

E FRASER

SOUTH VIEW

PIRNHAUGH

PRINCESSREET

Innerleithen

EH446JX

27/07/2023

YOUR REF 23/01003/FUL REF Carlos Clark

Dear Sirs / Madams

In reference to the above application for planning consent have no problem with the potential use of the area for storage but have the following concerns mainly in relation to previous permissions and traffic.

1. As part of the planning consent for the conversion from workshops to housing, one of the conditions was no business could be conducted from the property, I would consider confirmation that the containers are only to be used for domestic storage and not as workshops or any form of industry especially where mobile power ie., generators are going to be used is not unreasonable and falls within the rules for planning consent.
2. The road leading to Pirnhaugh is a private road and not adopted from the line of the second house down from the bridge access, the property has right of access over this road as per the title deeds.
3. However, it is a single track and is also part of the cycle path from Peebles to Walkerburn and as such is well used by walkers, cyclists, dog walkers etc., what consideration is to be made for this multiuse area if any, and what conditions are to put in place if any to safeguard the users of this area from the extra traffic accessing the facility. Please note the road can not be widened as the property on either side is private and not available .
4. I would like to point out my concerns for the parking related to the site as stated the road is single track and parking on the verges will cause problems especially for the Farmer who owns the fields to the East And South of the area, parking on the verges will deny him access to these field which at the moment is already tight for his equipment, we have a good relationship with David and his family and they do not deserve problems caused by thoughtless individuals parking wherever they see fit. I would consider parking restricted to within the facility as a must.
5. Due to the nature of the road and the restricted access in Princessreet also the Construction of the road, the unrestricted use of the road for heavy vehicles will cause problems, It is accepted heavy vehicles will be required to access the site to deliver the containers. I would be concerned if there were free access to heavy vehicles both from the point of the cycle path and the formation of the road. I would consider some for of restriction on vehicle size would be appropriate given the above problems.
6. To sum up the access to the property has been formed with the help and advice from the Borders Council roads department and has been formed for domestic use and occasional access by heavier transport eg., David Hamiltons farm equipment and occasional deliveries. The road was never intended to be used for any commercial or busy access.

If planning is granted restrictions and conditions on the use of the containers the types of vehicles to access the site, volume of vehicles and restrictions on parking out with the site would put my mind at rest .Possibly also specified access times if this was practical.

Regards Eddie Fraser