

SCOTTISH BORDERS COUNCIL

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

PART III REPORT (INCORPORATING REPORT OF HANDLING)

REF : 21/00987/FUL

APPLICANT : Mr Forbes Chisholm

AGENT : Gain Planning Services

DEVELOPMENT : Change of use of land to site 13 no self storage containers

LOCATION: Land North Of
Brown Bros Ltd
George Street
Peebles
Scottish Borders

TYPE : FUL Application

REASON FOR DELAY:

DRAWING NUMBERS:

Plan Ref	Plan Type	Plan Status
1 of 4	Location Plan	Approved
2 of 4	Proposed Block Plan	Approved
3 of 4 [9 sheets]	Other	Approved
4 of 4	Photos	Approved

NUMBER OF REPRESENTATIONS: 0

SUMMARY OF REPRESENTATIONS:

No representations were received.

Consultation response received from: Roads - no objection. Whilst the proposal does not offer any formal parking spaces, there are many informal parking opportunities within the site, surrounding land, and nearby roads. The proposal is unlikely to generate a significant number of vehicular movements and is unlikely to negatively affect the surrounding roads; Flood Risk Officer - no objection. Containers should be secured to ground in order to prevent downstream damage. This development would be at the applicant's own commercial risk.

PLANNING CONSIDERATIONS AND POLICIES:

Scottish Borders Local Development Plan 2016
PMD2 - Quality standards
PMD5 - Infill development
HD3 - Protection of residential amenity
EP1 - International nature conservation sites and protected species
IS8 - Flooding

The site is not strategic, therefore the policies contained within SESplan have not been assessed.

The following council guidance is material:
Placemaking and design.

Recommendation by - Ranald Dods (Planning Officer) on 13th August 2021

The proposal is for a change of use from open space to a storage area and the siting of up to 13 storage containers.

This application has been considered primarily against the relevant policies of the Local Development Plan 2016 and, where material, also against advice contained within the Council's Supplementary Planning Guidance. Due regard has also been given to all other material planning considerations. My conclusion is that the application should be approved for the reason noted below and, where applicable, subject to the recommended schedule of conditions and/or informative notes.

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 The development hereby permitted shall not be carried out otherwise than in complete accordance with the plans and specifications approved by the planning authority.
Reason: To ensure a satisfactory form of development which contributes appropriately to its setting.
- 2 No development shall commence until a drawing showing the exact site layout, number of units and the colour thereof, specified by means of a RAL or BS code, have been submitted to and approved in writing by the planning authority. Once approved, the development shall not be carried out otherwise in complete accordance with the approved details, unless otherwise agreed in writing with the planning authority.
Reason: To ensure a satisfactory form of development which contributes appropriately to its setting.
- 3 No development shall commence until details of the methods used to anchor the units to the ground have been submitted to and approved in writing by the planning authority. Once approved, the development shall not be carried out otherwise in complete accordance with the approved details, unless otherwise agreed in writing with the planning authority.
Reason: As the site is likely to be subject to flooding, the units must be secured to the ground in order to prevent them being washed away in a flood, thereby potentially causing damage downstream and blocking culverts and bridges.

Informatives

It should be noted that:

- 1 As the storage containers would be located within the flood extent of the Eddleston Water, their use is entirely at the site operator's own commercial risk.
- 2 You are advised to sign up to FLOODLINE at www.sepa.org.uk or by telephone on 0845 988 1188 in order to receive flood warnings from SEPA. It would also be advisable to develop an evacuation plan for the site to cover times of flood warning.

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