

From:john@aditusarchitectural.co.uk
Sent:8 Sep 2021 10:27:07 +0100
To:Shearer, Scott
Cc:'Dan Clements';'Andrew Scott'
Subject:RE: [OFFICIAL] Planning Application 21/00793/FUL

CAUTION: External Email

Morning Scott,

We have received some information back from the client now and can advise on the operation of the shop and our client is thinking as to the accommodation; answering each query in turn:

1. Our client's business is Cleo's Nails and Beauty - they formerly operated from no41 High Street and estimate that the premises will be 3-4 times the area they had previously, even with the change of use and believe this will suit them very well. The materials for the business to operate tend to be small (artificial nails etc.) and can easily be stored in small boxes in cupboards within the shop area; there is no need for a storeroom. As they leased the former property and wholly own this one, there is no intention to relocate at any point and they feel the size of the premises resulting from the change of use will always serve their business needs. The size has been carefully considered bearing in mind the efficiency of the services offered but also the cost of heating during colder weather. The viability of the business is dependent on controlling costs.
2. The owners of the property are British passport holders of Vietnamese origin. As is well observed, Vietnamese people are very involved in the nail bar business throughout the UK and the owners are proud of being part of the creation of a new industry where none existed before. To maintain the business it is necessary to bring trained people to Hawick and these are generally found within the Vietnamese community. The length of time that staff will stay in Hawick will vary according to local needs and the continuing success of the business and it is normal to provide accommodation to such workers, who may only stay for a few months. Our clients do stipulate that all staff must be legally entitled to work in the UK. Having on-site accommodation, where the client can also control the quality of accommodation available, is seen as integral to the economic viability of the business and is important in safeguarding the welfare of the staff employed.
3. There is no intention to separate the ownership of the dwelling of the shop from the accommodation; if the nature or viability of the business were to change in future it might be considered, but it is anticipated that further works to alter access would be necessary and subsequent applications would be made if a viable solution could be proposed.

We hope this is useful in helping determine the application; I am on annual leave from today and will not return until 17th September but my emails will be monitored and my colleague Dan will be able to respond if there are any other issues.

Regards,

John R Reynolds BA Hons DipArch MArch RIBA

Director

Aditus Architectural Services Ltd.

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Aditus Architectural Services Ltd.

17 Swan Street, Longtown, Cumbria CA6 5UY



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From: Shearer, Scott <SShearer@scotborders.gov.uk>
Sent: 01 September 2021 10:23
To: john@aditusarchitectural.co.uk
Cc: 'Dan Clements' <dan@aditusarchitectural.co.uk>
Subject: RE: [OFFICIAL] Planning Application 21/00793/FUL

Dear John,

I have been assessing this application but before I can make a determination I require some further information to assist with our assessment. Would it be possible to advise;

1. The proposed development would result in the loss of retail space within what is a protective core activity area. Can the business operate with the loss of the store and staff facilities and only a front shop area?
2. What are the requirements for have a on-site managers presence at a beauty salon?
3. Is there prospect in the future of the residential use being severed from the retail use?

If it possible o revert to me by 8th Sept we will be able to determine the application by the 15th.

Kind regards,

Scott Shearer
Peripatetic Planning Officer

Planning Housing and Related Services

Corporate Improvement & Economy

Scottish Borders Council

tel: 01835 826732
e-mail: sshearer@scotborders.gov.uk



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From: john@aditusarchitectural.co.uk <john@aditusarchitectural.co.uk>

Sent: 13 August 2021 15:02

To: Shearer, Scott <SShearer@scotborders.gov.uk>

Cc: 'Dan Clements' <dan@aditusarchitectural.co.uk>

Subject: RE: [OFFICIAL] Planning Application 21/00793/FUL

CAUTION: External Email

Dear Scott,

Thank you for your email in relation to 43 High Street Hawick; we've discussed it with the client and they have agreed to your request for an extension of time.

If you are able to move this application as quickly as possible now, the client would be appreciative if there was an approximately one month delay having the application validated owing to the client's payment not being registered that has already lengthened the process and they are anxious to hear before not too much longer whether the scheme will be supported.

Regards,

John R Reynolds BA Hons DipArch MArch RIBA

Director

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From: Shearer, Scott <SShearer@scotborders.gov.uk>
Sent: 13 August 2021 12:56
To: info@aditusarchitectural.co.uk
Subject: [OFFICIAL] Planning Application 21/00793/FUL

Dear Sirs,

I write with reference to the above application which is currently under considerations. I have just returned to the office after 3 weeks paternity leave. I am aware that determination was due for the application today however as I am just getting caught up with my caseload I am not yet in a position to make a determination. Would it therefore be possible if I could request a further 2 weeks to complete my assessment and seek to determine the application please? The intention would be to reach a decision by 27th August.

If I require any more information in order to reach a decision I will be in touch during the period. Please let me know if this is agreeable.

Thanks

Scott

Scott Shearer
Peripatetic Planning Officer

Planning Housing and Related Services

Corporate Improvement & Economy

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tel: 01835 826732
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