

CONSULTATION RESPONSE TO PLANNING OR RELATED APPLICATION



Comments provided by	Mark Douglas Lead Officer Built Heritage & Design		Contact e-mail/number: mtdouglas@scotborders.gov.uk 01835 826563 (direct dial)	
Date of reply	09/07/2018			
Planning Application Reference	18/00764/FUL		Case Officer: Carlos Clarke	
Proposed Development	Internal & external alterations			
Site Location	37 Bank Street, Galashiels (Shop)			
<i>The following observations represent the comments of the consultee on the submitted application as they relate to the area of expertise of that consultee. A decision on the application can only be made after consideration of all relevant information, consultations and material considerations.</i>				
Background and Site description	<p>The shop to which the application relates is part of the GF floor of a 3 storey later 19th century tenement with 2 shops on the GF and flats above. The building was added to the statutory list at category C in 2006 as part of the resurvey of Galashiels Burgh.</p> <p>The list description notes that the building is a good example of a commercial building with decorative detailing.</p> <p>It is noted that the stonework above the shop windows and doors has been painted in the past</p>			
Key Issues (Bullet points)	<ul style="list-style-type: none"> Impact of the alterations on the special architectural or historical interest of this category C listed building / and impact on the character and appearance of the Conservation Area. 			
Assessment	<p>Whilst I generally have no objections to the principle of the proposed works, the current application is light on detail.</p> <p><u>External:</u> The existing external stone shop front has been partially painted in the past and is currently a mid-green shade. My understanding is that this painted stone will be repainted a dark grey colour but it is not clear from the application what is the extent of this repainting; stonework or stonework and door / window frames?</p> <p>There is information of proposed signage, but it is not clear where this is to be located; on the glass or above the central doorway??</p>			
Recommendation	<input type="checkbox"/> Object	<input type="checkbox"/> Do not object	<input type="checkbox"/> Do not object, subject to conditions	<input checked="" type="checkbox"/> Further information required
Recommended Conditions				

Recommended Informatives	
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Consultation Reply



ENVIRONMENT AND INFRASTRUCTURE

To: HEAD OF PLANNING AND REGULATORY SERVICE

FAO: Carlos Clarke

Your Ref: 18/00764/FUL

From: HEAD OF ENGINEERING & INFRASTRUCTURE

Date: 10th July 2018

Contact: Ian Chalmers

Ext: 5035

Our Ref: B48/2539

Nature of Proposal: Change of use from retail (Class 1) to mortgage shop (Class 2) and external re-decoration
Site: 37 Bank Street Galashiels

In terms of information that this Council has concerning flood risk to this site, I would state that The Indicative River, Surface Water & Coastal Hazard Map (Scotland) known as the "third generation flood mapping" prepared by SEPA indicates that the site is at risk from a flood event with a return period of 1 in 200 years. That is the 0.5% annual risk of a flood occurring in any one year.

The Indicative River & Coastal Flood Map (Scotland) has primarily been developed to provide a strategic national overview of flood risk in Scotland. Whilst all reasonable effort has been made to ensure that the flood map is accurate for its intended purpose, no warranty is given.

Due to copyright restrictions I cannot copy the map to you however, if the applicant wishes to inspect the maps they can contact me to arrange a suitable time to come in and view them.

Notwithstanding, this is a small scale change of use that is unlikely to have a significant effect on the storage capacity of the functional flood plain or affect local flooding problems, I would not oppose it on flooding grounds.

I would strongly encourage the applicant to sign up free to the Council's "Galashiels Flood Warning Group" which gives an early warning message for predicted flooding at Bank Street from flood waters overtopping at the Bakehouse / Mossilee Burn. This gives an early warning for the businesses on Bank Street to prepare for flooding. To do this, please either e-mail your contact details (Name, Address, Business, Mobile No, E-mail) to ian.chalmers@scotborders.gov.uk or phone Ian Chalmers on 01835 820535.

A number of flood protection products such as floodgates and air-vent covers are also commercially available for the existing property and details of these can be found by calling Emergency Planning on 01835 825056 who are able to offer discounts for the products.

Please note that this information must be taken in the context of material that this Council holds in fulfilling its duties under the Flood Risk Management (Scotland) Act 2009.

Ian Chalmers
Engineer – Flood and Coastal Management

PLANNING CONSULTATION

To: Forward Planning Section

From: Development Management

Date: 21st June 2018

Contact: Carlos Clarke ☎ 01835 826735

Ref: 18/00764/FUL

PLANNING CONSULTATION

Your observations are requested on the under noted planning application. I shall be glad to have your reply not later than 12th July 2018, 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 12th July 2018, 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: Robin Purdie

Agent: N/A

Nature of Proposal: Change of use from retail (Class 1) to mortgage shop (Class 2) and external re-decoration

Site: 37 Bank Street Galashiels Scottish Borders TD1 1EP

OBSERVATIONS OF: Forward Planning Section

CONSULTATION REPLY

37 Bank Street is located within the Core Activity Area of Galashiels as defined by the Scottish Borders Local Development Plan 2016. This application must therefore be assessed against Policy ED4 – Core Activity Areas in Town Centres. 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 complimentary 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.

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.

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.

The Council's Town Centre Footfall Survey at this location (point 7) indicates a recent increase up to 8470 in 2017 from 6850 in 2013. The Council's most recent retail survey (Summer 2017) indicates that the Galashiels retail vacancy rate had decreased 1% to 18% from the figure of 19% in the Winter of 2016. It is appreciated the proposal will generate a degree of footfall, although by the nature of the business and the few people that will visit it in a typical day this would be substantially less than a typical retail unit. Consequently in respect of these matters it is not considered these are reasons in themselves for deviating from Council policy in this instance.

The Council's retail survey, which goes back to 2006, shows that these premises have been vacant since late 2016. No information has been submitted in respect of the marketing of the premises for the period it has been vacant. It is not, therefore, possible to assess this application in terms of the marketing history of the premises during this period. Bank Street is the most attractive and buoyant retail area of Galashiels, being opposite the well maintained and attractive gardens. Vacancy rates on Bank Street have historically been low.

The Council agreed to approve a Pilot Scheme at a special meeting on 16 July 2017 for Galashiels and Hawick. This will run for a year and aims to revitalise and reinvigorate the town centres of Galashiels and Hawick by adding more flexibility to Policy ED4. In Galashiels, a wider and more flexible range of uses can be supported. The Pilot Scheme, however, notes that financial/mortgage advisors offer an inactive frontage and low footfall generally. It was therefore agreed that this type of use would not be permissible within the Galashiels Core Activity Area under this Pilot Scheme.

Town centre regeneration in Galashiels is a major objective for the Council and these principles are identified in the Blueprint. If the Council allows a number of uses which do not meet the principal thrust of Policy ED4 this would defeat the long term aims of generating healthy footfall. This would have major implications for the aspirations of ensuring a buoyant and healthy town centre.

It is not considered that this planning application meets the requirements of Policy ED4 (and the Pilot Scheme) and should therefore be refused.

CONSULTATION RESPONSE TO PLANNING OR RELATED APPLICATION

Comments provided by	Roads Planning Service	Contact e-mail/number
Officer Name and Post	Alan Scott Senior Roads Planning Officer	ascott@scotborders.gov.uk 01835 826640
Date of reply	2 nd August 2018	
Planning Application Reference	18/00764/FUL	Case Officer: Carlos Clarke
Proposed Development	Change of use from class 1 to 2	
Site Location	37 Bank Street, Galashiels	
<i>The following observations represent the comments of the consultee on the submitted application as they relate to the area of expertise of that consultee. A decision on the application can only be made after consideration of all relevant information, consultations and material considerations.</i>		
Background and Site description		
Key Issues (Bullet points)		
Assessment	I have no objections to this proposal.	
Recommendation	<input type="checkbox"/> Object <input checked="" type="checkbox"/> Do not object <input type="checkbox"/> Do not object, subject to conditions <input type="checkbox"/> Further information required	
Recommended Conditions/Reason for Refusal		
Recommended Informatives		

Signed: DJI