

CONSULTATION RESPONSE TO LOCAL REVIEW BODY

Comments provided by	Officer Name and Post: Environmental Health Craig Liddle	Contact e-mail/number: PLACEhealth@scotborders.gov.uk
Date of reply	4 August 2020	Consultee reference: 20/01957/PLANCO
Appeal reference	20/00004/RREF	Planning reference: 19/01784/FUL
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	<p>The planning application for the above development (reference: 19/01784/FUL) was refused by officers and an appeal on this decision was subsequently submitted by the applicant. The application was refused on 3 grounds, including adverse impacts on residential amenity associated with the proposed use as a workshop. Further information has been submitted by the applicant in relation to noise mitigation measures, at the request of the Local Review Body. Environmental Health has been consulted on this further information.</p>	
Key Issues (Bullet points)	<ul style="list-style-type: none"> • Impact on residential amenity (noise) 	
Assessment	<p>The proposal is for the basement floor of the building, which previously accommodated garages and storage for the use as a hotel, to accommodate the operation of a joinery business' workshop and store. It is understood the planning use of the upper floors remains that of the former hotel, however it is the applicant's intention to submit further applications to develop the upper floors into a shop/café and residential units. This further development is not being considered at this point. It is also understood that the adjoining property has planning consent for a change of use to a dwellinghouse.</p> <p>In principle we object to this proposal. The proposed development, which will include the use of industrial equipment, is not compatible with the adjoining residential use and sound transmission is considered likely to adversely affect residential amenity.</p> <p>Noise from the proposed use may also impact on the use of the ground and first floors of the building, currently a former public bar with accommodation. The ground and first floors are currently in the same ownership as the development site, however should this change, there is the potential for complaints of noise nuisance. Also, if approved, the workshop will be a significant consideration should future applications for dwellings on upper floors be received.</p> <p>Reference is made to mechanical ventilation on the plans submitted, however insufficient information is available to assess any potential noise impacts.</p> <p>It is acknowledged that the further information submitted by the applicant includes a scheme of sound insulation, however it appears a noise impact assessment has not</p>	

	<p>been carried out. The purpose of a noise assessment is to determine whether or not the proposed development would adversely impact existing development. This then informs the decision making process for the development. If a noise assessment highlights an issue, mitigation should be considered as part of this assessment. Assessments should be carried out by a suitably qualified acoustic consultant and reference should be made to relevant guidance.</p> <p>To conclude, Environmental Health is unable to support this 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
Recommended Conditions				
Recommended Informatives				