels Scottish Borders TD1 3TE

OBSERVATIONS OF: Economic Development Section

CONSULTATION REPLY

Economic Development are very reluctant to lose Planning Class 4,5 & 6 business space and do not support this change of use on a Strategic Employment Site near the terminus of Borders Railway. The importance of this Strategic Employment Site is backed up by the SPZ to promote business growth and inward investment at Tweedbank, and the new Tweedbank Masterplan which will be delivered through public and private sector funding as part of the Edinburgh and South East Scotland City Region Deal.

Economic Development does view the provision of ancillary services such as a gym as helpful additions for some industrial areas. The Local Development Plan, Policy ED1, clause b) states 'Uses other than Class 4,5 or 6 can be considered if clearly demonstrated as contributing to the efficient functioning of the allocated site.'

We therefore support the application for the gym:

- The gym, like the previous Education use and unlike the soft play with cafe proposal, provides a facility for businesses and their employees
- It uses an existing building
- According to the applicant the impact of the gym is limited to only 8% of the building's business space no longer being available for Class 4,5 & 6 use
- Jobs will be created
- It contributes to Health Improvement and wider SBC & NHS strategies

Scottish Borders Council

Regulatory Services – Consultation reply

Planning Ref	18/00635/FUL
Uniform Ref	18/01444/PLANCO
Proposal	Planning Consultation - Change of Use from Class 4 to include Class 11 (Leisure) and Class 3 (Cafe)
Address	Factory Plexus Facility Tweedside Park Tweedbank Galashiels Scottish Borders TD1 3TE
Date	4 th July 2018
Amenity and Pollution Officer	Forbes Shepherd
Contaminated Land Officer	Gareth Stewart

Amenity and Pollution

Assessment of Application

Noise
Nuisance

Conditions

No development shall commence until a scheme for ventilation and odour control has been submitted to and approved in writing by the Planning Authority, and the use of the premises for catering purposes shall not commence until the provisions of the approved scheme have been implemented. Thereafter, the ventilation and odour control equipment so required shall be maintained in accordance with the approved scheme throughout the duration of the consented use.

Reason: To ensure that the proposed ventilation/extraction system is of a specification that protects neighbouring amenity and is capable of being implemented and maintained during the period of the consented use.

Any noise emitted by plant and machinery used in connection with the Development will not exceed Noise Rating Curve NR20 between the hours of 2300 – 0700 and NR 30 at all other times when measured within the nearest noise sensitive dwelling (windows can be open for ventilation). The noise emanating from any plant and machinery used on the premises should not contain any discernable tonal component. Tonality shall be determined with reference to BS 7445-2

Reason To protect the residential amenity of nearby occupiers.

Informative

Ventilation and Odour Control

In order to discharge this condition the applicant will need to provide information as specified in DEFRA Guide: *Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems*, January 2005 schedule B. If you have any questions in relation to this please contact an Environmental Health Officer.

Flue Height

1. The discharge stack shall discharge the extracted air not less than 1 metre above the roof ridge, or at chimney height, of any building within 20 metres of the building housing the commercial kitchen.
2. If 1 cannot be complied with (e.g. due to ownership or structural constraints), then the extracted air shall be discharged not less than 1 metre above the roof eaves or any skylight/dormer windows of the building housing the commercial kitchen. If this is the case, then additional odour control measures may be required.
3. If 1 or 2 cannot be complied with, then a high level of odour control will be required.

The stack should also be positioned as far as possible from the nearest residential accommodation, and a stack discharging into a semi-enclosed area, such as a courtyard or the area between back additions, should always try to be avoided.

Food Premises Registration

The premises will need to be registered with the Council before commencing operations. In order to ensure that the layout of the premises complies with the registration requirements the applicant should contact an Environmental Health Officer as the earliest stage possible. This can be done by calling 0300 100 1800 or emailing PLACEhealth@scotborders.gov.uk

Recommendation

Agree with application in principle, subject to conditions

Contaminated land

Assessment of Application

Recommendation

No Comment

PLANNING CONSULTATION

To: Forward Planning Section

From: Development Management

Date: 31st May 2018

Contact: Carlos Clarke ☎ 01835 826735

Ref: 18/00635/FUL

PLANNING CONSULTATION

Your observations are requested on the under noted planning application. I shall be glad to have your reply not later than 21st June 2018, 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 21st June 2018, 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: J S Crawford Properties (Borders) Ltd

Agent: Ferguson Planning

Nature of Proposal: Change of Use from Class 4 to include Class 11 (Leisure) and Class 3 (Café)

Site: Factory Plexus Facility Tweedside Park Tweedbank Galashiels

OBSERVATIONS OF: Forward Planning Section

CONSULTATION REPLY

This proposal is contrary to Policy ED1 of the Scottish Borders Local Development Plan 2016 which seeks to protect this strategic high amenity safeguarded business and industrial site for Class 4 uses only.

The Council recently adopted Supplementary Guidance and a Simplified Planning Zone for the Central Borders Business Park at Tweedbank in view of the Borders Railway Blueprint which states that the area will be developed to respond to, and capitalise on, opportunities brought by the Borders Railway with the provision of new high quality office accommodation, suites and facilities. To support this proposal at an early stage of the aforesaid SG/SPZ would set an undesirable precedent and would undermine the Council's strong position on business development at this location.

Overall, it is recommended that this application is refused.

CONSULTATION RESPONSE TO PLANNING OR RELATED APPLICATION



Comments provided by	Roads Planning Service		Contact e-mail/number
Officer Name and Post	Alan Scott Senior Roads Planning Officer		ascott@scotborders.gov.uk 01835 826640
Date of reply	14 th June 2018		
Planning Application Reference	18/00635/FUL	Case Officer: Carlos Clarke	
Proposed Development	Change of use from Class 4 to Class 3 and 11		
Site Location	Former Plexus factory, Tweedbank Ind. Est., Galashiels		
<i>The following observations represent the comments of the consultee on the submitted application as they relate to the area of expertise of that consultee. A decision on the application can only be made after consideration of all relevant information, consultations and material considerations.</i>			
Background and Site description			
Key Issues (Bullet points)	<ul style="list-style-type: none"> • Parking levels • Drainage • Impact on trees 		
Assessment	<p>Whilst having no significant impact on my comments, I would highlight several discrepancies in the submitted information. The Planning Statement indicates that there are currently 44 parking spaces on-site, with 49 new proposed, giving an overall total of 93. The application form however indicates that these levels are 45, 47 and 92. The application form also indicates the size of site to be 2676 sq. m., however the Planning Statement gives the floor area of the building to be 3943 sq. m., never mind the parking areas. There is also no mention within the submission of the gym which currently operates out of Unit 8E on the ground floor.</p> <p>With regards the proposal itself, I have no major concerns. The site has been operating the existing businesses and gym for some time now without any adverse impact on the existing road network. The proposed parking levels meet the requirements of the SEStran Parking Standards and should accommodate the full proposed use of the facility. My only comments would relate to the existing trees and the proposed car parking. The proposed layouts appears to be under the canopy of the existing trees and given the extent of excavation which will be required to provide the parking, it may be advisable to seek confirmation as to whether the impact this excavation may have on the trees is acceptable.</p> <p>With regards the parking, details should be provided to confirm the construction details and also the drainage.</p>		
Recommendation	<input type="checkbox"/> Object	<input type="checkbox"/> Do not object	<input checked="" type="checkbox"/> Do not object, subject to conditions <input type="checkbox"/> Further information required
Recommended Conditions/Reason for Refusal	<p>Prior to commencement of development, a scheme of details to be provided and approved in writing by the Planning Authority showing the drainage, lighting and construction associated with the proposed parking. Thereafter the parking is to be completed as per the approved scheme, all to the satisfaction of the Council, prior to the facility becoming operational.</p> <p>Reason: To ensure the development is served by an acceptable form of parking.</p>		

Recommended Informatives	
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Signed: DJI

