

CCL

18/00723/FUL
04-06-2018



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

For Office Use Only:

Application Number:

Date registered:

- 1 JUN 2018

PLANNING APPLICATION

1. Name and Address of applicant	Name and Address of Agent
D. HOWARD KILKNOWE PARK WOOD ST. GALA Post Code: TD1 1QS Tel. No. ... E-mail address. ...	 Post Code..... Tel. No. E-mail address.....

2. Full Postal Address of Application Site (edged in red on the site plan)

REDBURN GARAGE
PEEBLES ROAD
GALASHIERES TD1 1TH

Is this address a flat?
Yes No

3. Brief Description of Proposed Development

CHANGE OF USE.
FROM FORMER GARAGE + SHOWROOM TO MULTIPLE USE
FURNITURE WORKSHOP + SHOWROOM, CARAVAN REPAIRS, CAR VALET,
CATERING UNIT, SALES OF NEW GOODS, GARDEN/OUTDOOR

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
- (b) Full application for a change of use not involving any building works
- (c) Planning permission in Principle
- (d) Approval of matters specified in conditions (pursuant to a Planning Permission in Principle)
- (e) Application for removal or variation of a condition on a planning permission previously granted (Please indicate reference number of previous application)
- (f) Application for renewal of a limited period permission (Please indicate reference number of previous application)
- (g) Application for renewal of an unimplemented permission (You need only answer Questions 17 and 18) (Please indicate reference number of previous application)

- 1 JUN 2018

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) 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	8. State whether applicant owns or controls any adjoining land (edged in blue on submitted plans)
..... hectares	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

9. Existing/Proposed Uses

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

Existing	Proposed
GARAGE WORKSHOP, SALESROOM, MOT TESTING, CAR SALES	CARAVAN REPAIRS CAR VALETING JOINERS WORKSHOP + SALESROOM CATERING UNIT SALE OF NEW GARDEN/OUTDOOR GOODS

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 - <p style="text-align: center;">NIL</p>	Proposed - <p style="text-align: center;">20 - 25</p>
(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 - <p style="text-align: center;">30</p>	Proposed - <p style="text-align: center;">30 - 40</p>
(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:	
JOINERY MACHINERY IN CONNECTION WITH THE MANUFACTURE OF WOOD FURNITURE.	
(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:	
YES. CLEANING CHEMICALS REQUIRED TO BE USED IN CAR VALET SERVICE. 3 x 25 LTRS STORED.	

11. Car Parking

Please indicate car parking facilities/spaces:

Existing: 30 + Proposed: 30 +

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: From SEPTIC TO MAIN SEWER

(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 N/A

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) N/A

	EXISTING	PROPOSED
Exterior Walls		
Roof		
Windows		

16. Additional Information

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

PLEASE SEE ENCLOSED LETTER

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 £....., 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)

Signed [redacted] on behalf of..... Date 30/5/18

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

CERTIFICATE A 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 application, nobody other than the applicant was the owner¹ 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 owner¹ 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

Signed [redacted] on behalf of..... Date 30/5/18

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

Signed [redacted] on behalf of..... Date 20/5/18

¹ An owner includes anyone with a lease on the land that has at least seven years left to run



BRUCE MOTORS

29 Commercial Road
Hawick
TD9 7AD
Tel: 01450 372287
Fax: 01450 378951

<https://dealer.peugeot.co.uk/hawick>

Mr Dan Howard

Kilnknowe Park

Wood Street

Galashiels

TD11QS

8/11/2018

Dear Mr Howard,

Further to our conversation regarding our former garage premises at Redburn I'm sorry to hear about your discussions with the planners.


As you know we had the business on the market for fully a year before you took ownership having many enquiries from businesses out with the retail motor trade.

The site is ideally placed for alternative uses having personally worked there over some 27 years I know well it's potential. I often felt it would make a great roadside diner say Little Chef etc. Plenty of parking and good site lines after we had landscaped the yard back in 1989 improving safety for those driving west out of Galashiels.

It is a good motor trade site and has over the years been granted some 6 or 7 planning permissions to develop the business from driving school, petrol station onto vehicle repairer car sales and finally MOT station. Change of use to table manufacturing within the building is an interesting move and one that fits well with the concept of the Borders rural craft industries.

The Redburn Garage site offers great potential for development and being just on the cusp of the Galashiels town boundary in my opinion its existing business status for over 40 years should encourage development and diversification for the good of the local economy.

Yours sincerely


Stewart Bruce.

Director

