

## OFFICERS REPORT

### PART III

**Reference No :** 05/02146/FUL  
**Proposal :** Erection of Office Unit, Dental Surgery and Two Storage Buildings  
**Site :** Land South West of Electricity Sub-Station, Kingsmeadows Road, Peebles  
**Applicant :** Pearson Donaldson Properties Limited  
**Agent :** Domus Limited  
**Officer :** Barry Fotheringham

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#### Observations by Development Control Officer

The proposed office unit and dental surgery would be located to the west of Person Donaldson's existing office blocks in Cavalry Park, Peebles. They would be consistent the style, scale and materials of the existing units. Also, the proposed storage buildings would be constructed using materials to match the existing buildings and the proposed units. The proposal would be consistent with Finalised Local Plan Policy ED1 and would be appropriate for this important employment generating site in Peebles. There continues to be problems with water and drainage in the area therefore it would seem appropriate to attach a condition preventing commencement of works until a drainage connection has been agreed with Scottish Water.

#### **Recommendation**

1. The external materials to be agreed by the Planning Authority before the development is commenced.  
Reason: To safeguard the visual amenity of the area.
2. The vehicular access to the site and the car parking area to be completed to the specification of the Planning Authority before the development becomes operational.  
Reason: In the interests of road safety.
3. Prior to the commencement of development, the applicant to provide in writing evidence that an agreement has been reached by the applicant with Scottish Water for the provision of a drainage and/or water scheme to serve the development.  
Reason: To ensure the development is adequately services.
4. A tree/shrub planting scheme to be submitted before the development commences for approval by the Planning Authority, the planting to be carried out concurrently with the development or during the next planting season thereto and to be maintained thereafter.  
Reason: To maintain and enhance the visual amenities of the area.

Barry Fotheringham  
21 December 2005