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**From:** Dods, Ranald  
**Sent:** 10 May 2023 14:17  
**To:** localreview  
**Cc:** Henderson, Fiona  
**Subject:** RE: 22/00933/FUL and 23/00001/RREF from Irb, additional information

In response to your email of 26 April, I have restricted my observations to the last item (photographs). Other officers will provide their comments to the other items.

In PB02, it is clear from these photographs that the timber processing facility, which has been operating for approximately 15 years, operates without the need for an on-site presence in the form of a house.

In PB03, the second photograph shows a log splitter which would appear to be located adjacent to the Pentland Plants glasshouses (grid reference approximately 326350 665353 and 620m to the east) rather than in the timber processing facility.

In PB06, the 2<sup>nd</sup> and 3<sup>rd</sup> photographs are foreshortened and make the houses appear much closer to the timber processing facility than they are. It is stated on the last photograph that no noise condition was imposed. Since the timber processing facility was an existing use, it would not have been competent for Midlothian Council to impose on the existing use a further condition relating to noise attenuation. As stated before and highlighted in the applicant's appendix 3 of the planning application submission, that council's Environmental Health Officer objected to the proposed housing development (Midlothian reference 19/01039/PPP) on the grounds that as noise generating operation, the timber processing facility was "*...very likely to affect the amenity of other proposed residential properties*".

Ranald

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**From:** localreview <[localreview@scotborders.gov.uk](mailto:localreview@scotborders.gov.uk)>  
**Sent:** 26 April 2023 12:33  
**To:** Dods, Ranald <[Ranald.Dods@scotborders.gov.uk](mailto:Ranald.Dods@scotborders.gov.uk)>  
**Subject:** Land South West of West Loch Farmhouse, Peebles - 22/00933/FUL and 23/00001/RREF  
**Importance:** High

Good Afternoon

Further to the Local Review Body held on 17 April 2023, the Review Body have requested that the Planning Officer, and anyone he may wish to consult with, comment on the information list below which was submitted with the Review but was not before the appointed officer at the time of determination.

- Legal Opinion from Mr Neil Collar
- Tree Protection Plan
- Ecology Appraisal Plan
- Noise Impact Assessment
- Photographs – PB02/PB03 and PB06

Please send any comments to the above email address by **Thursday, 11 May 2023 at the latest.**

Thanks Fiona

Fiona Henderson  
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