

F E R G U S O N  
P L A N N I N G



06th March 2020

Development Management  
Regulatory Services  
Scottish Borders Council  
Council Headquarters  
Newtown St Boswells  
Melrose  
TD6 0SA

Dear Sir/Madam

**RETENTION OF AUTOMOTIVE VEHICLE DISPLAY AND SALES OFFICE AT RIVERSIDE CAR CENTRE,  
RIVERSIDE WORKS, EDINBURGH ROAD, JEDBURGH, TD8 6EE**

Ferguson Planning have been instructed by Mr James Hewit to prepare and submit an application for planning permission for the retention of an automotive vehicle display and sales office at the Riverside Car Centre, Jedburgh.

The display and sale of automotive vehicles at Riverside Car Centre was established as the lawful use of the land by Planning Permission 16/01363/FUL, approved on 31st March 2017. Condition 3 attached to the Permission provided that "consent is granted for a limited period of three years from the date of this consent and the approved use shall cease before the expiry of the period unless a planning application to retain the permitted use has been submitted to and approved by the Planning Authority".

In the time which has elapsed since March 2017 Riverside Car Centre has continued to trade successfully on-site and has consistently maintained the employment of local people, providing a valuable local source of income in the town. The Applicant intends to continue trading on the premises for such purposes.

Unfortunately, the success of the business in this time has not been fully replicated in the wider local economy, illustrated by the presence of vacant units at Riverside Works, including Unit 2 at Old Station Yard – a 365m<sup>2</sup> factory unit. The vacant space at Old Station Yard – which lies adjacent to the south of the application site across a shared access road to the A68 – has not been let despite the efforts of an experienced agent who has succeeded in letting other units on that site. The letting of some of the units at Old Station Yard demonstrates that the older condition of the premises is not identifiable as the reason for vacant space, rather that weak market demand is responsible.

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The Applicant is seeking a new planning permission to allow for the lawful use of the site to continue, securing the future of the existing business and on-site employment. The economic benefit to Jedburgh is clear both in terms of retaining existing employment and maintaining a car showroom within the town. Given the consistent availability of business units within the town since the granting of Permission 16/01363/FUL, it is considered appropriate for this application to be permitted on a permanent basis.

It is considered that the proposal would contribute towards sustainable development in the Borders and is acceptable in planning terms. It is respectfully requested that planning permission is granted.

We consider that sufficient information has been submitted to enable consent to be granted. However should further information be required then please do not hesitate to contact us.

Yours sincerely



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