

PLANNING CONSULTATION

To: Ecology Officer

From: Development Management

Date: 19th December 2019

Contact: Stuart Herkes ☎ 01835 825039

Ref: 19/01784/FUL

PLANNING CONSULTATION

Your observations are requested on the under noted planning application. I shall be glad to have your reply not later than 9th January 2020, 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 9th January 2020, 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 Stephen Cranston

Agent: Stuart Patterson Building & Timber Frame Design

Nature of Proposal: Part change of use from garage/storage and alterations to form workshop and storage for joinery business

Site: Buccleuch Hotel Trinity Street Hawick Scottish Borders TD9 9NR

**CONSULTATION RESPONSE TO
PLANNING OR RELATED APPLICATION**

Comments provided by	Officer Name and Post: Dr Andy Tharme Ecology Officer	Contact e-mail/number: atharme@scotborders.gov.uk T:01835-826154
Date of reply	05 February 2020	Consultee reference:
Planning Application Reference	19/01784/FUL	Case Officer: Stuart Herkes
Applicant	Mr Stephen Cranston	
Agent	Stuart Patterson Building & Timber Frame Design	
Proposed Development	Part change of use from garage/storage and alterations to form workshop and storage for joinery business	
Site Location	Buccleuch Hotel Trinity Street Hawick Scottish Borders TD9 9NR	
<p><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></p>		
Background and Site description		
Key Issues (Bullet points)	<ul style="list-style-type: none"> • Potential impacts on protected species including bats (European Protected Species) and breeding birds 	
Assessment	<p><i>Relevant Local Development Plan policies are Relevant Local Development Plan (LDP) policies are EP1 International Nature Conservation Sites and Protected Species and EP2 National Nature Conservation and Protected Species.</i></p> <p>I have not visited the site to inform this consultation response. An assessment was made using desk survey data, aerial photography and details submitted by the applicant.</p> <p>The building is of brick construction with a slate roof, dormer windows and appears on the OS 2nd edition maps (1898-1904) and is likely to be of at least low suitability for bats and their roosts, with loose slates, cracks and gaps in walls and gaps under barge boards. The adjacent habitat is of low suitability for foraging and commuting by bats. There is some limited tree cover at the rear of the building with limited tree cover extending towards the River Teviot (River Tweed SAC/SSSI), which is within 200m.</p> <p>The proposed development includes installation of new windows and doors and works to a basement, which has potential to impact directly on bat and bird nesting sites and may cause disturbance to protected species in adjacent areas.</p> <p>Bats are protected under The Conservation (Natural Habitats &c.) Regulations 1994 (as amended). It is illegal to intentionally or deliberately kill or injure them, intentionally, deliberately or recklessly damage, destroy, or obstruct access to any place used for shelter or protection including resting or breeding places (all roosts, whether occupied or not), or deliberately, intentionally or recklessly disturb them.</p>	

All wild birds are afforded protection and it is an offence to deliberately or recklessly kill, injure and destroy nests and eggs of wild birds. Additionally for those species protected under Schedule 1 of the Wildlife and Countryside Act 1981 (as amended) it is illegal to intentionally or recklessly disturb any bird whilst it is nest-building or at or near a nest containing eggs or young, or to disturb any of its dependent young.

- Further information is required prior to determination, in relation to bats, information on breeding birds is also required.

Further Information:

- **Prior to determination, a survey for bats by a suitably qualified person will be required for the structures to be demolished or altered.**
 - **Following guidance from the Scottish Government, bat surveys and any subsequent licensing requirements will need to be resolved before the planning application is determined. Impacts on bats will be assessed against the three key tests.**
 - **Surveys likely to involve disturbance to bats or their roosts can only be carried out by a licensed bat worker.**
 - **Activity surveys for maternity roosts and occasional roosts in buildings and trees should be conducted between May and September (optimally May – August, depending on the site’s suitability for roosting bats).ⁱ**
 - **Preliminary roost assessments can be undertaken at any time of year and are usually sufficient only if it is shown there is negligible suitability for bats.**
 - **If evidence of bats or their roosts is found in the surveys, the developer will be required to submit as part of their submission to the Planning Authority a mitigation plan for bats.**

Further guidance on bat survey requirements can be found in the Council’s Technical Advice Note:

https://www.scotborders.gov.uk/downloads/file/2960/bats_technical_advice_note

Prior to commencement of development, a survey of breeding birds is required for the structures to be altered or demolished. Where it is established that there is a breeding bird interest, no development shall be carried out during the breeding bird season (March-August) unless wholly in accordance with a Species Protection Plan for breeding birds that shall be submitted to and approved by the Planning Authority.

An assessment of impacts on breeding birds can be carried out at the same time as a preliminary roost assessment for bats.

Recommendation	<input type="checkbox"/> Object	<input type="checkbox"/> Do not object	<input type="checkbox"/> Do not object, subject to conditions	<input checked="" type="checkbox"/> Further information required
-----------------------	--	---	--	---

Recommended Conditions	
Recommended Informatives	

ⁱ Collins, J. (ed.) (2016) Bat Surveys for Professional Ecologists. Good Practice Guidelines (3rd ed). The Bat Conservation Trust.

PLANNING CONSULTATION

To: Economic Development Section

From: Development Management

Date: 19th December 2019

Contact: Stuart Herkes ☎ 01835 825039

Ref: 19/01784/FUL

PLANNING CONSULTATION

Your observations are requested on the under noted planning application. I shall be glad to have your reply not later than 9th January 2020, 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 9th January 2020, 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 Stephen Cranston

Agent: Stuart Patterson Building & Timber Frame Design

Nature of Proposal: Part change of use from garage/storage and alterations to form workshop and storage for joinery business

Site: Buccleuch Hotel Trinity Street Hawick Scottish Borders TD9 9NR

**CONSULTATION RESPONSE TO
PLANNING OR RELATED APPLICATION**

Comments provided by	Officer Name and Post:	Contact e-mail/number:		
	Economic Development Section			
Date of reply	07/01/2020	Consultee reference:		
Planning Application Reference	19/01784/FUL	Case Officer: Stuart Herkes		
Applicant	Mr Stephen Cranston			
Agent	Stuart Patterson Building & Timber Frame Design			
Proposed Development	Part change of use from garage/storage and alterations to form workshop and storage for joinery business			
Site Location	Buccleuch Hotel Trinity Street Hawick Scottish Borders TD9 9NR			
<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)	•			
Assessment	<p>The Economic Development section supports the provision of new workshop space, providing it is in an appropriate location and will not unduly disturb surrounding residential uses. We agree with the applicant that generally the location has become an increased commercial / business area and see no particular issue with the basement area being converted into a joiner's workshop, which is screened from the public street side; with its own separate private access. The reuse into hotel use in the future seems unlikely so loss of this facility is of little concern.</p> <p>We note the applicants' intention to, in the future, convert the upper floors into flats and / or commercial retail use. Whilst this may be possible we would question whether suitable soundproofing should be required to be provided at this stage rather than attempt retrofitting this later as and when development takes place. The other issue with this use are the parking and access arrangements, which are more of a matter for the road planning section, but this is an important issue to be considered to ensure this facility at this location has controlled access and there is enough parking within the site. In addition if a retail use is allowed later on, that the premises are able to accommodate this satisfactorily should be considered.</p> <p>We are not clear whether only a specific permission for a joiners workshop should be approved rather than general 5 & 6 class use, and whether the operating hours should be conditioned, in view of the residential premises planned for above the development and across Trinity street.</p>			
Recommendation	<input type="checkbox"/> Object	<input checked="" type="checkbox"/> Do not object	<input type="checkbox"/> Do not object, subject to	<input type="checkbox"/> Further information required

			conditions	
Recommended Conditions				
Recommended Informatives				

**CONSULTATION RESPONSE TO
PLANNING OR RELATED APPLICATION**

Comments provided by	Roads Planning Service	Contact e-mail/number:	
Officer Name and Post:	Liam Nicholson M.A Civil Engineering Trainee Tech	Liam.nicholson@scotborders.gov.uk 01835 825054	
Date of reply	31 st January 2020	Consultee reference:	
Planning Application Reference	19/01784/FUL	Case Officer: Stuart Herkes	
Applicant	Mr Stephen Cranston		
Agent	Stuart Patterson Building & Timber Frame Design		
Proposed Development	Part change of use from garage/storage and alterations to form workshop and storage for joinery business		
Site Location	Buccleuch Hotel Trinity Street Hawick Scottish Borders TD9 9NR		
<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)			
Assessment	<p>This proposal aims to change the garage/store unit into workshop and storage for a joinery business.</p> <p>The proposed use is likely to generate less vehicle movements than the previous use. Adequate parking is available in the rear courtyard which is accessed via the pend access.</p> <p>Therefore I shall have no objections to this proposal from a roads planning perspective.</p>		
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			

AJS