

13 DEC 2017



TOWN AND COUNTRY  
PLANNING (SCOTLAND) ACT  
1997 (AS AMENDED)

17101704 / TUL.  
13.12.2017

For Office Use Only:

Application Number:

Date Registered:

# PLANNING APPLICATION

1. Name and Address of applicant	Name and Address of Agent
S. Wilson 10 Springfield Square St. Boswells Post Code TD6 0HR	
Tel. No. [REDACTED]	Tel. No. ....
E-mail address [REDACTED]	E-mail address.....

2. Full Postal Address (to be written in red on the site plan)
38 BANK ST Galashiels TD11EP
Is this address a flat? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

3. Brief Description of Proposed Development
Change of use from Detail to Professional Services Dog grooming. Wellbeing. Practice.

4. Type of Application (tick one box only)	
(a) Full application for new building works and/or a change of use and/or engineering works	<input type="checkbox"/>
(b) Full application for a change of use not involving any building works	<input checked="" type="checkbox"/>
(c) Planning permission in Principle	<input type="checkbox"/>
(d) Approval of matters specified in conditions (pursuant to a Planning Permission in Principle)	<input type="checkbox"/>
(e) Application for removal or variation of a condition on a planning permission previously granted (Please indicate reference number of previous application)	<input type="checkbox"/>
(f) Application for renewal of a limited period permission (Please indicate reference number of previous application)	<input type="checkbox"/>
(g) Application for renewal of an unimplemented permission You need only answer Questions 17 and 18 (Please indicate reference number of previous application)	<input type="checkbox"/>

5. Applications for Matters Specified in Conditions (if you ticked (d) in Q.4, please complete)	
(a) State the reference number and date of the planning permission in principle .....	
(b) State which of the conditions are submitted for approval as part of this application:	
All Conditions (please tick) <input type="checkbox"/> or Condition Numbers	

## 6. Pre-Application Discussion and Consultation

(a) Has assistance or prior advice been sought from Scottish Borders Council about this application?

Yes ☐

No ☐

If yes, please complete the following information about the advice you were given:

Officer Name:

Date:

Council Reference:

(b) Has Pre-Application Consultation taken place (for MAJOR developments: See Notes for Guidance)?

Yes ☐

No ☒

If Yes, a Pre-application Consultation Report should accompany this application

## 7. Site Area

..... hectares

8. State whether applicant owns or controls any adjoining land (edged in blue on submitted plans)

Yes

☐

No

☐

## 9. Existing/Proposed Uses

Please indicate all existing and proposed uses that are the subject of this application:

Existing	Proposed
Empty Retail Unit	Dog grooming & Well Being practice - Salon

## 10. Commerce and Business

### (A) Floorspace

Please indicate the total amount of floorspace (in square metres) to which this application relates

Existing -

Proposed -

### (A) Employment

Please indicate the number of staff employed (including part-time):

Existing -

Proposed -

### (B) Traffic Flow

What is the anticipated traffic flow to the site during a normal working day? (No. of vehicles moving in and out of the site) (Include all vehicles except those used by individual employees driving to work)

Existing -

Nil

Proposed -

Nil

### (C) Industrial Processes

In the case of industrial development, please give a description of the processes to be carried on and of the end products, as well as the type of machinery to be installed:

Nil

### (D) Storage of Hazardous Substances

Will the proposal involve the use or storage of any materials of a type and quantity defined as hazardous substances? If YES, please state materials and quantities below:

NO

### 11. Car Parking

Please indicate car parking facilities/spaces:

Existing: NIL

Proposed: NIL

### 12. Accesses and Rights of Way (Please tick those that apply)

- (A) There will be **no new access** to a highway (either vehicle or pedestrian), **no alteration** to an existing access to a public road and **no alteration** to any public right of way or other public path ☒
- (B) There **will be** a new or altered access to a public road      Vehicular ☐      Pedestrian ☐
- (C) A public right of way or other public path **will be affected** by the proposed development ☐

### 13. Trees

Will the proposed development involve the felling of any trees?      Yes ☐      No ☒  
(If YES, please indicate positions on plan)

### 14. Drainage and Water Supply

(A) Please state how surface water will be disposed of: main sewer drain

(B) How will foul sewage be dealt with?

Mains sewer ☒      Septic Tank and Soakaway ☐      Other (Please specify) .....

(C) From where will the proposed development receive its water supply?

Public mains supply ☒      Private source ☐

Where the water supply is from a private source, has any testing or analysis been undertaken?

Yes ☐      No ☒

Please indicate position of source on location/site plan, and where possible provide details of the source (e.g. borehole, spring etc.), and of any related pipework or apparatus

### 15. Materials

Please state type and colour of materials to be used (if known)

	EXISTING	PROPOSED
Exterior Walls		
Roof		
Windows		

### 16. Additional Information

Is there any additional information you wish to give in support of this application?

Due to the Nature of this and Location, it will Bring People Round that need of them, and will help the other traders in that Location. We have found there is room and need for this Nature of Business, and will help make Golashells a more desirable and pet friendly place. Just one or two things that local people have said in feedback.

### 17. Declaration

I hereby apply for planning permission and declare that, to the best of my knowledge, the information contained in this application and on the submitted plans is correct.

I attach FOUR copies of the application forms and enclose the application fee of £ 401.00, together with:

- ☒ Four sets of the necessary plans and drawings
- ☐ In the case of MAJOR developments, a Pre-Application Consultation Report
- ☐ A Design and Access Statement or Design Statement, where the application site is situated within a conservation area, historic garden or designed landscape, a National Scenic Area, the site of a scheduled monument or the curtilage of an A Listed Building (see Notes for Guidance for further information)

Signature  on behalf of ..... Date 10.12.17

18 ..... and Certificate B (please tick ONE box in each)

### CERTIFICATE A under Section 85 of the Town and Country Planning (Scotland) Act 1997, as amended

I certify that:

- ☐ At the beginning of a period of 21 days ending with the date of this application, nobody other than the applicant was the owner<sup>1</sup> of all of the land to which the application relates
- OR
- ☒ The applicant has given the required notice to everyone who, at the beginning of the period of 21 days ending with the date of the accompanying application, was the owner<sup>1</sup> of any part of the land to which the application relates, as listed below:

Owner's Name	Address at which notice was served	Date on which notice was served
Pick and Chapman. Leasing agent.	36 Bank ST Galashiels.	August 2017.

Signature  on behalf of ..... Date 10.12.17

### CERTIFICATE B under Section 35 of the Town and Country Planning (Scotland) Act 1997, as amended

I certify that:

- ☒ At the beginning of a period of 21 days ending with the date of this planning application, none of the land to which the application relates is, or is part of, an agricultural holding;
- OR
- ☐ The applicant has given the required notice to every person other than the applicant who, at the beginning of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:

Tenant's Name	Address at which notice was served	Date on which notice was served

Signature  on behalf of ..... Date 10.12.17

and that has at least seven years left to run

### **Additional Information**

I have been working on this new business with the help of DWP, Business Gateway, People's Plus and the SPCA. At present I am unfortunately unemployed, however, this has pushed me to research various avenues and approaches to business.

Upon completion of market research I carried out regarding the public's feelings towards small, local businesses in the town and also their feelings towards the larger businesses on the outskirts, I found that whilst convenience was indeed mentioned numerous times there was also some negative feedback that was given. Some examples include:

- Some feel Galashiels is a failing town centre with many empty stores/shop fronts – the “big boys” take people out of the town and make it difficult for small businesses to survive.
- Again – small traders in the town struggle due to lack of foot fall
- This is not a pet friendly area
- There is also a strong need for some new and more individual shops in the town centre

Due to the nature of my business, I propose to address as many of the previously listed issues as possible. Most importantly – I would be a new individual business and small trader, I would help improve foot fall around the town centre and make that area more pet friendly. As the need is there for my type of business, this will help surrounding local businesses as customers and clients can and will walk around the town whilst waiting to collect their dog so they would be able to spend more time exploring and utilising that side of the town. For example, they could: grab a coffee in the nearby café, go to the bank, go and get their eyes tested at one of the nearby opticians, get their haircut by one of the many hairdressers in the area, browse the shops or even simply relax and enjoy the gardens situated opposite.

If so desired, they could even get a body art tattoo at the nearby tattoo parlour just a few doors down(which interestingly was in fact changed from a retail shop to professional services).

To conclude, a much sought-after professional K9 wellbeing and grooming practice around that side of the town would bring back more foot fall to the area, help make Galashiels a more pet friendly town and not to mention there would be one or two employment/training opportunities to be had. All of these points would help make Galashiels a much more convenient, diverse and more pet friendly place to live, work and shop.

Many thanks for your time,



