

SCOTTISH BORDERS COUNCIL

PLANNING AND BUILDING STANDARDS COMMITTEE

4 SEPTEMBER 2017

APPLICATION FOR PLANNING PERMISSION

ITEM:	REFERENCE NUMBER: 17/00765/FUL
OFFICER:	Carlos Clarke
WARD:	Galashiels and District
PROPOSAL:	Change of Use from Class 1 (Retail) to Class 2 (Financial, Professional and Other Services)
SITE:	Units 9 And 10, 6 - 8 Douglas Bridge, Galashiels
APPLICANT:	Westminster Job Centre
AGENT:	JLL

SITE DESCRIPTION

The site comprises two vacant shop units located within the Douglas Bridge area of the town, within the town's Conservation Area. The property fronts a pedestrianised street which links Channel Street to Douglas Bridge footbridge which, in turn, leads to the Transport Interchange located on the other side of the Gala Water. The units are within a terrace, have two modern shopfronts each with large glazed areas flanking a set of double doors, and there is a pair of dormers above one unit. The units have both ground floor and first floor accommodation, extending to 559 squared metres. The property is flanked by an occupied retail unit to the south-west, and a vacant retail unit to the north-east, beyond which is a café/restaurant. Opposite the property is a similar terrace comprising retail units, all of which are occupied (one unit having just recently been reopened as a shop).

PROPOSED DEVELOPMENT

This application seeks full Planning Permission to convert both units from their current retail use (Class 1 of the Use Classes (Scotland) Order 1997) to Class 2, which permits "financial, professional and other services". More specifically, it is proposed that the property be occupied as a job centre, allowing the current job centre to relocate from its current premises in New Reiver House, which is located behind the High Street in the town, just over 300m north-west of this site. No external alterations are proposed. The application is supported by a location plan, and no floor plans have been submitted.

PLANNING HISTORY

Planning Permission (16/00274/FUL) was granted in May 2016 to convert the upper floor of these two units, and that of the vacant unit to the north-east, to studio workshops and offices, albeit retaining the ground floors in Class 1 retail use. This consent has not yet been implemented.

REPRESENTATION SUMMARY

Representations on behalf of five local businesses and Galashiels Chamber of Trade have been submitted, copies of which can be viewed in full on *Public Access*. A summary of the main objections raised are as follows:

- Douglas Bridge should continue to be retail, art and visitor attractions, and no financial, professional or other private or public services
- Douglas Bridge is the natural welcome route for the Transport Interchange, and the most important gateway for visitors and tourists. It is vital that the town is promoted as a thriving, busy and vibrant destination
- An office development will not give the best first impression and a job centre, with its clientele, will not be a welcoming visitor attraction. It should not be located in the main pedestrianised entrance to the town
- The town centre has seen a decline in footfall. The argument of increased footfall resulting from the job centre doesn't make sense, since people using it will already be in the town centre.
- Recently, public and private investments have been trying to increase footfall in the town. A job centre would be contrary to planning policy, and will not represent the footfall needed, but rather the opposite. It will work directly against all suggestions for the town. Careful consideration must be given to planning decisions that could have a major impact on success or failure of projects such as the Great Tapestry of Scotland
- This is a prime retail unit, one of very few with dedicated service provision and no need for Channel Street vehicular access. It is one of the town's best assets for encouraging large retailers, and it would be extremely short sighted to give it up. Developments such as the Tapestry will renew interest from retailers
- Concern regarding the behaviour of a very small minority of clientele being encouraged in this location
- The job centre has other options available to it. Any location in central Galashiels with public transport and close to parking would be equally suitable
- It will remove one empty property but leave one vacant where the job centre is currently
- The ambition should be to fill all vacant units with retail businesses and only consider other uses where all other options have been explored

APPLICANT'S SUPPORTING INFORMATION

The applicant's agent submitted a supporting document (dated May 2016) with the initial application, and a response to a number of issues raised by the Development Management Service during the processing of the application. Both documents can be viewed in full on *Public Access*. The conclusions of the initial supporting statement are noted below, and matters raised in the follow up document are accounted for, where necessary, in the assessment section of this report.

While Local Development Plan (LDP) Policy ED4 presumes against Class 2 uses in the Core Activity Area unless certain policy criteria can be met, this is inconsistent with national policy, which sets out that protectionist LDP policies should only be brought into existence where there is over provision of certain uses. There is no over provision of non-retail uses within the Core Activity Area or wider town centre nor does a Town Centre Strategy exist that identifies a case of over provision. The following matters are identified as key issues:

- The proposed development would result in footfall increase (minimum of 150 persons per day)
- The proposed development would not change the retail frontage of the units, thus they would remain active
- The proposed development, due to the predicted footfall increase and its central location is likely to result in additional joint shopping trips
- There is no over provision of Class 2 or other non-retail uses in the Core Activity Area or wider centre

- The units have been actively marketed for over 18 months at a market rent with no interest from retailers
- The units are expected to remain vacant should retail be the only permitted use
- The occupation by the job centre would bring a vacant unit back into active use thus contributing to the vitality and viability of the centre.

Overall it is concluded that the proposed development is in accordance with the relevant provisions of the LDP and material considerations, particularly Scottish Planning Policy, are found to be supportive. It is respectfully recommended that Policy ED4 be read alongside SPP (para 67) in determining what is deemed to be an appropriate mix of town centre uses.

The applicants would be amenable to SBC issuing a restricted consent allowing only the Job Centre to occupy the unit.

DEVELOPMENT PLAN POLICIES:

Local Development Plan 2016

IS1 Public Infrastructure and Local Service Provision
 IS7 Parking Provision and Standards
 IS8 Flooding
 IS9 Waste Water Treatment Standards and Sustainable Urban Drainage
 EP1 International Nature Conservation Sites and Protected Species
 EP9 Conservation Areas
 ED3 Town Centres and Shopping Development
 ED4 Core Activity Areas in Town Centres

OTHER PLANNING CONSIDERATIONS:

Scottish Planning Policy 2014

CONSULTATION RESPONSES:

Scottish Borders Council Consultees

Roads Planning Service: Planning guidance encourages Councils to look more favourably on applications for change of use where normal requirements, particularly parking, are not met. Whilst this is not ideal, given the town centre location and the proximity to the public transport network and public parking, the RPS does not object. However, they note that the current job centre offices benefit from the presence of disabled parking and a dedicated drop-off area at the door. This facility is not present in the proposed site and due to traffic restrictions in place, will not be easily provided. The applicant should satisfy themselves that they have provided adequate facilities for the disabled or infirm to access the building if the application is approved.

Economic Development Service: Douglas Bridge is a key gateway into the town centre from the Borders Railway and Transport Interchange and is an area which they would hope was vibrant and welcoming.

They strongly support the Scottish Government's Town Centre First Principle and appreciate the need to encourage new business and alternative uses in the town centre. They are concerned about the potential impact of this request for change of use from Class 1 to Class 2. They believe that the change of use of this sizable retail unit could detract from the vibrancy of this location.

However, they also recognise the importance of the services provided by the Job Centre and that a town centre site is an ideal location for these types of services. It would be helpful to understand whether the applicant has considered other units in the town centre, especially those that are currently vacant, to ensure that this is the most appropriate location for their services.

On balance, if there are no other units of appropriate size and specification available, they would be content to accept that this application should be approved, as it does bring a sizeable unit back into productive use. There is a strong argument to be made that having an occupied unit that encourages activity and footfall is more helpful for the town centre than to have a continued vacancy in this large property. It is important to note that the change of use would mean that this strategically located unit would be unlikely to be available for future retail use if retail demand was to increase in future.

Flood Protection Officer: Review of the application shows that the proposed site (or part thereof) is within SEPA's 1 in 200 year (0.5% annual probability) flood extent of the Gala Water and may be at medium to high risk of flooding. However as this application refers to a change of use that is unlikely to have an effect on the storage capacity of the functional flood plain or affect local flooding problems, there is no objection on the grounds of flood risk.

Forward Planning Service: The application site is located within the Core Activity Area of Galashiels as defined by the Local Development Plan 2016. This application must therefore be assessed against Policy ED4. In essence, this policy seeks to ensure Class 1 retail units are not lost within town centres as these generate higher footfall which enhances vitality and viability of the town centre. As a result of the economic downturn Policy ED4 also allows other complementary uses within town centres, namely those within Use Class 3 (Food and Drink).

The proposal falls within Use Class 2 and is therefore contrary to the prime purpose of Policy ED4. The policy does allow consideration of a number of other factors to be considered and applied on a case by case basis which in extreme instances may allow consideration of allowing other uses. It is acknowledged the units have been vacant for a considerable period of time and this must be given some considerable weight. However, given the units are modern retail units, they are within the town's core activity area and are located within a highly prominent location, most notably for those entering Galashiels from the Transport Interchange, the proposal must be carefully scrutinised.

Whilst it is noted that there have been some objections to the proposal by third parties, from a policy point of view the application must be judged in terms of the proposed Use Class (Class 2) the proposal falls within as opposed to its operational nature and characteristics.

The key factors that influence the vitality and viability of a town centre include pedestrian footfall, the diversity of uses and the number of vacant properties.

The Council's Town Centre Footfall Survey at Douglas Bridge indicates a steady decline (weekly count) from 2007 to 2014. The figure in 2007 being 2245 dropping to 1158 in 2014. The figures then rise from 1158 in 2014 to 1475 in 2016. This rise is likely to be as a result of the opening of the Borders Railway in September 2015 and the Galashiels Transport Interchange. Douglas Bridge is a key link between the aforesaid Interchange and the Galashiels Town Centre.

The Council's most recent retail survey (Summer 2016) indicates that the Galashiels' retail vacancy rate had decreased a further 1% to 16% from the figure of 19% in the Summer of

2014. Although the Winter 2016 vacancy rate has not yet been fully scrutinised it is anticipated that it has increased.

Policy ED4 states that proposals for uses other than Class 1 and 3 at ground level in core activity areas will normally be refused. Proposals for other uses including Class 2 will be assessed in terms of their contribution towards the core retail area function of the area and will only be acceptable where there is a significant positive contribution to the core retail function. Paragraph 1.2 of the fore text to Policy ED4 sets out criteria against which proposals for Class 2 uses within core retail activity areas will be considered, these are:

- How the proposed use would contribute to joint shopping trips;
- Footfall contribution;
- Current vacancy and footfall rates
- Longevity of vacancy
- Marketing history of premises; and
- Ability to retain shop frontage

The proposed Class 2 Use therefore requires to be tested against the aforesaid criteria. In respect of these points and the supporting material submitted with the planning application, further information was sought with respect to:

- The supporting statement indicates that the likely daily footfall will be in excess of 150 persons per day (number of persons for appointments around 120 per day). Is this based on the footfall of the existing Job Centre premises in Galashiels? Is this likely to be impacted upon by digital implications i.e. more people accessing services online? The reason for this question is that whilst this proposal may generate more footfall than other Class 2 uses, it may generate significantly less footfall than general Class 1 uses.
- The supporting material indicates that the property has been marketed on a "To Let" basis since November 2015. It would be useful to have sight of the cost at which the premises have been marketed in order to confirm it was not marketed at a price which may have discouraged potential retail purchasers.
- What other sites/premises in Galashiels have been considered and ruled out before arriving at these premises in Douglas Bridge as an option? Given the prominent location of the units within the town centre from a town centre policy point of view it would be preferable if an alternative location could be found. It is suggested alternative locations within the town centre, preferably outwith the core activity area, would not prevent the Job Centre operating successfully.

If it is considered that the proposal could be supported on the grounds of the information submitted, it is suggested that any such approval should be limited solely to the proposed use. This would prevent potential future Class 2 uses operating from the units which would generate very limited footfall yet would not require planning consent for a formal change of use.

In response to the further information subsequently provided by the agent, the Forward Planning Service provided additional comments:

- Further information was sought regarding the proposed 150 expected visitors to the premises on a daily basis as to how this compared to footfall for other Class 1 uses. Although no definitive statistics were produced by the agent, which would have been useful, it is acknowledged that there is a varying range of footfall generated by different uses within Class 1. Consequently, although it is considered that 150

visitors may be lower than some Class 1 uses, this figure may not be too dissimilar to other Class 1 uses which do not generate as much footfall.

- The Job Centre is currently located within the New Reiver House and it has been indicated that the applicant is soon to vacate these premises. It is noted that these premises are currently being advertised for rent and a suite (with a similar floor area of Units 9 and 10 at Douglas Bridge) is available. It is unclear why the applicant is unable to continue to occupy a smaller area of this building, given it is available? It would be most useful if the applicant was able to clarify the reasons for not being able to occupy a smaller area of the existing New Reiver House.

It is reiterated this is an extremely difficult application to determine due to a number of contentious issues. Whilst there are a number of matters to be addressed, if the proposal was to be supported it would be acknowledging that the fundamental issues are as follows:

- The premises on Douglas Bridge have been vacant for a considerable period of time despite considerable marketing efforts.
- The current vacancy rate in the town is high and the Council remains keen to promote town centre vitality and viability by allowing, where possible, the reuse of current vacant properties for justified uses.
- Proposed footfall is expected to be higher than other Class 2 uses and likely to be higher than some other Class 1 uses.

On balance, it is considered that the proposal could be supported in these unique circumstances which would not set a precedent for other Class 2 uses within the core retail area of Galashiels. If approval were to be granted it is suggested that the use is limited to the proposed use only and no other Class 2 uses could be operated from the premises without a formal planning approval.

Statutory Consultees

Galashiels Community Council: Some members were of the view that the premises should stay as Class 1 (Retail) and that there were other, currently empty retail premises, e.g. in Channel Street which might be a more suitable location for the Job Centre relocation. Other members, however, were pleased to see empty town centre premises being brought back into use, albeit as a Class 2 use. There were concerns expressed also as to the future of the current Job Centre building, which are larger premises and therefore may be harder to attract a buyer or other businesses.

KEY PLANNING ISSUES:

Whether the proposed development would comply with the Local Development Plan 2016, most notably Policy ED4 and, if not, whether there are other material considerations that would justify a departure from the LDP

ASSESSMENT OF APPLICATION:

Principle

Policy IS1 supports the retention of local services. Approval of this application would allow the job centre to relocate from its current premises (the lease for which expires in April 2018) in New Reiver House to a more central, highly accessible town centre location. Approval of the application would, therefore, accord with a key objective of Policy IS1

Policy ED3 generally supports uses that contribute positively to the vitality, vibrancy, character and mixed use nature of the town. A Class 2 use would do that, being an appropriate town centre use, and being sited within a street where there would remain a predominance of retail activity. It would also reuse a building that has been vacant since 2014. The proposal would, therefore, comply with Policy ED3.

However, the application site is within a Core Activity Area (CAA) defined by Policy ED4 as an area within which a mix of Class 1 (retail) and Class 3 (food and drink) can be supported. This policy reflects Scottish Planning Policy 2014 in promoting flexibility of uses in the town centre. However, to maintain the viability of the retail function of the town centre, other uses will normally be refused, including Class 2 uses. Such uses will be assessed in terms of their contribution to the core retail function of the town centre and “will only be acceptable where there is a significant positive contribution to the core retail function”. Six criteria are referred to with respect to this assessment, and these are considered below:

How the proposed use would contribute to joint shopping trips

The policy’s aim is to encourage public activity within the CAA and this proposal will do that, particularly since the property is currently vacant. All Class 2 uses have the potential to contribute to joint shopping trips. However, the extent to which each does will depend on the service being provided and the characteristics of the particular business operation. This proposal is specifically for a job centre, and the applicant’s supporting statement contends that the use is likely to contribute towards joint shopping trips, albeit there is no specific evidence to support that. It is, however, reasonable to assume that a proportion of staff and customers will shop in the town centre in combination with working in and using the service. It is also self-evident that the activity generated by the occupancy of the building, which comprises two shop units, would be significantly more valuable to the retail function of the town than its continued vacancy. The letting agents for the premises have advised that there is no significant demand from Class 1 retailers for units of this size, so there is the potential prospect of continued vacancy into the foreseeable future. Though the Transport Interchange will have improved the attractiveness of the town to retailers, this unit has been vacant since before the reintroduction of the railway and remains unoccupied.

Footfall contribution

Given that the unit has been vacant for the past few years, any use will generate increased footfall. Whether a Class 2 use would generate more or less footfall than a retail outlet or a Class 3 food and drink use would, again, depend on the particular business being operated from the premises. The applicant’s supporting case does, however, refer to a likely daily footfall of over 150 persons per day, with the number of persons for appointments likely to be around 120 per day and staffing numbers being predicted to be 31. While the job centre may move towards greater on-line service provision, these figures apparently have factored in the increase in digital services. Taking 2016 footfall figures for Douglas Bridge, this represents around 10% of footfall in the street. This would represent a relatively high number of persons entering and leaving the premises during the working day, and approval of this application would clearly encourage public activity, as required by Policy ED4.

Current vacancy and footfall rates

As noted by our Forward Planning Service, footfall records for Douglas Bridge indicate a steady decline between 2007 and 2014, before rising again since then. These figures tally with the economic downturn and the reintroduction of the railway in September 2015. It is clear that the railway has the continued potential to increase demand for retail space in the town centre, and these units are ideally placed to provide space for a large retailer. They front onto a pedestrianised street, with a pleasant streetscape, on a direct route from the

Transport Interchange into the town, and have service provision to the rear. It would be extremely welcome if a retailer were to occupy these units. In addition, future investment in the town is expected to include the Tapestry development a short distance from here and this, and other developments, should continue to increase the viability of the town to a potential retailer.

However, the railway has been operational for around two years, and these units remain vacant, with no clear prospect of their reuse by a retailer in the near future (as noted above). Their continued vacancy will not contribute to footfall rates in the town and the absence of an occupier is contributing negatively to the attractiveness of the town centre on this key pedestrianised route. The applicants are, however, expected to agree a lease term of 10 years (with a break at five years), thus ensuring the units will be in active use for the foreseeable future.

In terms of vacancy, the Council's surveys indicate a drop in vacancy rates from 19% in summer 2014 to 16% in summer 2016, though this is expected to rise again in the winter 2016 survey. This rate remains significantly high and these two units are contributing to this vacancy rate. A town centre needs activity, first and foremost, in order to be an attractive location for both shoppers and retailers, and the effect of these two vacant units on the activity in Douglas Bridge is discernible. The reuse of the units for the proposed use, with its predicted footfall, will clearly be of benefit to the town centre.

The current job centre would vacate its current premises in New Reiver House. However, that property is not within the core area of the town, and is located behind shopping streets. It also can be split into different sized units, and is actively being marketed now. Its vacancy is not directly comparable to the vacancy of shop units within Douglas Bridge, in terms of Policy ED4.

Length of vacancy

The property has been vacant since 2014. Though not an exceptionally long period, it is notable that it has been vacant since before the railway was reintroduced, and remains so. Though a planning application to convert the upper floors to offices, and retain the ground floor units in separate retail use, was approved last year, this has not been implemented. It is understood that the scheme has not proven financially viable. The current application would, clearly, halt the continued vacancy of the premises in the near future.

Marketing history of premises

The letting agents advise that the units have been marketed since November 2015 (following the conclusion of the administration process for the previous occupier). That occupier entered into administration in 2008 and during the period between then and the lease being formally disclaimed in 2015, the letting agents were instructed to openly market the property on a to-let basis, but were unable to generate any Class 1 retailer interest that led to a lease agreement. Marketing included advertisement boards and website marketing, as well as referrals to retailers with an interest in the town. The units have been available to let together or as two separate units. During that period the advertised rent was changed from £82,000 per annum in 2008 to "rent available on application" in 2016, in order to allow for negotiation of the rental level. The rent for the previous occupier was also reduced during their period of occupancy, and flexible leasing terms agreed. The rent agreed with the current applicants is £35,000 per annum. While there is, perhaps, scope to explore in much greater detail whether the rental level was initially too high, and the extent to which other factors such as rates have a part to play in the attractiveness of the units to retailers, what seems to be clear is that the owners appear to have been flexible in their approach to marketing the premises

in order to secure a tenant. What also seems to be clear is that this is the first serious proposal to put these units to a new use in the last few years.

Ability to retain shop frontage

The application includes no proposals to alter the shop frontages, so this proposal would not directly affect the character or appearance of the Conservation Area. The applicants were asked to provide images of how the shopfronts might appear when occupied, but do not currently have this information. A key issue with Class 2 uses is the potential for them to present a 'dead' frontage to the street. The proposed job centre use has that potential. Controls could be exercised on window displays by condition to limit that potential, though the operational requirements of the applicants would have to be accounted for (depending on confidentiality/privacy requirements, for example, that may require features such as internal window blinds, obscure or tinted vinyls).

Controls do, in any case, already exist via the Control of Advertisements (Scotland) Regulations 1984 over the extent to which vinyls with advertisement displays can cover windows, and over the specifications of external advertisements. Any external alterations (including changes to external colours, or window or door alterations), would also be subject to the need for Planning Permission. Given that any Class 1 or Class 3 use (both of which are permitted by Policy ED4), may differ as to the extent to which their window displays are 'active', it is not considered reasonable to apply specific controls to window displays in this case, over and above normal advertisement and planning controls.

Alternative locations

It is not a policy requirement that the applicants demonstrate that they have adequately considered alternative sites outside the Core Activity Area. However, it is a material consideration as to the significance of this application to their continued presence in the town, particularly when considering the objective of Policy IS1. As noted, our Economic Development Service has concerns with this proposal but accept it on the understanding that the applicants have adequately explored other options.

The applicants require smaller premises than their current premises New Reiver House. Their current lease runs out in April next year. It is understood that they have attempted to negotiate lease of a smaller portion of the building but, due to contractual arrangements between the Department for Work and Pensions and owners, this was not possible, despite efforts on behalf of the applicants.

The requirements of the applicants are a unit approximately 600 sqm, with a ground floor presence and open plan floorspace. It needs to be available by March 2018. Their agents have undertaken a search of properties within three miles of the current job centre, which apparently reflects DWP requirements. Possible sites were narrowed down to four, including this one, the former Poundstretchers building, a building at Galabank, and property in Channel Street. For various reasons, these have been reasonably discounted. The Poundstretchers building is difficult to convert due to the internal layout, the Galabank location was too distant, and the property in Channel Street has similar planning policy restrictions.

Ultimately, it is not possible to refuse this application because other options may or may not exist. It is arguable whether the property in Channel Street is a better or worse option in planning policy terms than this property. However, what is evident is that the applicants appear to have until March next year to relocate from their current premises, and negotiating an alternative property to the current application site within the remaining time may well have a bearing on continued delivery of service in the town.

Services

It is understood that mains water and drainage services exist. No issues are expected to arise.

Access and parking

Given the town centre location, and lawful retail use, current arrangements for parking and access are acceptable for the proposed use. In response to the Roads Planning Service's comments regarding access, the applicant has advised that the applicant will ensure that access to the premises complies with equality legislation requirements. Areas on Channel Street provide drop off and the applicants would make individual arrangements for persons with limited mobility to assist with access to the job centre on a case by case basis.

Flood risk

The property may be at risk of flooding, but this proposal will not exacerbate the risk or affect other properties. It is also not a vulnerable use. An informative note would usefully make the applicants aware of potential flood risk.

Neighbouring amenity

The proposed use is not likely to affect the amenity of neighbouring properties directly, including neighbouring businesses, given the type of activities to be undertaken within the application site itself. Anti-social or criminal behaviour within the street is not a routine by-product of this type of use. The potential for such activities to increase in this location as a result of the proposed use is not something about which this service can reasonably speculate. It is not considered that any particular weight can, therefore, be attached to them when determining the merits of this application. Such matters are for the managers of the job centre service and the police.

Ecological impacts

No impacts on protected species or designated ecological sites should result.

Visual impacts

As noted above, no external alterations are proposed under this application, so no adverse effect on the character and appearance of the Conservation Area will result. An informative note can refer to advertisement consent requirements and planning consent requirements for external alterations.

Waste

There is no reason to expect that bin storage and collection requirements will materially differ from retail use of the premises.

CONCLUSION

The proposed use would be contrary to the primary objective of Policy ED4, which is designed to allow a mix of uses within the Core Activity Area of the town centre that is limited to those within Classes 1 and 3. This proposal would be for a Class 2 use and would not contribute directly to the core retail function of the town centre. It would also not likely

contribute as positively as a retail use would to a welcoming entrance to the town centre from the Transport Interchange.

However, it would reuse shop units that have been vacant for a reasonably significant time, and potentially would generate footfall activity that would be beyond that of other Class 2 uses. The retention of the proposed public service within the town would, also, accord with Policy IS1. The proposed use will contribute positively to the town centre when compared with the current vacancy of the building.

On balance, the contribution it will make to the town centre, if not 'significant' (as required by Policy ED4), is preferable to the potential for the units to continue to remain unoccupied, albeit with that comes the risk that an attractive pair of shop units will no longer be available to potential retail occupiers. Given the particular footfall contribution of the proposed use, however, and given the particular circumstances of this case, it is considered reasonable and necessary to limit the proposed use to that specific to this application, and not to any other use within Class 2.

RECOMMENDATION BY CHIEF PLANNING OFFICER:

I recommend the application is approved subject to the following condition

1. Notwithstanding the Use Classes (Scotland) Order 1997 (as amended), or any other Order, revision or replacement Order, the use consented by this approval is for the operation of a Job Centre only, (including incidental activities). No other use shall be permitted to operate from the site whether falling within the same use Class or permitted by development order. In the event that the approved use ceases, the lawful use of the site shall revert to a use falling within Class 1 of the Use Classes (Scotland) Order 1997.

Reason: To maintain the vitality and vibrancy of the town centre

Information for the applicant

1. Advertisements, including internal window and door signage displays, and external signage, are subject to separate consent requirements under the Control of Advertisements (Scotland) Regulations 1984.
2. Works that may materially affect the external appearance of the building, including external redecoration, will require a separate application for Planning Permission
3. The site is potentially at risk of flooding. Water resistant and resilient materials and specifications that account for potential flood risk are recommended, as is devising an evacuation plan and signing up to Floodline at www.sepa.org.uk

DRAWING NUMBERS

Location Plan

Approved by

Name	Designation	Signature
Ian Aikman	Chief Planning Officer	

The original version of this report has been signed by the Chief Planning Officer and the signed copy has been retained by the Council.

Author(s)

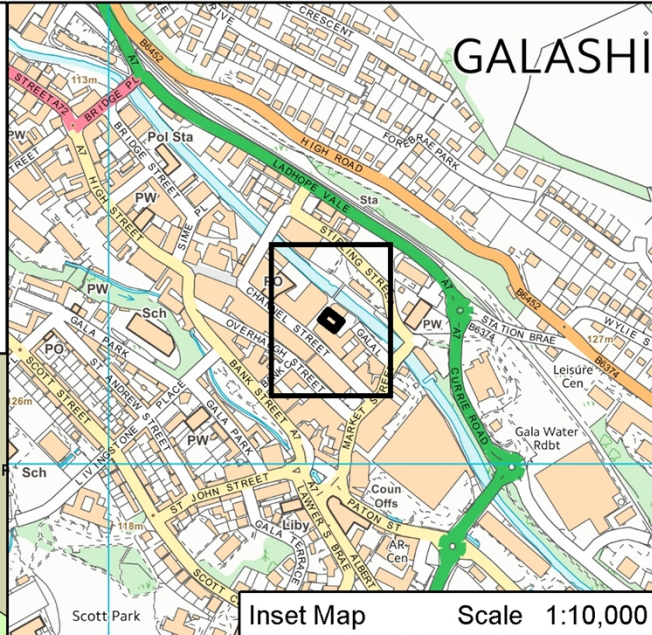
Name	Designation
Carlos Clarke	Team Leader



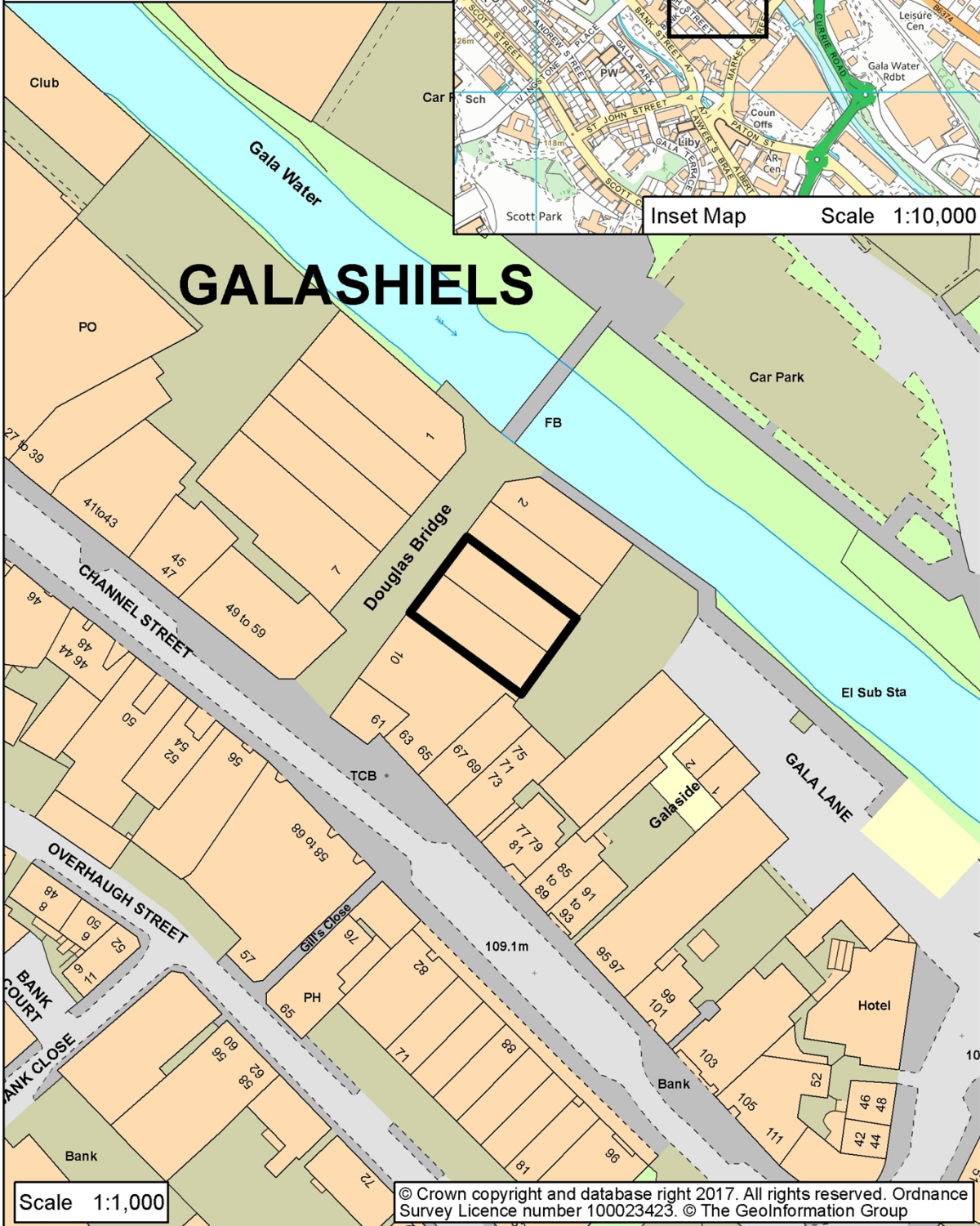
17/00765/FUL

6 - 8 Douglas Bridge
Galashiels
TD1 1BH

GALASHIELS



Inset Map Scale 1:10,000



Scale 1:1,000

© Crown copyright and database right 2017. All rights reserved. Ordnance Survey Licence number 100023423. © The GeoInformation Group