

Greenlaw and Hume Community Council

Secretary: Mrs Hazel Paxton, 3 Cheviot View, Hume
Email: greenlawhumecc@outlook.com

31st March 2022.

Dear Sir/Madam,

Re: 22/00032/FUL; Erection of Class 4 Joinery Workshop with Associated Access and Parking; Land North and East of Clay Dub, Duns Road, Greenlaw.

Thank you for inviting Greenlaw and Hume Community Council to make observations on the above planning application.

Members of the Community Council discussed the application at their meeting last night and unanimously agreed to fully support the application.

This application is for a longstanding, well established family business, which began in Greenlaw over more than half a century ago, and wish to bring their workshop back to the village.

Having the proposed workshop back in Greenlaw will have a positive impact to many aspects of the village as well as an economic benefit with the potential to expand and create more employment opportunities; to the shops, cafe and restaurant within the village as employees and visitors will use these.

Although the proposed site lies just outside the settlement boundary of Greenlaw, it is within close proximity of the industrial area on Duns Road, which is occupied by Border Embroideries.

The application, which includes screening, sympathises with the surrounding area and will blend in well with Border Embroideries.

There is no other site within the village boundary except for MGREE001, which is allocated as a mixed use site on Edinburgh Road. The proposed workshop would be out of place there and have a huge negative impact on the western part of the village.

Yours sincerely

Hazel Paxton

Secretary
Greenlaw and Hume Community Council

From:Smith, Fraser

Sent:1 Sep 2022 18:39:31 +0100

To:Hayward, Julie

Subject:RE: 22/00032/FUL: Land North And East Of Clay Dub Duns Road Greenlaw

Hi Julie,

I apologise you have not had a response regarding this application before now.

Yes, you are right to raise the concern regarding potential amenity impacts of noise given the close proximity of the development to nearby residences. The submitted information does not satisfactorily demonstrate the application will not adversely impact nearby residences. The readings were not carried out in line with expected standards (BS 7445) or contextualised in line with expected standard assessment procedures for commercial noise (BS 4142:2014+A1:2019).

As such a suitable and sufficient noise impact assessment should be submitted to demonstrate the development will not adversely impact nearby residential amenity.

The noise assessment should give accurate, clear and relevant information about the existing noise environment, and the likely impact the proposed development will have on nearby noise sensitive properties. The report should have regard for recommended guidance and methodologies laid out in PAN 1/2011, TAN and BS 4142:2014+A1:2019. Any departure from those methodologies should be clearly explained, with the reasons clearly stated.

The report should include assessments relevant to the time that noise generating activity occurs at the business. The hours of operation should be detailed in the report. An ambient and background noise survey (LA90) should cover the times when the proposed development will be in operation. The expected levels and duration of all the potential noise sources from the proposed development, whether measured or predicted, should be provided with details of tonality and character of each noise (e.g. BS4142).

The noise report should contain the following:

- Details of the author, their qualifications, the noise equipment used and details of latest calibration.

- It should highlight the proximity of any noise sources to the proposed dwelling, giving distances as necessary. This should be illustrated on a scaled plan.
- Details of the existing noise climate. The choice of location and duration for measurements should be explained in the report.

If the outcome of the assessment suggests there will be an adverse impact or significant adverse impact, the report should identify all methods of noise control and mitigation available to reduce the impact to an acceptable level (including the calculations of the expected reduction in decibels). All appropriate methods of mitigation should be considered and an explanation of why each method has been chosen or dismissed should be provided, to demonstrate that all reasonable steps have been taken to manage noise.

The applicant should also provide details of how dust will be managed on site to avoid causing amenity impacts to nearby properties.

Kind regards,

Fraser Smith Ch.EHO MREHIS

Environmental Health Officer

Protective Services (Amenity & Pollution)

Scottish Borders Council

Tel: 01835 824000 Ext: 8032

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REHIS
Chartered Environmental Health Officer
2022

From: Scott, Tricia <TScott@scotborders.gov.uk>
Sent: 30 August 2022 13:42
To: Smith, Fraser <Fraser.Smith@scotborders.gov.uk>
Cc: Phillips, Andrew <andrew.phillips@scotborders.gov.uk>
Subject: FW: 22/00032/FUL: Land North And East Of Clay Dub Duns Road Greenlaw

Hi Fraser,

I hope you are well.

Was this request passed to yourself? I appreciate that you'll have been diverted to do Ukrainian work but if you can provide a response to Julie that would be great.

Tricia

Tricia Scott

Protective Services Manager

Regulatory Services

Scottish Borders Council

01835 824000 ex 5730

tscott@scotborders.gov.uk

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From: Hayward, Julie <JHayward2@scotborders.gov.uk>

Sent: 30 August 2022 13:08

To: Scott, Tricia <TScott@scotborders.gov.uk>

Subject: FW: 22/00032/FUL: Land North And East Of Clay Dub Duns Road Greenlaw

Hi

I have been requesting a response to this application for the erection of Class 4 joinery workshop with associated access and parking due to potential noise and dust issues (see below) but to date I have not received any comments. The applicant is pushing for a decision and I have agreed the application will be determined by 9th September. I would appreciate any comments that you/your officers may have by next Tuesday.

Thanks

Julie

Julie Hayward

Team Leader

Development Management

Planning, Housing and Related Services

Corporate Improvement and Economy

Scottish Borders Council

Tel: 01835 825585

E-mail: jhayward2@scotborders.gov.uk

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From: Hayward, Julie

Sent: 10 August 2022 14:31

To: PLACE Environmental Health <PLACEhealth@scotborders.gov.uk>

Subject: 22/00032/FUL: Land North And East Of Clay Dub Duns Road Greenlaw

Hi

Environmental Health was consulted on this application for the erection of a Class 4 joinery workshop with associated access and parking on 13th June and to date I have not yet had a response.

As this has the potential to have noise and dust impacts (and is a potential committee item), I would really appreciate a response by 22nd August

Thanks

Julie

Julie Hayward

Team Leader

Development Management

Planning, Housing and Related Services

Corporate Improvement and Economy

Scottish Borders Council

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PLANNING CONSULTATION

To: Forward Planning Section

From: Development Management

Date: 17th February 2022

Contact: Cameron Kirk ☎ 01835 825253

Ref: 22/00032/FUL

PLANNING CONSULTATION

Your observations are requested on the under noted planning application. I shall be glad to have your reply not later than 10th March 2022, 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 10th March 2022, 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: Marchmont Farms Ltd

Agent: Smith & Garratt

Nature of Proposal: Erection of Class 4 joinery workshop with associated access and parking
Site: Land North And East Of Clay Dub Duns Road Greenlaw Duns Scottish Borders

**CONSULTATION RESPONSE TO
PLANNING OR RELATED APPLICATION**

Comments provided by	Officer Name and Post:	Contact e-mail/number:
	Forward Planning Section (Officer to fill in own name)	Deborah Armstrong
Date of reply	11/05/2022	Consultee reference:
Planning Application Reference	22/00032/FUL	Case Officer: Julie Hayward
Applicant	Marchmont Farms Ltd	
Agent	Smith & Garratt	
Proposed Development	Erection of Class 4 joinery workshop with associated access and parking	
Site Location	Land North And East Of Clay Dub Duns Road Greenlaw Duns Scottish Borders	
<p><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></p>		
Background and Site description	<p>The site is located to the north of Greenlaw and is outwith the Development Boundary. The site lies to the north of the existing business and industrial safeguarded site (zEL22) and is currently arable land.</p> <p>The current full planning application is for the erection of a new workshop for G&J Waddell Ltd joiners in Greenlaw. The proposed workshop is 40m x 16.3m. The proposal includes sharing the existing access which currently serves the business unit to the south of the application site. The existing access is located within the business and industrial safeguarded allocation (zEL22). There is a single house located directly adjacent to the site, situated to the south west of the application site.</p> <p>It is noted that the business is established, however no details are provided of where the business currently operates from.</p>	
Key Issues (Bullet points)	<ul style="list-style-type: none"> • Principle of the development on the site, and • Any other policies within the LDP which need to be considered 	
Assessment	<p><u>Background Context</u></p> <p>As background context, the applicant seeks the erection of a workshop, to re-locate their existing business from current premises. The reason being, that the existing landlord at the joiners workshop requires the building for another use and also, the joinery firm has outgrown the old and basic building. The applicant undertakes joinery works for Marchmont Farms and states that they are an important supplier, meriting this level of support. Furthermore, that they are important to the local community and economy, so merit wider support.</p> <p>The agent has advised that although the application site is arable land, it is considered to be inconvenient to modern arable farming practices.</p>	

Principle of Development

The Council are generally supportive of businesses re-locating and have policies in place for such proposals, within the LDP. However, in consideration of such proposals, the relevant policies require criteria tests to be considered.

It should be noted that in the preparation of the LDP, we do specifically allocate sites for business and industrial use within Development Boundaries as the starting position for preference for business and industrial use.

The site is located outwith the Development Boundary for Greenlaw, therefore the proposal cannot be assessed against Policy PMD3: Land Use Allocations. The proposal must therefore be assessed against Policy PMD4: Development Outwith Development Boundaries. The aim of this policy is to ensure that most development is located within defined Development Boundaries. Any development proposals outwith the boundary must comply with the rigorous exceptions criteria contained within the policy. Two of the exceptions are:

- *'It is a job generating development in the countryside that has an economic justification under Policy ED7 or HD2' OR*
- *'It is a development that is considered would offer significant benefits that outweigh the need to protect the Development Boundary'.*

All proposals must also satisfy the following criteria contained within Policy PMD4:

- a) Represents a logical expansion of the built up area, and*
- b) It is of an appropriate scale in relation to the size of the settlement, and*
- c) Does not prejudice the character, visual cohesion or natural built up edge of the settlement, and*
- d) Does not cause a significant adverse effect on the landscape setting of the settlement or the natural heritage of the surrounding area.*

Furthermore, the decision on whether to grant exceptional approvals will take account of:

- a) Any indicators regarding restrictions on, or encouragement of, development in the longer term that may be set out in the settlement profile;*
 - b) The cumulative effect of any other developments outwith the Development Boundary within the current Local Plan period;*
- The infrastructure and service capacity of the settlement.*

Policy ED7

Policy ED7: Business, Tourism and Leisure Development in the Countryside, aims to allow for appropriate employment generating development in the countryside whilst protecting the environment and to ensure that business, tourism and leisure related developments are appropriate to their location. Proposals for business, tourism and leisure in the countryside will be approved and rural diversification initiatives will be encouraged provided that they meet one of three criteria set out within the policy.

Criteria c) contained within Policy ED7 states that *'The development is to be used for other business or employment generating uses, provided that the Council is satisfied that there is an economic and/or operational need for the particular*

countryside location, and that is cannot reasonably be accommodated within the Development Boundary of a settlement’.

In respect of criteria c), the applicant must in the first instance confirm where the existing business is located, and why the existing site and the mixed use allocation (MGREE001) are not suitable. It should be noted that the mixed use allocation (MGREE001) is being taken forward as a business and industrial allocation (BGREE005) within the Proposed Local Development Plan.

The applicant should also confirm whether any other sites have been looked at for the re-location of the business? If it is confirmed that there are no other suitable alternative sites for the re-location of this business, then at that point we are at liberty to look at other sites located outwith the Development Boundary, in accordance with the criteria contained within Policy PMD4, which are outlined above. However, it is considered that insufficient information has been submitted to date to allow this.

In addition to the criteria above, the following criteria contained within Policy ED7 must also be considered:

- a) The development must respect the amenity and character of the surrounding area,*
- b) The development must have no significant adverse impact on nearby uses, particularly housing,*
- c) Where a new building is proposed, the developer will be required to provide evidence that no appropriate existing building or brownfield site is available, and where conversion of an existing building of architectural merit is proposed, evidence that the building is capable of conversion without substantial demolition and rebuilding,*
- d) The impact of the expansion or intensification of uses, where the use and scale of development are appropriate to the rural character of the area,*
- e) The development meets all other siting, and design criteria in accordance with Policy PMD2, and*
- f) The development must take account of accessibility considerations in accordance with Policy IS4.*

In respect of the neighbouring amenity, we note that it is highly likely that the noise levels will be high from a workshop and under normal circumstances established business and industrial sites would be the preferred location. There is a house located directly to the south west of the application site and the proposal must comply with Policy HD3: Protection of Residential Amenity.

It is also noted that the proposed building will be prominent from the approach road into Greenlaw from the north.

Overall, it is not considered that there is sufficient information submitted to date, to justify that the proposal meets the exceptions criteria contained within Policy PMD4 and ED7. It should be noted that there may be a requirement for the Development Management Officer to request additional information in respect of, for example, amenity and visual impact in order to assess the proposal against the relevant policies and request any mitigation where considered necessary.

Other Policies/Requirements

Cognisance must also be given to the other policies contained within the LDP,

	<p>including the following;</p> <ul style="list-style-type: none"> - Policy PMD1: Sustainability - Policy PMD2: Quality Standards - Policy ED2: Employment Uses Outwith Business and Industrial Land - Policy HD3: Protection of Residential Amenity - Policy EP1: International Nature Conservation Sites and Protected Species - Policy EP3: Local Biodiversity - Policy EP10: Gardens and Designed Landscape - Policy EP13: Trees, Woodlands and Hedgerows - Policy IS6: Road Adoption Standards - Policy IS7: Parking Provision and Standards - Policy IS8: Flooding - Policy IS9: Waste Water Treatment Standards and Sustainable Urban Drainage 			
Recommendation	<input checked="" 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				

**CONSULTATION RESPONSE TO
PLANNING OR RELATED APPLICATION**

Comments provided by	Roads Planning Service	Contact e-mail/number:	
Officer Name and Post:	Keith Patterson Roads Planning Officer	kpatterson@scotborders.gov.uk 01835 826637	
Date of reply	11 th April 2022	Consultee reference:	
Planning Application Reference	22/00032/FUL	Case Officer: Cameron Kirk	
Applicant	Marchmont Farms Ltd		
Agent	Smith & Garratt		
Proposed Development	Erection of Class 4 joinery workshop with associated access and parking		
Site Location	Land North And East Of Clay Dub Duns Road Greenlaw Duns 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>			
Background and Site description			
Key Issues (Bullet points)			
Assessment	I have no objections in principle to this proposal. The site is located adjacent to and served by the existing Business and Industrial site. There is also an allocated mixed use site to the East (MGREE003) which requires means of access from the A6105. The mixed use site is currently subject to an application for housing which would be served by The Avenue, however should that application prove unsuccessful then there is still the possibility that the mixed use site will be served by the access to the Business and Industrial site and it is therefore imperative that this proposal does not prevent access to that site in the future should it be required. I am confident this can be covered by a suitably worded condition.		
Recommendation	<input type="checkbox"/> Object	<input type="checkbox"/> Do not object	<input checked="" type="checkbox"/> Do not object, subject to conditions
Recommended Conditions	<p>Prior to commencement of development a detailed layout plan to be submitted and approved showing access to the site and through to allocated site MGREE003, including parking provision for the existing business. Reason: To ensure access is maintained to the adjacent allocated site.</p> <p>Prior to commencement of development engineering drawings for the access to the site from the A6015 detailing construction make up, drainage and pedestrian provision to be submitted and approved by the Council, thereafter the access to be implemented in strict accordance with the approved drawings prior to the development becoming operational, unless otherwise agreed in writing with the Council. Reason: To ensure the access is formed to an acceptable standard in the interests of pedestrian and road safety.</p>		
Recommended Informatives			

Signed: DJI