

Appendix B – Summary of Applications in the Core Activity Area

Applications approved

REFVAL	ADDRESS	PROPOSAL	APPEALREF	Notes
19/00111/FUL	17 Eastgate Peebles Scottish Borders EH45 8AD	Renewal of temporary consent 15/01468/FUL for change of use from office to shop		The application was a renewal of a longstanding temporary permission which sought to change the use of the premises from an office to a shop. This decision was consistent with existing LDP policy.
18/00755/FUL	Former Betting Office 45 High Street Hawick Scottish Borders TD9 9BU	Change of use from Class 2 financial/professional to Class 3 restaurant with hot food takeaway		The change of use from class 2 to class 3 is supported by current LDP policy.
19/00472/FUL	Border Hotel Guest House 12 - 14 Woodmarket Kelso Scottish Borders TD5 7AX	Change of use from hotel/guest house and alterations to form cafe and apartment for holiday accommodation		This proposal is supported by current LDP policy
18/00970/FUL	39 - 41 High Street Hawick Scottish Borders TD9 9BU	Change of use from retail, office, exhibition and display and alterations to form restaurant		This proposal is supported by current LDP policy.

19/00302/FUL	23-25 Bridge Street Kelso Scottish Borders TD5 7HT	Change of use of shop and alterations to form office accommodation		The proposal would be contrary to current LDP policy. The proposal was supported under the pilot scheme in respect of the factual evidence submitted that confirmed the length of vacancy exceeded 6 months and the premises had been advertised for a substantial part of that time.
19/00028/FUL	Abbeyfield House 38 High Street Selkirk Scottish Borders TD7 4DD	Change of use to incorporate retail on ground floor		This proposal is supported by current LDP policy.
18/01233/FUL	68 Channel Street Galashiels Scottish Borders TD1 1BA	Part change of use and sub division of retail unit to form office (Class 4) with storage area (Class 6)		Whilst the application proposed three separate uses, the part of the building fronting onto Channel Street will remain in a retail use. Consequently this proposal is supported by current LDP policy
19/00703/FUL	50 Channel Street Galashiels Scottish Borders TD1 1BA	Part change of use of shop to form cafe (retrospective)		This proposal can be supported by current LDP policy
19/00510/FUL	32 Market Square Melrose Scottish Borders TD6 9PP	Change of use from Class 1 (retail) to Class 2 (professional services provider) and external re-decoration (retrospective)		

18/00764/FUL	37 Bank Street Galashiels Scottish Borders TD1 1EP	Change of use from retail (Class 1) to mortgage shop (Class 2) and external re- decoration	18/00018/RREF	Although the application was refused by officers under delegated powers the application decision was overturned by Local Review Body(LRB). One of the reasons for the LRB decision related to the pilot study. The LRB considered that as the unit had been vacant for around almost 2 years it met the "6 month vacancy test". Members were satisfied that, despite marketing by property agents, no suitable retail use had been forthcoming for a considerable period of time. In the circumstances, it was legitimate to consider alternative uses for the unit.
18/00398/FUL	52 Bank Street Galashiels Scottish Borders TD1 1EP	Change of use from retail to tattoo studio (retrospective)	18/00020/RREF	Although the application was refused by officers under delegated powers the application decision was overturned by the LRB. The LRB considered the proposal satisfied the Pilot Scheme's 6 month vacancy test and it would make a significant positive contribution to the town centre.

Applications withdrawn

REFVAL	ADDRESS	PROPOSAL	APPEALREF	Notes
18/01543/FUL	Cafe 13 Bridge Street Kelso Scottish Borders TD5 7HT	Change of use from retail and alterations to form hotel staff accommodation		Withdrawn
18/01017/CLPU	52 High Street Hawick Scottish Borders TD9 9EE	Proposed change from Class 3 to mixed Class 1 and Class 3		Withdrawn

Applications Withdrawn Before Validation

REFVAL	ADDRESS	PROPOSAL	APPEALREF	Notes
18/01007/FUL	52 High Street Hawick Scottish Borders TD9 9EE	Change of use from Class 3 to mixed Class 1 and Class 3		Withdrawn before validation
18/01519/FUL	23-25 Bridge Street Kelso Scottish Borders TD5 7HT	Change of use from retail to form office accommodation		Withdrawn before validation