

Licensing (Scotland) Act 2005
Notice of Objections/Representations
Scottish Borders Licensing Board

Licensing Unit, Council headquarters, Newtown St Boswells TD6 OSA

Name and Address of Premises

Bloodline Spirits Ltd Unit 9 South Park Industrial Estate, Peebles

Name and Address of objectors

Mr. Scrimger [REDACTED]

Nature of Objections/Representations

I object to this application for the reasons listed below

It is wholly inappropriate to run an On/off sales business in what is a predominantly residential area, especially applying for a license that operates 7 days a week from 10 am to 10pm. The applicant has given no consideration to this being a residential area where families and elderly people live and do not want their amenity disrupted by customers driving through the residential area to the Industrial Units 12 hours a day to buy alcohol.

When I purchased my property, my solicitor confirmed the operation of the units at South Parks was for the purpose of light industrial use, it seems that a number are now being used as commercial premises and I would question if the construction funding and deeds upon which these units were constructed and leased allow for this. The switch of use over the last few years has resulted in a significant increase in the number of vehicles travelling through the residential area, on streets that are not appropriate for large trucks/HGV and an increase in vehicles exceeding the speed limit. There has been two Road Traffic Accidents in the last year both involving vehicles travelling through the residential area to the Industrial Units.

Caledonian Road and South parks have become some of the busiest streets in Peebles with cars, HGV Lorries and articulated Lorries travelling up and down this road ruining people's amenity and quality of life who have lived here for over 20 years. The council has continued to approve all commercial activities requested at South Parks and Caledonian Road to the detriment of residents and without any care or consideration for their welfare or amenity. The Council and Police are also very aware that there have been several vehicle accidents as well as speeding vehicles which they have so far done nothing to resolve. Adding further commercial activity that attracts more vehicles adds to that problem and increases the risk of another accident. Note this is also before the opening of the Persimmon site and the addition of approximately another 171 vehicles to this area.

The mini roundabout required to access tweedbridge to travel on to Caledonian Road has exceeded operational capacity and frequently has significant tailbacks/congestion in all directions. It would be inappropriate to grant this license and encourage further commercial activity on the South side of the river with the knowledge that this problem exists

At the Council Planning Committee meeting approving the Persimmon and Tweed bridge developments it was noted that Tweed Bridge was at its current safe operating capacity and that no further development on the South Side of the river should take place until this was resolved by the council. Approving further commercial developments on the south side of the river will likely exceed the bridges safe capacity and be contrary to the statements given by the councils planning committee.

There is insufficient space in the industrial estate at South Parks for Lorries to offload and check loads post delivery resulting in these vehicles stopping on South Parks blocking peoples drive ways, light, running engines and generally making excessive noise in a residential area, this application will likely add to this problem.

Caledonian road, despite the minor changes made by the council to facilitate the persimmon development, has become more congested. It is impossible to make a journey from South Parks to the junction at Kingsmeadow Road without repeatedly stopping or ending up head to head with vehicles that have tried to make it to a space between parked cars.

Caledonian Road is the only route from South Parks, Edderston Road, Franks Croft due to the lane at the High school being made one way since the Fire. As this is the only way out for residents it is inappropriate to grant additional commercial activity which will further congest the road and any incident may leave residents stranded.