

From:Lianne Wallace

Sent:28 Sep 2021 20:10:19 +0100

To:Clarke, Carlos

Subject:Re: [OFFICIAL] Planning application, Change of use from Industrial (Class 4,5,6) to a Functional Fitness Gym (Class 11) Unit B Whinstone Mill Netherdale Industrial Estate Galashiels

CAUTION: External Email

Hi Carlos,

Many thanks for your email.

I wanted to make sure that I took the time to process this and respond accordingly so please see below.

1. Policy Principle

I have since read the policy and although I wasn't aware of this, I do recognise and understand it. I am writing today in hope that my application can still be considered and granted under 'extenuating circumstances which would allow consideration of development of other uses' due to the unique nature of the business, the proven community demand and employment opportunities.

The business behind the acquisition of the unit was built from scratch during the pandemic and has since been a huge success.

I was unfortunately made redundant from my data analysis position of 10 years at Spark Energy in Selkirk so I took the decision to pursue my passion in health and fitness. I've since helped hundreds of people, in and out of the pandemic, become stronger mentally and physically. I've worked tirelessly from my spare room in my flat in Galashiels, which was converted into a studio, personal training and building the business to what it is today.

During lockdowns and during the winter, I would train clients outside in all weathers. I've since received incredible feedback and still see clients today who have been with me since the beginning. Due to its growth and limitations I have doing it from home, I had to find a space to continue to grow and move it forwards.

The uniqueness of my current business is derived from my own weight-loss journey to becoming a competitive athlete, specialising in weightlifting and having a predominantly female client base. There was a huge gap in the market for someone who understood the specific needs of women in a training environment. I've since helped many build on their confidence, encouraged them to hit the weights and breakdown the stigma surrounding this.

This Functional Fitness facility would stand out from others as daily classes would be supplemented with Olympic Lifting, Powerlifting and Gymnastics run by highly qualified and experienced staff. It would also be completely inclusive. I'd continue to personal train as well as provide bespoke tailored programming which is run online.

There is a huge demand for the proposed gym. I have clients/friends and members of the community waiting for me to open. Since starting its Instagram page a few weeks ago, it

has attracted more than 450 followers and potential customers. I've received countless messages of interest from members of the public including competitive athletes. The business will also create job opportunities as I will be looking for other coaches/personal trainers, a sports therapist, a cleaner and potentially a manager. The reason behind my application for this specific unit is because there are no other options other than that of an industrial type space due to the requirement for high ceilings, level concrete floors, large doors and parking. I have looked for years and even been in contact with the council on multiple occasions to find the right property but to no avail. Then I found this unit and it is perfect.

There was a time demand on how quickly I could sign for the lease by the letting agent/landlord which would never have left me enough time to get the council application processed therefore I had to make a decision based on the information I had at the time or I would have lost the unit due to a lot of interest for it. The landlord is very happy with how things are progressing.

In conclusion, my vision for the business is –

- to build a happy, supportive and thriving community.
- to provide a family-friendly and inclusive environment.
- to promote health and well-being throughout The Scottish Borders and beyond.

I have invested everything into this business including all of my savings so if it was to be refused, it would have a detrimental impact to myself and others.

2. Parking

There will be a maximum of 10 class attendees at any one time at the unit as well as staff. There is ample parking to the front of the unit which is within my control. Please see attached pictures of the space outside,



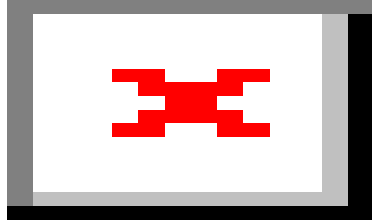


Please let me know if you need any more information. My website below may also give you more information on the services I provide including client testimonials.

I look forward to your response and thank you for taking the time to consider my application,

Kind regards,

Lianne



Virus-free. www.avast.com

On Wed, Sep 8, 2021 at 2:01 PM Clarke, Carlos <CGClarke@scotborders.gov.uk> wrote:
Miss Wallace,

I refer to your planning application for the above, which is currently being processed. Prior to determining the application, I would appreciate your response to the following queries:

1. **Policy Principle** – this property is allocated for industrial use (Classes 4, 5 and 6 within the Use Classes Scotland Order 1997) under our Local Development Plan 2016. The policy that applies to decisions on any proposals not within those use classes is Policy ED1, which you can review on page 33 of the LDP using this [link](#). Your proposal would not comply with the criteria specified in the policy for District Sites (part 2) and I would expect it shall be refused for that reason. However, if there is any information you wish to provide in support of your application prior to this decision being formally made, I would welcome your written submission in the regard.
2. **Parking** – please submit a plan showing the parking spaces that will be available for users of the gym, and what you expect to be the maximum number of uses likely occupying the gym (staff and customers) so the correct parking level can be determined.

In doing so, please confirm if the parking area is within your control. Your response to this point is, however, secondary to point 1, and an acceptable level of parking will not overcome the policy principle issue.

I look forward to hearing from you. Your response within the next 21 days is requested, following on from which the application will be determined. If more time is required, please advise me before that period expires.

Regards,

Carlos Clarke

Team Leader

Development Management

Regulatory Services

Scottish Borders Council

Tel: 01835 826735

Email: cgclarke@scotborders.gov.uk

This email and any files transmitted with it are privileged, confidential and subject to copyright. Any unauthorised use or disclosure of any part of this email is prohibited. If you are not the intended recipient please inform the sender immediately; you should then delete the email and remove any copies from your system. The views or opinions expressed in this communication may not necessarily be those of Scottish Borders Council. Please be advised that Scottish Borders Council's incoming and outgoing email is subject to regular monitoring and any email may require to be disclosed by the Council under the provisions of the Freedom of Information (Scotland) Act 2002 .
