

Comments for Planning Application 23/01003/FUL

Application Summary

Application Number: 23/01003/FUL

Address: Former Gas Works Princes Street Innerleithen Scottish Borders

Proposal: Commercial storage facility comprising 30 no. storage containers with associated works

Case Officer: Carlos Clarke

Customer Details

Name: Mrs Aileen Logan

Address: Yarrow Cottage, 1 Montgomery Street, Innerleithen, Scottish Borders EH44 6JP

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Detrimental to Residential Amenity
- Inadequate access
- Increased traffic
- Road safety

Comment: I strongly object to this application. The access to the site at the bottom of Princes Street is narrow with no footpath and is not suitable for the amount of heavy traffic which will be generated by this application. It is at the start of the shared path to Walkerburn which is heavily used by pedestrians and cyclists and will cause safety issues. Already this week we have had our garage badly damaged by a lorry using this access. Princes Street is already difficult owing to parked cars and the bend at the top of the street which restricts visibility for oncoming traffic. I do hope common sense will prevail and that this application is refused on safety grounds as well as loss of amenity.

Aileen Logan

Comments for Planning Application 23/01003/FUL

Application Summary

Application Number: 23/01003/FUL

Address: Former Gas Works Princes Street Innerleithen Scottish Borders

Proposal: Commercial storage facility comprising 30 no. storage containers with associated works

Case Officer: Carlos Clarke

Customer Details

Name: Dr Daniel Davis Wood

Address: 54 George Street, Innerleithen, Scottish Borders EH44 6LJ

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Contrary to Local Plan
- Road safety

Comment: This facility would result in an increase in large/heavy vehicles at hours of the day that coincide with children making their way to school. The access road (Princes Street) is on a designated school walking route, which increases the risk to children and their carers on their way to St. Ronan's PS.

[REDACTED]

From: Iain Weir [REDACTED]
Sent: 26 July 2023 21:21
To: Planning & Regulatory Services
Subject: Planning Application Objection - 23/01003/FUL

CAUTION: External Email

23/01003/FUL - Commercial Storage Facility comprising of 30 no. Storage containers with associated works at Formers Gas Works, Princes Street, Innerleithen.

I wish to formally object to the above planning application for the following reasons:

1. The application submitted states that the area in question was used previously as a water treatment works. This is incorrect and the site was a former gas works that housed two large Gasometers. The ruminants of which I believe to still be in the ground.
2. The land in question has been cleared by the applicant and put to hard ground standing before any application was submitted. Before this was cleared this was an area comprising of trees and shrubbery attracting various wildlife; all of which has now gone.
3. It is unclear what difference this clearing and hardstanding will make to any rainfall and water runoff. The ground is also subject to ground contamination, a report which I was unable to obtain from Scottish Gas Networks (previous owner) as they said it was confidential.
4. The access farm track is not adopted and therefore not suitable for the anticipated increase in traffic flow, as well as the likely commercial vehicle access as anticipated in the submitted plans. It is important to note that this is also a single lane farm track and not wide enough for two vehicles to pass as claimed in the planning application. Traffic trying to manoeuvre in opposite directions would cause one party to have to reverse considerable distances through a busy multi-use pathway, safe routes to school crossing and properties to ensure neighbouring properties driveways were not used.
5. When the former gas works were in use there was an official access road. There was no residential accommodation to the south at the time either. Now that residential accommodations have been built this area should be classified and identified as residential.
6. The current farm access track also forms part of the heavily used multi-use pathway network and is used by increasing numbers of pedestrians and cyclists of all ages and abilities. An increase in vehicular traffic would be dangerous and cause an unnecessary high risk to non-vehicular traffic. Sight lines are heavily obscured for anyone entering onto the access farm track from the multi-use pathway.
7. Princes Street is greatly affected by increased residential vehicle use and parking which makes the majority of the road one-lane. Vehicles already have to reverse a significant distance throughout the day to allow traffic to pass. Reversing is a high-risk manoeuvre even over short distances. The condition of the road surface in Princes Street is also poor with many properties accessing directly to the road (ie no pavement in front of their property).
8. There is a significant "pinch point" at the north end of Princes Street on a corner and where the road narrows.
9. The south side of Princess Street is also crossed as a marked safe route to school. The times identified in the planning application also correspond to the times of the higher movement of school pupils. An increase in traffic would pose an increased danger to school children, a considerable amount being of nursery and primary school age.
10. Granting of this application will also cause nuisance, disturbance and increased dust & muck to a quiet residential area having a negative impact on current & future residents.

11. Innerleithen currently has several industrial units and industrial areas of which are under occupied. For this reason I disagree with the applicants claim that there is a demand of further commercial/industrial need.
12. It is unclear as to how any further works to this area would have on the local bat populations, some of which reside adjacent to the site.

I trust that the above points will be taken into consideration and hope that this application will be declined. It is also hoped that Scottish Borders Council will consider making the site part of a residential area in its zoning.

Iain Weir
Pirn Haugh
Princes Street
Innerleithen
EH44 6JX

Comments for Planning Application 23/01003/FUL

Application Summary

Application Number: 23/01003/FUL

Address: Former Gas Works Princes Street Innerleithen Scottish Borders

Proposal: Commercial storage facility comprising 30 no. storage containers with associated works

Case Officer: Carlos Clarke

Customer Details

Name: Mr Iain Weir

Address: Pirn Haugh, Princes Street, Innerleithen, Scottish Borders EH44 6JX

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Contrary to Local Plan
- Flood plain risk
- Inadequate drainage
- Inadequate screening
- Increased traffic
- Land affected
- Loss of view
- Noise nuisance
- Over Provision of facility in area
- Overlooking
- Road safety
- Value of property

Comment: Further to my already lodged objection I would like to comment further regarding the ground works which have already been undertaken. I read the letter from Irvine Groundwork's which did the works. They have put down hard standing but this is around 8" higher than what was there previously. There is now water run-off onto my land, against my property wall. This has been very noticeable of late with the rain we have been having. This is entirely new since these unsolicited ground works were undertaken. I would encourage this to be taken into consideration especially with the flood risk officer and SEPA comments.

There has been recent damage to a neighbouring property cause by goods vehicles accessing the narrow access lane also. The route still, even although no longer summer, is attracting large numbers of walkers, cyclists and dog-walkers. As a resident these vulnerable road users are not expecting traffic on the access track. With residents parking on-street at the head of the access track, entering and exiting can be challenging for anything larger than a small van and also means

for increased traffic there are no passing places.

There has been an increase in vacant industrial premises and units in the area over the recent months further compounding the over provision of service in the area.

I acknowledge that the applicant has now acknowledged that the area was a site for gas storage and not as they originally claimed in their application. With this in mind the land is also contaminated and a non-disclosure would have been signed prior to the land sale per the sellers policy. I'd encourage a land contamination survey to be undertaken and publicly available as part of any planning application so that any activity won't be detrimental to the environment.

Comments for Planning Application 23/01003/FUL

Application Summary

Application Number: 23/01003/FUL

Address: Former Gas Works Princes Street Innerleithen Scottish Borders

Proposal: Commercial storage facility comprising 30 no. storage containers with associated works

Case Officer: Carlos Clarke

Customer Details

Name: Mrs J Dobson

Address: The Willows, 26A Princes Street, Innerleithen, Scottish Borders EH44 6JU

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Increased traffic

Comment: I object to this planning application

1. Excess traffic
2. The state of the access road to the site and Princes Street is already full of potholes.
3. There is a public walkway and cycle path nearby. Extra traffic leaves the public safety at risk.
4. There is already an industrial estate in Innerleithen which is half empty.

Comments for Planning Application 23/01003/FUL

Application Summary

Application Number: 23/01003/FUL

Address: Former Gas Works Princes Street Innerleithen Scottish Borders

Proposal: Commercial storage facility comprising 30 no. storage containers with associated works

Case Officer: Carlos Clarke

Customer Details

Name: Mr Ross McGinn

Address: Leithen Foot Princes Street, Innerleithen, Scottish Borders EH44 6JX

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Detrimental to environment
- Detrimental to Residential Amenity
- Increased traffic
- Noise nuisance

Comment: I wish to submit a formal objection to this application. Firstly, let me correct two factual mistakes in the planning statement by Ferguson Planning. The site has never been a water treatment site but was a site that held two large Gasometers that stored the town gas supply. The site is understood to be still contaminated from that use in the past. Secondly the planning statement states that the unadopted farm track is wide enough for two vehicles to pass. This is not the case for the section nearest to Princes Street.

When this site was last used for gas storage there were no houses south of the application area. The area at Pirnhaugh now has five dwelling houses built in recent years. This area should now be identified as a residential area.

The main concern for residents who will be severely affected by the installation of storage facilities is the likely significant increase in heavy traffic. Princes Street is already more or less a one lane street with a lot of on street parking for the full length. There is a significant 'pinch' point at the corner just before reaching the A72 and regularly vehicles have to reverse a significant distance to allow passage whether coming from the north or the south.

Further, just this week a lorry using the farm track did some substantial damage to the garage of a neighbour that exits onto the very end of the adopted section of Princes Street and highlights residents' concerns.

The access track to the proposal site is also part of the signposted link for the Tweed Valley Railway Path as it progresses east to the Tweed side and Walkerburn. Also, as Princes Street is crossed as part of a 'safe route to school' from the footbridge over Leithen Water to Montgomery Street significant vehicle movements will put children at greater risk here.

Let me state again that I object to this application in that there will be increased traffic nuisance in a residential area further adding to the dust and muck that we already get from an unadopted track alongside a significant risk on Princes Street itself.