

## PLANNING CONSULTATION

To: Environmental Health

From: Development Management

Date: 25th May 2021

Contact: Carlos Clarke ☎ 01835 826735

Ref: 21/00836/FUL

### PLANNING CONSULTATION

Your observations are requested on the under noted planning application. I shall be glad to have your reply not later than 15th June 2021, 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 15th June 2021, 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 Gordon Bain

**Agent:** Jim Hopkins

**Nature of Proposal:** Siting of mobile catering truck and alterations to existing access  
**Site:** Land At Station Yard Traquair Road Innerleithen Scottish Borders

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**CONSULTATION RESPONSE TO  
PLANNING OR RELATED APPLICATION**

<b>Comments provided by</b>	<b>Officer Name and Post:</b> Craig Wilson		<b>Contact e-mail/number:</b>	
	Environmental Health (Officer to fill in own name)			
<b>Date of reply</b>	1/6/21		<b>Consultee reference:</b> 21/01404/PLANCO	
<b>Planning Application Reference</b>	21/00836/FUL		<b>Case Officer:</b> Carlos Clarke	
<b>Applicant</b>	Mr Gordon Bain			
<b>Agent</b>	Jim Hopkins			
<b>Proposed Development</b>	Siting of mobile catering truck and alterations to existing access			
<b>Site Location</b>	Land At Station Yard Traquair Road Innerleithen Scottish Borders			
<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>				
<b>Background and Site description</b>	Grounds of existing commercial unit, approximately 30m from residential dwellings to the west and northwest.			
<b>Key Issues (Bullet points)</b>	<ul style="list-style-type: none"> <li>• Noise</li> <li>• Odour</li> </ul>			
<b>Assessment</b>	<p>To ensure existing amenity is not negatively impacted at nearby residential dwellings, Environmental Health requires further information regarding the proposed extraction system concerned with the dispersal of kitchen effluvia.</p> <p>Concerns regarding any impact due to noise associated with this proposal could be dealt with via a condition limiting hours of use to the day time period.</p>			
<b>Recommendation</b>	<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
<b>Recommended Conditions</b>				

<b>Recommended Informatives</b>	
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# Consultation Reply

## ASSETS AND INFRASTRUCTURE

**To:** HEAD OF PLANNING AND REGULATORY SERVICE

**FAO:** Carlos Clarke

**Your Ref:** 21/00836/FUL

**From:** HEAD OF ASSETS AND INFRASTRUCTURE

**Date:** 01/06/2021

**Contact:** Raffaella Diesel

**Ext:** 6977

**Our Ref:** B48/3068

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**Nature of Proposal:** Siting of mobile catering truck and alterations of existing access  
**Site:** Land at Station Yard, Traquair Road, Innerleithen

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In terms of information that this Council has concerning flood risk to this site, I would state that The Indicative River, Surface Water & Coastal Hazard Map (Scotland) known as the “third generation flood mapping” prepared by SEPA indicates that the site is at risk from either a fluvial or pluvial flood event with a return period of 1 in 200 years. That is the 0.5% annual risk of a flood occurring in any one year.

The Indicative River & Coastal Flood Map (Scotland) has primarily been developed to provide a strategic national overview of flood risk in Scotland. Whilst all reasonable effort has been made to ensure that the flood map is accurate for its intended purpose, no warranty is given.

Due to copyright restrictions I cannot copy the map to you however, if the applicant wishes to inspect the maps they can contact me to arrange a suitable time to view them.

Hydraulic modelling was produced for SBC as part of the Innerleithen Flood Study which demonstrates that the proposed development lies within 1 in 200 year (0.5%) inundation outlines for the Leithen Water. This study is anticipated to be more accurate than the indicative mapping although no warranty is given.

The anticipated flood depths for a 1:200 year event are 0.25m. Additionally, surface water flooding up to 0.3m can also be expected during a 1:200 year event. The maps also indicate that the site lies in a flow path of the Leithen Water.

Therefore, I would require that the catering truck be moved from the site during times of flood warnings. This is to prevent the truck being washed away during a flood event and causing damage to buildings or roads.

To receive flood warnings from SEPA, the applicant signs up to FLOODLINE at [www.sepa.org.uk](http://www.sepa.org.uk) or by telephone on 0845 988 1188.

Please note that this information must be taken in the context of material that this Council holds in fulfilling its duties under the Flood Risk Management (Scotland) Act 2009.

Technician- Flood & Coastal Management

**CONSULTATION RESPONSE TO  
PLANNING OR RELATED APPLICATION**

<b>Comments provided by</b>	Roads Planning Service	<b>Contact e-mail/number:</b>	
<b>Officer Name and Post:</b>	Paul Grigor Roads Planning Officer	<a href="mailto:pgrigor@scotborders.gov.uk">pgrigor@scotborders.gov.uk</a> 01835 826663	
<b>Date of reply</b>	15 <sup>th</sup> June 2021	<b>Consultee reference:</b>	
<b>Planning Application Reference</b>	21/00836/FUL	<b>Case Officer:</b> Carlos Clarke	
<b>Applicant</b>	Mr Gordon Bain		
<b>Agent</b>	Jim Hopkins		
<b>Proposed Development</b>	Siting of mobile catering truck and alterations to existing access		
<b>Site Location</b>	Land At Station Yard Traquair Road Innerleithen Scottish Borders		
<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>			
<b>Background and Site description</b>			
<b>Key Issues (Bullet points)</b>	<ul style="list-style-type: none"> <li>• Parking</li> <li>• Access</li> </ul>		
<b>Assessment</b>	<p>In principle I have no objections to the proposed development, however a couple of matters would have to be addressed to the satisfaction of the Council in order to gain my support.</p> <ul style="list-style-type: none"> <li>• Details of the proposed access to the development site would have to be agreed and the works implemented prior to trading commencing.</li> <li>• Details of the proposed alterations to the field on the opposite side of Traquair Road to accommodate parking should also be included, as grass parking would not be supported due to the soft nature of the ground and the potential for mud being dragged onto the road.</li> </ul> <p>It should be noted that the proposed catering facility can be serviced by on-street parking along Traquair Road and separate parking would not be a prerequisite for this proposal. Parking associated with this type of business is generally short term and whilst there will be peak times, I would not insist on dedicated parking.</p>		
<b>Recommendation</b>	<input type="checkbox"/> Object	<input type="checkbox"/> Do not object	<input checked="" type="checkbox"/> <b>Do not object, subject to conditions</b> <input type="checkbox"/> Further information required
<b>Recommended Conditions</b>	<p>No development hereby permitted shall commence until a scheme of details for the access to the development site has first been submitted to, then approved by the Council, in writing. Details should also include construction specification for any parking areas should they be provided. Agreed scheme of details to be fully implemented prior to trading commencing, unless otherwise agreed in writing. Reason: To ensure appropriate means of access are provided for the development site.</p>		

<b>Recommended Informatives</b>	<p>Access to be formed as per standard detail DC-10, width of access amended to suit.</p> <p>All work within the public road boundary must be undertaken by a contractor first approved by the Council.</p> <p>It should be noted that approval of this planning application does not absolve the applicant of obtaining any other permits or permissions required for trading at this location.</p>
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**Signed: DJI**