

Scottish Borders Council

Regulatory Services – Consultation reply

Planning Ref	16/01174/PPP
Uniform Ref	16/01900/PLANCO
Proposal	Erection of vehicle body repair workshop and associated parking
Address	Land North West Of Dunrig Spylaw Farm Lamancha West Linton Scottish Borders
Date	18 October 2016
Amenity and Pollution Officer	David A. Brown
Contaminated Land Officer	No Comments

Amenity and Pollution

Assessment of Application

Air quality

Noise

Nuisance

Private Water Supply

Recommendation

No Comment

PLANNING CONSULTATION

To: Economic Development Section

From: Development Management

Date: 26th September 2016

Contact: Dorothy Amyes ☎ 01835 826743

Ref: 16/01174/PPP

PLANNING CONSULTATION

Your observations are requested on the under noted planning application. I shall be glad to have your reply not later than 17th October 2016, If further time will be required for a reply please let me know. If no extension of time is requested and no reply is received by 17th October 2016, it will be assumed that you have no observations and a decision may be taken on the application.

Please remember to e-mail the DCConsultees Mailbox when you have inserted your reply into Idox.

Name of Applicant: GS Chapman Vehicle Body Repairs

Agent: Ericht Planning & Property Consultants

Nature of Proposal: Erection of vehicle body repair workshop and associated parking

Site: Land North West Of Dunrig Spylaw Farm Lamancha West Linton Scottish Borders

OBSERVATIONS OF: Economic Development Section

CONSULTATION REPLY

GS Chapman Ltd is owned by husband and wife team, Graeme and Debbie Chapman and operates from an agricultural unit at Macbiehill near West Linton. The business started in 2008 with a rolling five year lease; the current lease has until April 2018 remaining.

The current site owners are elderly, causing uncertainty, and therefore all 4 of the traders operating from the units are looking for alternative sites. In addition to the instability of ownership, major work is now required on the roof with no action being taken by the owners.

The current premises are also presenting operational challenges for the business:

- The internal space is restricting the number of cars they can physically work on at a time and as their work is carried out in stages this can mean 4 or 5 'in progress' vehicles filling the workspace with no room to start a new job. The applicant has been operating a 2 to 3 month waiting list this past year; this presents a risk to the business in that customers may choose to take their custom outside of the Borders to their competitors in MidLothian.
- The business is offering two added value services to their customer base
 - underbody wax treatment
 - safeguarding treatment for the bodywork

Both of these treatments can generate between £300 - £500 per treatment, currently the business is limited in offering this service due to the lack of space and staff.

The applicant has tried to find an alternative site to relocate his business and identified industrial land near to Deanfoot Road in West Linton. The site is owned by Mrs Bell of Robinsland Farm, West Linton. The applicant believes this site was zoned as industrial around 20 years ago although no development has been forthcoming since, it is currently overgrown with trees and vegetation. The applicant has spoken with the owner and has sent a formal letter of enquiry but no response was received. Enquiries in Peebles proved unsuccessful with the units in Southpark in Peebles not accepting vehicle trades.

In terms of this planning application, the applicant has emphasised the following to support his case:

- The unit would be 1000 metres closer to the A701 than the current site
- Numerous residential properties are passed at the present site, the potential site only passes one property
- There is an existing business operating from this B road, Glenrath Farms operate further up from Spylaw Farm with daily traffic.
- The applicant is satisfied with any condition restricting use of the unit to farm ownership

The business is generating a steady income with loyal custom from the agricultural sector in Biggar, Broughton, West Linton and Peebles. Tweeddale Garage in Peebles closed their bodyshop and now solely provides mechanical services, as an ex-employee (Bodyshop Manager) of Tweeddale Garage; they are actively directing their customers to GS Chapman.

The additional capacity that a new site would deliver combined with the added value services could generate significant growth for the business and realise employment opportunities in a rural area for one skilled and one unskilled worker.

The family farm, Spylaw, has been in the ownership of the Chapmans since the late-fifties, and was farmed as a commercial enterprise by Graeme's Grandfather until his death in 1967. The farm is 25 acres in size and is no longer sustainable as a commercial unit, however it is still maintained as such by Graeme and his father, and the grazing is let out. They grow potatoes on the land, more as a hobby than a profit making enterprise. Graeme and Debbie built their house on the farm 10 years ago, and full ownership of the farmland has been transferred over to them now with Graeme's parents continuing to live in the original farmhouse.

The applicant is keen to work with Business Gateway to develop the business, we would aim to support this business through our Local Growth Advisory Service and have identified the following areas for initial support.

- Digital Marketing
- Recruitment of Modern Apprentice
- Process improvements in administration (booking & billing)

We understand, however, that the decision from a planning viewpoint means that adherence to Policy ED7 is required. We consider that the applicants have attempted to find an alternative site within a settlement but have been unable to find such a site. We support the results of this investigation, as available sites within the Tweeddale area are extremely scarce. We consider that under the policy, item (c), that it meets this criterion and does support the local agricultural sector, where there is a predominance of off road and 4x4 vehicles. Businesses of this nature do support the local rural economy and are dotted around rural areas, therefore we feel it should not be refused purely on the basis that it is a new facility, if it meets all other criteria.

REGULATORY SERVICES



To: **Development Management Service**
FAO Dorothy Amyes

Date: **28 Oct 2016**

From: **Roads Planning Service**
Contact: **Paul Grigor**

Ext: **6663**

Ref: **16/01174/PPP**

**Subject: Erection of vehicle body repair workshop and assoc. parking
Land North West of Dunrig, Spylaw Farm, Lamancha**

My comments to the previous application (15/01410/PPP), which was refused, are still applicable to the current submission and I have copied them below for your information.

Normally I would be against the principle of this type of business in such a rural location. However it is worth noting that this business currently operates in a rural location, therefore it is almost a like for like replacement in terms of location. In addition, the fit for purpose building will be located on land where the applicant currently resides, which potentially reduces commuting traffic. The traffic generation associated with this type of business is generally less than a general mechanical repair garage.

Given the above, I would be seeking for an appropriately worded condition to be placed on any consent whereby the business is tied to the applicants dwelling (Dunrig) and that the proposed building can only be used in connection with a vehicle body shop business, unless otherwise approved.

The single track public road serving the site benefits from a number of passing places and the proposed site lies a short distance from the A701. The proposed access to site is located at a point where traffic speeds are low and good visibility can be achieved in all directions.

The application is for outline consent; therefore the details of the access and parking areas will be covered at detailed planning stage should this proposal be granted consent. However, I will expect the access to be constructed to the following specification; 75mm of 40mm size single course bituminous layer blinded with bituminous grit all to BS 4987 laid on 375mm of 100mm broken stone bottoming blinded with sub-base, type 1.

In summary, I am able to support the principle of this business at this location providing conditions on the restriction of use and details of access are placed on any consent.

AJS