

PLANNING CONSULTATION

To: EVH - Contaminated Land Officer

From: Development Management

Date: 20th September 2021

Contact: Carlos Clarke ☎ 01835 826735

Ref: 21/01270/FUL

PLANNING CONSULTATION

Your observations are requested on the under noted planning application. I shall be glad to have your reply not later than 11th October 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 11th October 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: Miss Lianne Wallace

Agent: N/A

Nature of Proposal: Change of use from Industrial (Class 4,5,6) to a Functional Fitness Gym (Class 11)

Site: Unit B Whinstone Mill Netherdale Industrial Estate Galashiels Scottish Borders TD1 3EY

**CONSULTATION RESPONSE TO
PLANNING OR RELATED APPLICATION**

Comments provided by	Officer Name and Post:		Contact e-mail/number:	
	EVH - Contaminated Land Officer			
Date of reply	22 nd September 2021		Consultee reference: 21/03110/PLANCO	
Planning Application Reference	21/01270/FUL		Case Officer: Carlos Clarke	
Applicant	Miss Lianne Wallace			
Agent	N/A			
Proposed Development	Change of use from Industrial (Class 4,5,6) to a Functional Fitness Gym (Class 11)			
Site Location	Unit B Whinstone Mill Netherdale Industrial Estate Galashiels Scottish Borders TD1 3EY			
<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>				
Background and Site description	The above application appears to involve the change of use of an existing commercial building. The site previously operated as a Woollen Mill (Netherdale Mill).			
Key Issues (Bullet points)	The application is for the change of use of the footprint of the building for commercial purposes. There is not external ground associated with the application.			
Assessment	The requirement for a full site assessment and potential remediation may not be practical or proportionate given the nature of the application and it is recommended that the applicant is advised of potential land contamination issues by way of an Informative Note.			
Recommendation	<input type="checkbox"/> Object	<input checked="" type="checkbox"/> Do not object	<input type="checkbox"/> Do not object, subject to conditions	<input type="checkbox"/> Further information required
Recommended Conditions				

Recommended Informatives	<p>The former use of the site is potentially contaminative and may have resulted in land contamination.</p> <p>The land is not currently identified as contaminated land and the Council is not aware of any information which indicates the level of risk the potential contamination presents.</p> <p>The historic use of the site is recorded within a Council database. This database is used to prioritise land for inspection within the Council's Contaminated Land duties. Should the applicant wish to discuss these duties their enquiry should be directed to Environmental Health.</p>
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**CONSULTATION RESPONSE TO
PLANNING OR RELATED APPLICATION**

Comments provided by	Roads Planning Service		
Officer Name, Post and Contact Details	Alan Scott Senior Roads Planning Officer		ascott@scotborders.gov.uk 01835 826640
Date of reply	6 th September 2021	Consultee reference:	
Planning Application Reference	21/01270/FUL	Case Officer: Carlos Clarke	
Applicant	Miss. L. Wallace		
Agent	N/A		
Proposed Development	Change of use from Class 4, 5, 6 to Class 11		
Site Location	Unit B, Whinstone Mill, Netherdale Ind. Est., Galashiels		
<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>			
Background and Site description			
Key Issues (Bullet points)			
Assessment	<p>Whilst I have no objections to the principle of this proposal, I am unable to confirm acceptance at this stage due to lack of information. There are no details of what parking will be available for customers. I shall require a plan showing what parking provision is being proposed and also what the anticipated maximum number of users will be at any one time as this will determine the parking levels.</p> <p>It should be noted that due to travel restrictions in place at the time of writing due to the coronavirus, no site visit was undertaken prior to this response. The comments above are based on the information submitted and responders' knowledge.</p>		
Recommendation	<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		
Recommended Conditions			
Recommended Informatives			

Signed: DJI