

PLANNING CONSULTATION

To: Economic Development Section

From: Development Management

Date: 13th September 2018

Contact: Ranald Dods ☎ Ext. 8574

Ref: 18/01161/FUL

PLANNING CONSULTATION

Your observations are requested on the under noted planning application. I shall be glad to have your reply not later than 4th October 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 4th October 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 Paul Lawrie

Agent: Planning Solutions Edinburgh

Nature of Proposal: Change of use of agricultural land to dog care walking facility and erection of boundary fence

Site: Land South West Of Milkieston Toll House Peebles Scottish Borders

OBSERVATIONS OF: Economic Development Section

CONSULTATION REPLY

The Economic Development section has no comment to make.

Consultation Reply



ENVIRONMENT AND INFRASTRUCTURE

To: HEAD OF PLANNING AND REGULATORY SERVICE

FAO: Ranald Dods **Your Ref:** 18/01161/FUL

From: HEAD OF ENGINEERING & INFRASTRUCTURE **Date:** 8th October 2018

Contact: Ian Chalmers **Ext:** 5035 **Our Ref:** B48/2592

Nature of Proposal: Change of use of agricultural land to dog care walking facility and erection of boundary fence

Site: Land South West of Milkieston Toll House Peebles

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.

Although it is stated within the applicant's report that the site is out with the flood plain, the SEPA mapping shows around half of the site, the Western side closest to the Eddleston Water, as being within the 1 in 200 year flood plain.

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.

Although the site is at flood risk, in principle this development is unlikely to have a significant effect on the storage capacity of the functional flood plain or affect local flooding problems and I would not oppose it on flooding grounds.

However, I would state that this is on the assumption that there are no buildings being built as part of this application.

If there was to be a building then I would have to re-assess this application. Please note that this does not mean that I would object if there was a building but I would need to assess the potential flood risk and risk downstream.

As access and egress to the development may also be affected by flood waters, should approval be given, I would 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. I would also recommend developing an evacuation plan during times of flood warning to ensure safety for both staff and animals during flood conditions.

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.

Ian Chalmers
Engineer – Flood and Coastal Management

CONSULTATION RESPONSE TO PLANNING OR RELATED APPLICATION



Comments provided by	Roads Planning Service	Contact e-mail/number:		
Officer Name and Post:	Paul Grigor Roads Planning Officer	pgrigor@scotborders.gov.uk 01835 826663		
Date of reply	1 st November 2018			
Planning Application Reference	18/01161/FUL	Case Officer: Ranald Dods		
Proposed Development	Change of use of agricultural land to dog care walking facility and erection of boundary fence			
Site Location	Land South West of Milkieston Toll House, Peebles			
<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	A previous application for this site (16/00872/FUL) was refused by the planning department and the refusal upheld by the Local Review Body in 2017.			
Key Issues (Bullet points)	<ul style="list-style-type: none"> • Access • Road Safety • Visibility 			
Assessment	<p>The previous proposal was refused in part due to road safety concerns with the field gate being used as an access for a business. The access has poor visibility onto the A703 to the north due to the alignment of the fence and the gradient of the access.</p> <p>This decision was upheld by the Members during the appeal at Local Review. The current submission still has the same issues therefore I must re-iterate my recommendation for refusal of this current application. I have copied below my comments to the previous application for reference;</p> <p><i>“The access to this site from the A703 was previously a field access with very limited use. Over time, this access has been upgraded without permission. Whilst I note that this application is retrospective, I am not in favour of this access being used for a commercial business. There is a general presumption against new minor accesses onto principal roads outwith recognised settlements. Furthermore, the access is currently unmade with gradient and visibility issues, therefore unsuitable for daily use.</i></p> <p><i>Given these safety concerns and the general presumption against access onto classified roads outwith settlements, I must recommend refusal of this proposal.”</i></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
Recommended Conditions / Reason for Refusal	The proposed development does not comply with policy PMD2 in that it fails to ensure there is no adverse impact on road safety.			

Signed: Alan Scott