

From:Geraint Roberts
Sent:Wed, 27 Jan 2021 17:11:13 +0000
To:Planning & Regulatory Services
Subject:Comment on proposed development 20/00809/FUL

CAUTION: External Email

Dear Sir

20/00809/FUL at Phase 4 Store and Yard, Acredale Industrial Estate, Eyemouth, TD14 5LQ

Thank you for your letter of 25 January 2021.

I wish to comment on the impact this development may have on access to our premises. The service road to the north west of the development, particularly immediately in front of Eyestore Unit 4, is narrow and is often congested with parked cars. Large goods vehicles making deliveries and collections to our premises are often obliged to negotiate past these parked cars. They almost always drive in reverse on the service road in order to approach our premises, as there is usually insufficient space to maneuver an LGV immediately in front of our premises.

The parked cars prevent two-way traffic, so that vehicles making collections/deliveries to either Ross Dougal's premises or to the commercial units at Eyestore often block the road entirely for a period. This is not only detrimental to our business, but is also a safety risk as emergency vehicle access is adversely impacted.

The proposed development will presumably increase car traffic to the site. While it does fall within the definition of "storage", it is functionally a consumer/retail service offering, and therefore vehicular traffic will differ from commercial/industrial storage and distribution. There must be adequate provision for on-site parking so that access to existing businesses does not deteriorate further.

Notification/consultation process

I wish also to comment on the notification/consultation process itself. Your letter of 25 January 2021 was the first correspondence received by us with respect to this application. I note from the "DEVELOPMENT MANAGEMENT LIST OF NEIGHBOURS NOTIFIED" document dated 27 July 2020 that we should have been notified at that time, but we received no such notification. The letter that we have eventually received does not address us by name, but rather only as "Owner/Occupier".

I don't believe that this is adequate for a planning consultation/notification, which I assume to be a legal requirement of the planning process. Our premises are let to us by SBC, and we receive annual non-domestic rates notification from SBC. Our address is correctly recorded on Royal Mail's Postcode Address File. None of these sources of information have been consulted, hence it is only by luck (or the postman's judgement) that we were notified at all.

All the best

Geraint Roberts

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