

**SCOTTISH BORDERS COUNCIL**

**APPLICATION TO BE DETERMINED UNDER POWERS DELEGATED TO  
CHIEF PLANNING OFFICER**

**PART III REPORT (INCORPORATING REPORT OF HANDLING)**

**REF :** 20/01519/FUL

**APPLICANT :** Mr Bryce Crawford

**AGENT :** Aitken Turnbull Architects Ltd

**DEVELOPMENT :** Erection workshop and bike shelter

**LOCATION:** 18 - 19 Slitrig Crescent  
Hawick  
Scottish Borders  
TD9 0EN

**TYPE :** FUL Application

**REASON FOR DELAY:**

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**DRAWING NUMBERS:**

<b>Plan Ref</b>	<b>Plan Type</b>	<b>Plan Status</b>
02 Rev C	Location Plan	Approved
	Proposed Elevations	Approved

**NUMBER OF REPRESENTATIONS: 0**  
**SUMMARY OF REPRESENTATIONS:**

Contaminated Land Officer: The historic use of the site as a brewery is potentially contaminative however it would not be proportionate to seek for a development of this nature to undertake a land contamination assessment. An informative note can instead advise of potential contamination issues.

Environmental Health: Following confirmation that the development will not be used as part of a commercial activity, no objection is raised.

**PLANNING CONSIDERATIONS AND POLICIES:**

LDP 2016:  
PMD2, EP9, HD3, IS13

SGs on;  
Privacy and Sunlight 2006

**Recommendation by** - Scott Shearer (Planning Officer) on 4th March 2021

The application site is a Cat C listed dwelling house which is located within Hawick's Conservation Area. The building is finished in stone under a slated roof. Consent is sought to construct a lean to shed and bike shelter at the rear of the property.

The proposal will slot in to a narrow rear garden against a flat roofed rear extension and hit and miss fence. The applicants have responded to comments from the AHSS by removing walls which would have been constructed against rear walls of the listed buildings and in doing so limiting the impact of the proposal on the fabric of the listed buildings. The proposals are of a very modest scale. The development will be almost fully concealed from public view and will not affect any principle elevations of the listed building or important views in the conservation area. While there may be limited external visibility of the development the external materials appear a little industrial. Preference would be to add a render course to the concrete block walls and ensure that the metal sheeting is dark coloured to avoid these finishes undermining the character of the listed building and conservation area if they are exposed. This matter can be controlled via planning condition.

The applicant has confirmed that the structures are not for commercial use. The restricted scale of the proposals will limit their use to be incidental to the residential use of the site. In this case there is no need for a further planning condition.

The former use of the site as a brewery has been identified as being potentially contaminative however our Contaminated Land Officer is satisfied that further assessment is not proportionate again owing to the scale of the development. An informative note can be used to identify potential for encountering contamination during development works.

The proposals do not pose any detrimental impacts on the amenity of any neighbouring properties through their intended use or their siting and scale causing loss of light or sunlight.

#### **REASON FOR DECISION :**

Subject to compliance with the schedule of conditions, the development will accord with the relevant provisions of the Local Development Plan 2016 and there are no material considerations that would justify a departure from these provisions.

#### **Recommendation:** Approved - conditions & informatives

- 1 Notwithstanding the external material finishes specified on Drawing No 02 Rev C, no development shall commence until precise details including colour finish of a render course which shall be added to the external walls and precise details including colour finish of the metal sheeting to be used on the roof of the development have been submitted to and agreed in writing with the Planning Authority, thereafter the development shall take place in accordance with the agreed details.  
Reason: To ensure a satisfactory form of development which respects the character and appearance of the Conservation Area.

#### **Informatives**

It should be noted that:

- 1 The former use of the site is potentially contaminative and may have resulted in land contamination.  
  
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.  
  
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.

**“Photographs taken in connection with the determination of the application and any other associated documentation form part of the Report of Handling”.**