

SCOTTISH BORDERS COUNCIL

**APPLICATION TO BE DETERMINED UNDER POWERS DELEGATED TO
CHIEF PLANNING OFFICER**

PART III REPORT (INCORPORATING REPORT OF HANDLING)

REF : 18/01145/FUL

APPLICANT : Andy Thomson

AGENT : Barry Siddle

DEVELOPMENT : Extension to existing workshop/garage

LOCATION: Garage Quarry Bank
Hume
Kelso
Scottish Borders
TD5 7TR

TYPE : FUL Application

REASON FOR DELAY:

DRAWING NUMBERS:

Plan Ref	Plan Type	Plan Status
2818/01	Location Plan	Approved
2818	Elevations	Approved
1 and 2	Specifications	Approved

NUMBER OF REPRESENTATIONS: 0
SUMMARY OF REPRESENTATIONS:

There are no representations.

CONSULTATIONS:

Roads Planning Service: No objections.

Environmental Health: This application is for the extension of workshop facilities for a garage services business. These facilities have the potential to cause noise nuisance and reduce nearby residential amenity. As such the following information should be provided to assess if a more comprehensive Noise Impact Assessment is necessary.

The following information should be submitted:

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

Economic Development: The existing use of this business would appear to be well established. We have no objection to this extension if it is necessary for further expansion of employment.

PLANNING CONSIDERATIONS AND POLICIES:

Local Development Plan 2016

PMD1: Sustainability

PMD2: Quality Standards

ED7: Business, Tourism and Leisure Development in the Countryside

HD3: Protection of Residential Amenity

IS7: Parking Provisions and Standards

Supplementary Planning Guidance:

Placemaking and Design 2010

Householder Development (Privacy and Sunlight) 2006

Recommendation by - Julie Hayward (Lead Planning Officer) on 31st October 2018

Site and Proposal

The existing vehicle repair garage is situated on the eastern edge of Hume. It comprises of a workshop and large areas for parking. Access is from the public road to the west. There is a dwellinghouse (in the same ownership) to the east, fields to the north and houses to the south.

The proposal is to erect an extension on the side elevation of the existing workshop. This would be 6m by 16.1m and 3m in height with a mono-pitch roof. The extension would be used as a workshop and parts storage area and would have slate blue composite cladding for the walls and roof.

Planning Policy

There is no designated Development Boundary for Hume and so the proposal has to be assessed against policy ED7: Business, Tourism and Leisure Development in the Countryside. This states that such development will be approved if the development is for agricultural, horticultural or forestry operations which are appropriate to the rural character of the area or for business or employment generating uses where there is an operational need for a particular countryside location and it cannot be accommodated within the Development Boundary of a settlement.

The extension would provide additional workshop and storage space for the existing vehicle repair garage. As such, it is considered to be an acceptable development within this rural area. The Economic Development Section of the Council is supportive of the proposal.

Siting, Layout and Design

Policy ED7 requires that the development meets the siting and design criteria of policy PMD2; this policy requires all development to be of high quality in accordance with sustainability principles, designed to fit in with Borders townscapes and to integrate with its landscape surroundings. The policy contains a number of standards that would apply to all development.

The extension would be sited within the adjacent agricultural field and the fence line would be repositioned around it. This is considered acceptable due to the constrained nature of the site. This would be a small scale development and the external cladding would match that of the existing building and so is appropriate.

The extension would be on higher ground than the public road to the west and so visible from it. However, the building would read as an addition to the existing business. It is considered that the proposal would not harm the visual amenities of the area.

Impact on Residential Amenities

Policy ED7 requires that the development has no significant adverse impact on nearby uses, particularly housing. Policy HD3 states that development that is judged to have an adverse impact on the amenity of residential areas will not be permitted.

The dwellinghouse to the south west is within the ownership of the applicant. The other residential properties to the south and west are some distance from the site. The proposal would not harm the light or privacy of occupants of these properties.

Environmental Health advises that these facilities have the potential to cause noise nuisance and reduce nearby residential amenity. They request that additional information should be provided to assess if a more comprehensive Noise Impact Assessment is necessary. This can be controlled by a condition, though the proposal is for a small extension to an existing repair garage which would generate certain levels of noise.

Road Safety, Access and Parking

Policy ED7 states that the development must take into account accessibility considerations. Policy IS7 requires that car parking should be provided in accordance with the Council's adopted standards.

The extension would not affect the existing access and parking arrangement. The Roads Planning Service has no objections to the proposal.

REASON FOR DECISION :

Subject to compliance with the schedule of conditions, the development will accord with the relevant provisions of the Local Development Plan 2016 and there are no material considerations that would justify a departure from these provisions.

Recommendation: Approved - conditions & informatives

- 1 The development hereby permitted shall not be carried out otherwise than in complete accordance with the plans and specifications approved by the Planning Authority.
Reason: To ensure that the development is carried out in accordance with the approved details.
- 2 A Noise Assessment, including mitigation measures where necessary, to be submitted to and approved in writing by the Planning Authority before the development becomes operational. The development to be operated in accordance with the approved Noise Assessment.
Reason: To safeguard residential amenities.

Informatives

It should be noted that:

- 1 In respect of condition 2, the following information should be included within the Noise Assessment:
 - o A list of all noisy equipment that will be used within the development;
 - o The noise expected from the equipment as per manufacturers specifications;
 - o Expected use of equipment (everyday/occasionally etc.);
 - o Location of noisy equipment when site is operational (inside/outside);
 - o Hours and days of operation;
 - o The expected number of large vehicle movements every day to and from the development;
 - o The location of the nearest properties to the site (including any owned by the applicant);
 - o How noise from the site will be managed/mitigation measures.

“Photographs taken in connection with the determination of the application and any other associated documentation form part of the Report of Handling”.