

[REDACTED]

From: deborah garner [REDACTED]
Sent: 05 May 2023 10:07
To: DCConsultees <dcconsultees@scotborders.gov.uk>
Subject: Re: Planning application 23/00553/FUL Lorry park in Morebattle

CAUTION: External Email

To Whom it may concern,

"With reference to the above, at the recent meeting of the Kalewater Community Council there was a deal of concern about the proposal.

Our issues are:-

- The close proximity to the Primary School, and possible disruption from noise during the school day
- The dangers associated with the increase in heavy traffic, with special concern for the school traffic, cyclists and walkers (of which there are many as we are on the national route of St. Cuthbert's Way)
- The disturbance to the peace and tranquillity of the village, which could be at unsociable hours
- The proximity of the proposed entrance so close to the new entrance that has been created for farm traffic to Whitton has been raised by a councillor from the farming community.

These are concerns that we would like to be noted and hopefully addressed."

With Regards

Debbie Garner and Steve Murphy (secretaries)

On behalf of the Kalewater Community Council.

Sent from [Mail](#) for Windows

From: Bell, Laura (Planning HQ)
Sent: 10 July 2023 16:44
To: Calvert, Euan
Subject: 23/00553/FUL - Land East Of Unit 3 Croft Park Industrial Estate, Morebattle

Hi Euan,

Thank you for consulting the Forward Planning Team on planning application 23/00553/FUL for the change of use from agricultural land to lorry storage yard.

The site is allocated for Business and Industrial use within the Local Development Plan 2016 and the site has been carried forward into the Proposed Local Development Plan 2020. The Proposed Plan has recently been at Examination and the Reporter did not propose any changes therefore the principle of a lorry yard at this location is considered acceptable.

It should be noted that the site requirements within the LDP state that structure planting is required to the northern and eastern site boundaries however the applicant's proposed site plan only shows planting to the eastern site boundary.

If you would like to discuss this further please let me know.

Kind regards

Laura

Laura Bell
Planning Officer
Planning Policy & GIS
Scottish Borders Council
t: 01835 825064
e: Laura.Bell@scotborders.gov.uk

My working days are Monday, Tuesday and Wednesday.

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**CONSULTATION RESPONSE TO
PLANNING OR RELATED APPLICATION**

Comments provided by	Roads Planning Service	
Officer Name, Post and Contact Details	Mark Payne Roads Planning Officer	mark.payne@scotborders.gov.uk 01835 825018
Date of reply	12 th May 2023	Consultee reference:
Planning Application Reference	23/00553/FUL	Case Officer: Euan Calvert
Applicant	James Y Burn Haulage	
Agent	FBR Seed Ltd	
Proposed Development	Change of use from agricultural land to lorry storage yard	
Site Location	Land East Of Unit 3 Croft Park Industrial Estate Morebattle Kelso 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	LDP allocated site BMORE001 Extension to Croft Industrial Park (Business and Industrial)	
Key Issues (Bullet points)	<ul style="list-style-type: none"> • Access • Traffic 	
Assessment	<p>Whilst I have no concerns regarding the extension of the industrial estate, I have some concern with the proposal as submitted. Approval of the layout indicated is likely to prejudice the extension of the industrial estate as laid out in the Council's current Local Development Plan (LDP). Site BMORE001 allows for the extension of the industrial estate but I would have expected any extension to have utilised the roads within the existing industrial estate site to serve the additional ground. The supporting information within the LDP states access is available to/from the B Class road, however this would be to serve the extension and not a single plot. We have a presumption against new accesses on to a B Class road outwith the settlement boundary and whilst there is an existing access, this application proposes a new access for a single plot, or larger junction to serve a larger area, rather than utilising the existing road infrastructure. As part of any extension to the estate we would also expect the pedestrian route and street lighting to be extended from their existing location to the site access.</p> <p>In order to fully consider this application, I require further details as indicated below:</p> <ul style="list-style-type: none"> • Confirmation as to why the site cannot be accessed via the existing industrial estate road. • Provide visibility splays showing what is achievable in both directions from the proposed access. • It is assumed that staff will be travelling to/from site in cars in order to Pick-up/leave their lorries. Please indicate the location and number of proposed parking spaces, with provision for manoeuvring for all vehicles within the site so that they can exit onto the public road in a forward gear. 	

	<ul style="list-style-type: none"> • Provide a transport statement showing the anticipated impact of heavy vehicle movements, particularly through Morebattle. • Details of the extension of the existing pedestrian route and street lighting from their existing termination to the access to the site. 			
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: **AJS**

**CONSULTATION RESPONSE TO
PLANNING OR RELATED APPLICATION**

Comments provided by	Roads Planning Service		
Officer Name, Post and Contact Details	Mark Payne Roads Planning Officer		mark.payne@scotborders.gov.uk 01835 825018
Date of reply	11 th July 2023	Consultee reference:	
Planning Application Reference	23/00553/FUL	Case Officer: Euan Calvert	
Applicant	James Y Burn Haulage		
Agent	FBR Seed Ltd		
Proposed Development	Change of use from agricultural land to lorry storage yard		
Site Location	Land East of Unit 3 Croft Park Industrial Estate Morebattle Kelso 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	This is a re consultation based on amended drawings		
Key Issues (Bullet points)	<ul style="list-style-type: none"> • Access • Traffic • Pedestrian links 		
Assessment	<p>Further to my previous comments, I accept that this site cannot be reasonably accessed via the existing industrial estate, therefore a new access onto the B class road would be permitted. Visibility at the proposed new access should be sufficient to provide 2.4m x 160m in both directions, as supported by the supplied visibility splays.</p> <p>However, it is my belief that an extension of the pedestrian route from Morebattle will be required. Policy has changed since the construction of the original industrial estate, with Designing Streets and NPF4 placing greater emphasis on active travel and connectivity.</p> <p>I also note that the scope of the proposal has changed to incorporate sheds and a portacabin / office and it is no longer solely a hard standing and parking area. As such, there should be a method for staff to safely walk into Morebattle should they wish it and further information should be provided in this regard.</p> <p>It should be noted that there may also be a requirement for street lighting over this section of proposed footway.</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	
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Signed: DJI