

PLANNING CONSULTATION

To: Economic Development Section

From: Development Management

Date: 17th August 2018

Contact: Euan Calvert ☎ 01835 826513

Ref: 18/01071/FUL

PLANNING CONSULTATION

Your observations are requested on the under noted planning application. I shall be glad to have your reply not later than 7th September 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 7th September 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: Mr Keith Redpath

Agent: R G Licence Architect

Nature of Proposal: Part change of use from agricultural barn to vehicle body repair and paint shop with associated parking (retrospective)

Site: Agricultural Barn Mid Softlaw Farm Kelso Scottish Borders

OBSERVATIONS OF: Economic Development Section

CONSULTATION REPLY

Generally this appears a re-submission of a previously refused application 17/01411/FUL. We cannot see any modifications from the previous application; therefore our previous comments below still apply.

Generally we are supportive of the provision of new business premises to support business use. The proposed facilities appear, however, to be designed for use as stores since they have no employee facilities shown such as toilets, do not appear to be insulated, have no windows, with no evidence of heating indicated, and therefore do not appear to be planned for business use. We would prefer to support the creation of new business premises which are to an appropriate and expected modern standard.

The application site is situated within, what appears to be, an existing agricultural farm operation. As the proposal is for a business use, rather than an agricultural operation, then we would have concerns about the premises being allowed to be used for general Class 4, 5, or 6, uses, unless this has already been established. If the premises were constructed for use as a farm shed, so in their current form may not comply with Building Regulations for normal business use. We would have reservations about a general Class 4-6 use being established unless it can be demonstrated to comply with Policy ED2 and would expect it to comply with policies PMD1 & PMD2.

Scottish Borders Council

Regulatory Services – Consultation reply

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|--------------------------------------|---|
| Planning Ref | 18/01071/FUL |
| Uniform Ref | 18/02516/PLANCO |
| Proposal | Planning Consultation Part change of use from agricultural barn to vehicle body repair and paint shop with associated parking (retrospective) |
| Address | Agricultural Barn Mid Softlaw Farm Kelso Scottish Borders |
| Date | 18 th September 2018 |
| Amenity and Pollution Officer | Fraser Smith |
| Contaminated Land Officer | No Comment |

Amenity and Pollution

Assessment of Application

*Air quality
Noise
Nuisance*

This retrospective application is for the conversion of an agricultural barn to a vehicle body repair and paint shop. Plant and operations in the bodyshop have the potential to affect nearby amenity. Vehicle paint spraying can impact local air quality and may require a permit from SEPA. Vehicle repair operations can be noisy. Further information is required to ascertain whether a noise impact assessment is necessary.

The applicant/agent should provide the following information:

- A list of all noisy equipment
- The noise expected from the equipment as per manufacturers specifications
- Expected use of equipment, everyday/occasionally, etc.
- Location of noisy equipment when site is operational (inside/outside)
- Hours and days of operation
- The expected number of large vehicle movements every day to and from the development
- The location of the nearest properties to the site (including any owned by the applicant)
- How noise from the site will be managed

Recommendation

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| Delete as appropriate – Agree with application in principle, subject to conditions /Further Information Required Before Application is Determined / Information to be Provided Before Work Commences (see conditions) / No Comment / Object |
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CONSULTATION RESPONSE TO PLANNING OR RELATED APPLICATION



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| Comments provided by | Roads Planning Service | | Contact e-mail/number: | |
| Officer Name and Post: | Keith Patterson Roads Planning Officer | | kpatterson@scotborders.gov.uk 01835 826637 | |
| Date of reply | 4 th October 2018 | | | |
| Planning Application Reference | 18/01071/FUL | Case Officer: Euan Calvert | | |
| Proposed Development | Part Change of Use From Agricultural Barn to Vehicle Body Repair and Paint Shop. | | | |
| Site Location | Agricultural Barn, Mid Softlaw Farm, Kelso. | | | |
| <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 | This is a retrospective application. An identical application 17/01411/FUL was previously submitted and refused. | | | |
| Key Issues (Bullet points) | | | | |
| Assessment | <p>In terms of sustainable transport this application is far from ideal in that the proposed MOT centre is located out with Kelso. Ideally a facility such as this would be located within a settlement with good pedestrian links and public transport available. This would allow customers to drop off their car at the garage and get back home without having to get a lift in another vehicle. The same would apply in reverse when picking the vehicle up from the garage.</p> <p>I am therefore unable to support the application.</p> | | | |
| Recommendation | <input checked="" type="checkbox"/> Object | <input type="checkbox"/> Do not object | <input type="checkbox"/> Do not object, subject to conditions | <input type="checkbox"/> Further information required |
| Reason for Refusal | The proposal does not comply with policies PMD1 of the Local Development Plan 2016 in that it would be more reasonably accommodated within the Development Boundary of a settlement to encourage uptake of sustainable transport methods. The proposal would lead to the over-dependence on the private car. | | | |
| Recommended Informatives | | | | |

Signed: Alan Scott