

SCOTTISH BORDERS COUNCIL**PLANNING AND DEVELOPMENT COMMITTEE****APPLICATION FOR PLANNING PERMISSION**

REF : 99/00491/FUL

APPLICANT : Mr Ian Maxwell

AGENT : Jim Abbot Architect

DEVELOPMENT : Erection of workshop/storage building and formation of access road

LOCATION : Site At Former Railway Line Adjacent Tomb Plantation Rachan
Broughton
Biggar
Lanarkshire
ML12 6HQ

TYPE : Full Application

Observations by Development Control Officer - Ian Aikman

The site lies within the Rachan Estate Policies near Broughton and consists of a stretch of former railwayline. The land forms the north eastern edge to the Tomb Plantation woodland and adjoins the property known as Pinewoodend at its northern tip. The majority of the site area consists of the railway embankment, which is partially covered with regenerated trees.

The applicant owns the land in association with his mother and seeks permission to erect a workshop/office/storage building for his roofing and building business. Access is to be taken from the D54/1 with the existing railway bridge abutment removed for safety and visibility reasons.

The building is to be located 20m from the northern boundary of the site and cut into the existing embankment. It is proposed to bund and plant trees along this boundary to provide adequate screening from the most immediate neighbours at Pinewoodend. The building is scaled at 14.1m by 7.62m with a ridge height of 5m. The building would be constructed with a concrete block base, grey profiled steel wall sheets and pitched corrugated cement roof.

The Council is keen to see rural businesses develop and expand and Mr Maxwell's proposals are consistent with this desire. The type of use and the location of the building are felt to be appropriate and I do not accept that there would be demonstrable harm to the amenities of those living in the vicinity of the new building or the visual qualities of the area. I do not feel that there is a justifiable need to restrict the hours of operation of the business or seek the relocation of the building.

Recommendation

It is recommended that the application be approved subject to the following condition(s) :-

- 1 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.
- 2 The vehicular access to the site to be completed to the specification of the Planning Authority before the development becomes operational.
Reason: In the interests of road safety.
- 3 The use of the building to be restricted to any use defined within Class 4 (Business) of The Town and Country Planning (Use Classes)(Scotland) Order 1997.
Reason: To safeguard the amenities of residents living in the vicinity of the site.