

Comments for Planning Application 22/00032/FUL

Application Summary

Application Number: 22/00032/FUL

Address: Land North And East Of Clay Dub Duns Road Greenlaw Duns Scottish Borders

Proposal: Erection of Class 4 joinery workshop with associated access and parking

Case Officer: Julie Hayward

Customer Details

Name: Mr Alan Smillie

Address: Mossylea, Mill Wynd, Greenlaw Duns, Scottish Borders TD10 6UA

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Every effort should be made to keep a well established local business in the village. The local amenities will benefit also with the employees using shops, cafe etc. As a company that supports the village in numerous ways it can only be for the good of all concerned

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Case Officer: Julie Hayward

Customer Details

Name: Mr Christopher Gregg

Address: Greenlaw Caravan Park, Bank Street, Greenlaw Duns, Scottish Borders TD10 6XX

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: This is a significant investment for Greenlaw that will support Jobs directly and indirectly. It will help to deliver a much needed boost to the High Street, underpinning other established businesses for the benefit the Community. The location immediately adjoins the safeguarded Industrial site zEL22 which has historically housed builders workshops. The development appears to be well screened and is sympathetic to the immediate and wider area. The arrangement for the proposed entrance will enhance the visual impact of the site by moving the existing car park Eastwards. This will hopefully be sufficiently landscaped and screened to protect the amenity of nearby residential properties.

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Case Officer: Julie Hayward

Customer Details

Name: Mr Gerry McCann

Address: 7 The Avenue, Greenlaw, Duns, Scottish Borders TD10 6XB

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I am a past chair of Greenlaw & Hume Community Council and a retired tax profession. I live close to the proposed plot which can be seen from the rear of our house. The loss of view is immaterial in the opinion of myself and my wife and we are both fully supportive of the plan being approved and implemented. We both know the family of the business and are on friendly terms but our reasons for support are not influenced by that cordiality. We see the development as significantly beneficial to both the financial and community spirit of our community and it is refreshing to see investment and growth rather than further rural decline and depopulation. Rural communities need a "shot in the arm" like this especially after the ordeal of Covid. I realise the build would extend the current boundary of Greenlaw, but such growth is surely to be welcomed especially on the extremity and adjacent to other industrial structure which would provide access for the development. I understand there to be objections from nearby residents on ground of loss of view, but the frontage of that property already faces the Border Embroidery factory which is already shielded from view by trees bushes. The new development might be visible from an upstairs window but the effect overall is minimal. I would be happy to attend the meeting and provide further information as necessary. I know that I speak for the majority of our community and would be happy to arrange a petition to prove that fact if necessary.

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Case Officer: Julie Hayward

Customer Details

Name: Mr graham Watson

Address: Lunham House, 12 Wester Row, Greenlaw Duns, Scottish Borders TD10 6XE

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Dear Sir/Madam

I support this application because G and J Waddells is a long established local business employing local people providing a high quality service. It would be a great asset to the local community. I would hope this application is approved.

Kind Regards

Graham Watson

Lunham House

Wester row

Greenlaw

Berwickshire

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Case Officer: Julie Hayward

Customer Details

Name: Mr Ian Cockburn

Address: The Farmhouse Kames East Mains, Leitholm, Coldstream, Scottish Borders TD12 4JW

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Dear Sir/Madam

I fully support this planning application in every aspect .

I see only good things to come for the local community regarding apprenticeships for young local people leaving school which G & J Waddell have always been leaders in .

Any doubters about noise and traffic should take up Kenny's offer to see the old workshop .

I could go on and on but I'm not a keyboard warrior.

Good luck and hopefully common sense will prevail.

Yours Sincerely

Ian Cockburn

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Case Officer: Julie Hayward

Customer Details

Name: Mr Ian Ramage

Address: 50 Glebe Park, Gordon, Scottish Borders TD3 6LP

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: As a long standing employee of Waddells, I would like to note my support for the application to build a new joiner's shop in Greenlaw.

Running a local family business, Mr. Waddell evidently cares about the village and has always shown a high level of commitment to the local area, with a willingness to support community projects and initiatives whenever possible.

The business provides a high quality of workmanship to meet the demands of its customers, employing highly skilled tradespeople and providing valuable apprenticeships which help to secure the services that are vital for many people.

The proposed building will be screened, insulated and soundproofed to the highest standards, thereby minimising any potential negative impacts on the environment or local residents. I believe this modern facility will be a valuable asset to the community, enabling the business to expand and improve its offering, thus helping to secure employment and training opportunities locally. This will surely be of benefit to the community as a whole, with potential increased demand for the other businesses operating in the village.

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Case Officer: Julie Hayward

Customer Details

Name: Mr John Mitchell

Address: Farmhouse Rumbletonrig, Greenlaw, Greenlaw Duns, Scottish Borders TD10 6XS

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

- Alterations/Demolition of wall

Comment:Comment:I support this application for a new workshop for G&J Waddell Ltd, Joiners of Greenlaw.

They are a long-established, well-respected family business providing a practical service and in doing so creating local employment and apprenticeship opportunities.

The council should support this application because it will benefit the village, keep vitality and employment local to the village and encourage people to stay in Greenlaw.

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Case Officer: Julie Hayward

Customer Details

Name: Mr John Seed

Address: Woodend, Duns, Scottish Borders TD11 3QW

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I support this application for a new workshop for G&J Waddell Ltd, joiners of Greenlaw. They are a long-established, well-respected family business providing a vital local service. They are a major local employer, who actively supports the local economy and wider community in Greenlaw and beyond. The council should support this application because it will enable the Waddell family to maintain their business, keep and create local employment opportunities and ensure that they are able to continue to meet the demand for their services locally.

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Case Officer: Julie Hayward

Customer Details

Name: Mr Kashif Nadeem

Address: Blackadder Mini Market, 20 West High Street, Greenlaw Duns, Scottish Borders TD10 6XA

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

- Alterations/Demolition of wall

Comment: I fully agree with the erection of the joiners workshop on the proposed site as this will be beneficial for more employment and help local businesses such as ours and likewise in this time of crippling inflational costs. Also it will be great for the village to have another thriving local business which has been here for years but unfortunately operates from outwith the area.

From: Hayward, Julie

Sent: 31 Mar 2022 13:10:37 +0100

To: Planning & Regulatory Services

Subject: FW: Support for Marchmont Farms Ltd's application 22/00032/FUL Workshops at Greenlaw

Hi

Could you please acknowledge this representations and enter it into Idox and Uniform.

Thanks

Julie

Julie Hayward

Team Leader

Development Management

Planning, Housing and Related Services

Corporate Improvement and Economy

Scottish Borders Council

Tel: 01835 825585

E-mail: jhayward2@scotborders.gov.uk

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From: Rowley, Mark <Mark.Rowley@scotborders.gov.uk>

Sent: 30 March 2022 23:22

To: Hayward, Julie <JHayward2@scotborders.gov.uk>; Hayward, John <JHayward1@scotborders.gov.uk>

Subject: Support for Marchmont Farms Ltd's application22/00032/FUL Workshops at Greenlaw

LETTER OF SUPPORT FROM COUNCILLOR MARK ROWLEY

I wish to offer my robust and enthusiastic support for this innovative and collaborative application which is at the heart of my Mid-Berwickshire ward.

I rarely comment on planning applications, but this is an important and unique one that deserves to be supported. I comment after having visited the site, discussing with both current owners as the applicants and the intended eventual occupiers. I've also taken the time to visit the current workshop and understand the constraints on the business it imposes.

It is notable how collaborative this proposal is. Marchmont Farms Ltd are agreeing to sell an area to allow one of their regular contractors to have the space to expand, grow and return a thriving business to the heart of its natural territory and town where many of its team live. Border Embroideries are to be commended for being so keen to assist the development by allowing shared use of their access to the road so that no separate opening is required. It is notable that several other businesses in Berwickshire have expressed their support.

Whilst the proposal sits partially outside of the development boundary it is adjacent to it. It is also clear the development boundary for Greenlaw isn't based on suitability for development or the town's topography but just a line drawn around what's already there. That brings its own illogicality, as the brownfield chicken sheds area to the east of the town is excluded from development whilst areas zoned for homes (SGREE003) are out-with the boundary. that suggest planners are open to flexibility.

Here the development would stretch the development boundary modestly to the north, but would allow a similar building to the ones adjacent that are widely accepted as being appropriate to that

location, one that has been in long-term commercial usage and brings significant employment opportunities.

Policy ED7 is a significant one but it is clear here that there would be significant economic benefits in allowing Waddell's to return their operation to the town;

Newer, larger facilities would give them the capacity to take on more work and larger-scale work that their current cramped workshops prevent them from doing efficiently. Whilst they cannot guarantee to grow and employ more people the move gives them the opportunity to do so, growth is clearly constrained by their current premises. Their employment and training of the young and local, including three apprentices is to be commended. This is five generations of local commitment that are looking for security and an appropriate base to enable growth and to ensure the longer-term security of the business. That has to be commended.

An opportunity to work more efficiently, closer to their client base and more central to their workforce will bring economic benefits.

Returning a workforce to a base where they can use and support local businesses will create benefits - there are no opportunities to spend in Eccles but in Greenlaw it is likely staff could patronise the local shop, pub, cafe, butcher and pharmacy - I'm sure all would be grateful for any additional spend and it helps to promote community wealth-building. Cumulatively just a few visits to local businesses in Greenlaw could have a huge effect and supports community wealth building.

There are significant environmental benefits too. Located closer and more centrally to both workers and clients there is likely to be a reduction in van miles collecting materials & supplies. Renewables and newer insulation criteria will lead to a greener footprint and the commitment to re-use existing equipment including a stove that burns timber off cuts is welcome.

It seems clear the site would enable employment to continue in a more sustainable way, the new premises would also allow the capacity for economic growth and additional employment that the current site does not. It also brings activity into the heart of a town that needs a lift but can gain benefit from it being there and I've heard enthusiastic and widespread support. There appear to be no suitable alternative sites as the Edinburgh Road one has no public support and the needs of

the space for the workshop would negate any opportunity for mixed use. The visual impact on the "visitor" entrance to the town would be significant.

I'll not dive into the new Economic Strategy for the South of Scotland but if officers take a look at it they may see much support for the collaborative and innovative approach taken by the collaboration in this proposal. Enhancements to the viability of towns, of community wealth building and the circular economy are all critical too and this application delivers those.

This is a good application, that helps economically and will bring additional activity to a town that needs it. There seem to be no adverse effects that can't be mitigated by conditions and landscaping detail and there is widespread support. I commend the proposal & keen to endorse it

I should flag up that, should I be re-elected in May, it would be my intention to seek to speak as an Elected Member in support of this application when it appears before the members of the Planning & Building Standards Committee so if that could be noted please. If I'm not elected I'll be supporting anyway as it is a good development for Greenlaw!

Best wishes

Mark

Mark Rowley

Leader, Scottish Borders Council

Councillor for Mid-Berwickshire at Scottish Borders Council.

Chair Scottish Borders Community Planning Partnership Strategic Board.

Twitter @Berwickshire1st

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Proposal: Erection of Class 4 joinery workshop with associated access and parking

Case Officer: Julie Hayward

Customer Details

Name: Mrs Maureen Chalmers

Address: 5 The Avenue, Greenlaw, Duns, Scottish Borders TD10 6XB

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: This has the full support of myself and my husband. We see it as a positive for the village.

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Address: Land North And East Of Clay Dub Duns Road Greenlaw Duns Scottish Borders

Proposal: Erection of Class 4 joinery workshop with associated access and parking

Case Officer: Julie Hayward

Customer Details

Name: Mr Ross Smillie

Address: Withersdane, 13 Edinburgh Road, Greenlaw Duns, Scottish Borders TD10 6XF

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: To have a local business based in the village will be great and we are in full support of this application.

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Address: Land North And East Of Clay Dub Duns Road Greenlaw Duns Scottish Borders

Proposal: Erection of Class 4 joinery workshop with associated access and parking

Case Officer: Julie Hayward

Customer Details

Name: Mr Stephen Thomson

Address: Cowrig Farmhouse, Greenlaw, Greenlaw Duns, Scottish Borders TD10 6UN

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I write in support of the application made by G&J Waddell for their new workshops. From personal experience they are a first class outfit, delivering a first class service to the region. I know they use local suppliers and use local tradespeople as well as providing much needed employment locally. The village of Greenlaw would greatly benefit from having another growing business based in it. I do trust that their plans meet with the council's approval.

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Case Officer: Julie Hayward

Customer Details

Name: Mr Stuart Whitton

Address: 1 East High Street, Greenlaw, Duns, Scottish Borders TD10 6YF

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: As a long established business of Greenlaw, Sandy McLean & co are delighted to give our full support to a new workshop for G & J Waddell in the village. The proposed development appears to have given due consideration to the surrounding area and neighbours and it will be a great addition to the village in terms of supporting the other businesses as well injecting more energy into the village.

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Case Officer: Julie Hayward

Customer Details

Name: Mr Tim Culham

Address: Mansefield, 35 East High Street, Greenlaw Duns, Scottish Borders TD10 6YF

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: This is an ideal site for expanding the current business area with good access. G & J Waddell Ltd. is an excellent quality local business, highly respected and of a high standard.

Good businesses seeking to grow in Greenlaw are few and far between and a tried and tested business with excellent local support needs to be encouraged and supported.

It helps to keep things local; reduces road miles and will be a greater asset to Greenlaw than it is already.

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Proposal: Erection of Class 4 joinery workshop with associated access and parking

Case Officer: Julie Hayward

Customer Details

Name: Mr William Smillie

Address: 6 South Street, Duns, Scottish Borders TD11 3AH

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: On behalf of Border Embroideries I would like to say we are in full support of this development. It will be great for the village. There will be jobs created and money spent in the village.