

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: B Robertson

Address: Hazelrigg, Duns Road, Greenlaw Duns, Scottish Borders TD10 6XJ

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Contrary to Local Plan
- Density of site
- Detrimental to environment
- Detrimental to Residential Amenity
- Height of
- Inadequate access
- Inadequate screening
- Increased traffic
- Land affected
- Loss of light
- Loss of view
- Noise nuisance
- Overlooking
- Privacy of neighbouring properties affected
- Road safety
- Smell
- Trees/landscape affected
- Value of property

Comment: I object strongly to the above referenced planning application and have commented under various of the headings used by the applicant.

USE

The applicant use 'inconvenience' as a reason for destroying agricultural/arable land. Modern farming practices haven't always proven to be good practices, certainly with respect to the environment, wildlife and the preservation of diversity in flora and fauna. Inconvenience is not

necessity. The plan takes some 1/5 to 1/4 of the agricultural area thereby placing the remaining even more under the 'inconvenience' banner and very obviously introducing the thin-end-of-the-wedge scenario.

LAYOUT

The access is within the new 20mph speed limit. The speed limit is neither respected nor adhered to by a significant percentage of the traffic on this, to use the applicants own words 'busy road. Speeds have worsened since the introduction of the 20mph limit with vehicles slowing, if at all, only after the access to Border Embroideries coming down the hill and they are actually speeding up before Blackadder Crescent coming up the hill. It isn't a safe area. Vehicles leaving the BE site are often seen and heard accelerating hard to get out quickly whilst it appears safe to do so.

SCALE

A building of this size would stand out in Greenlaw which is why it shouldn't be sited there. The application should be relocated to an area designated for industrial use not tacked onto a small existing site using prime agricultural land.

LANDSCAPING

What thick hedge? There isn't any hedge between the road and the proposed building and site. If it did exist, how high would it need to be to screen a 7m building? The coloured site plan has very pretty trees drawn in all along the roadside where, presumably, this high thick hedge is supposed to be. Is that proposed landscaping or artistic license?

APPEARANCE

Frequent referrals to industrial estate and Duns Road Industrial Estate (when was it named that?) deliberately gives the impression this is a site of industrial capacity but it is ONE business which as the applicants say 'has filled the area' i.e. the area designated as industrial. Because there is one business doesn't mean it is right to simply add on using prime agricultural land.

PLANNING

Previous permission 'on this site'. Was that application not for the current industrial area and the area of agricultural land in the current one was not part of that? Expired = dead. Dormant = asleep. One can't be both dead and dormant. Looking up that application the SBC site states there are no documents relating to it and I can find no plans to corroborate. They may be there somewhere but not easily tracked down by those unused to navigating the website.

The joinery workshop is not physically, I believe, in Greenlaw but in Eccles, some miles away, with offices in a residential area of Greenlaw with some Directors and employees living in the village. Not being in Greenlaw has obviously not affected this business before now so alternative industrial sites should be sought rather than the insistence on the convenience of Greenlaw. The Waddell Joinery website states their business covers the Scottish Borders and North Northumberland. The application advises 12 joiners are currently employed with the clientele of the business centred on Greenlaw which only has a population of 630. The offices may be in Greenlaw, the workshop in

Eccles but clearly business is garnered from a far wider area and it isn't essential for the new workshop to be in Greenlaw, on agricultural land and outwith the village plan which I naively thought was to protect the boundaries and distinctions between different zones.

Normal hours are what in this case? And will these normal hours be adjusted to become different normal hours. Quiet evenings and weekends indicates it will be noisy the rest of the time.

Unsurprising as power tools do have a very penetrative sound perhaps muffled when closed inside but with doors and windows open in hot weather not so much so.

How can the proposer say the character of the site isn't rural? It's a field with woods and fields on three sides (yes, and the road) and the moor just a few hundred yards away. The definition of 'rural' is 'relating to or characteristic of the countryside rather than the town'. It's a field.

TRAFFIC MANAGEMENT

May be no reason to expect out of normal hours - again, what are normal hours -but that doesn't mean it wouldn't happen. That useful word 'convenience' springs to mind.

Yours faithfully

B. Robertson

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 Callum Robertson

Address: Hazelrigg, Duns Road, Greenlaw Duns, Scottish Borders TD10 6XJ

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Detrimental to environment
- Health Issues
- Inadequate access
- Increased traffic
- Land affected
- Litter
- Loss of view
- Noise nuisance
- Privacy of neighbouring properties affected
- Road safety
- Trees/landscape affected
- Value of property

Comment:

The notice to neighbours is inadequate, residents of the Avenue and Blackadder Crescent should be given the opportunity to consider the planning proposals as any proposed development will affect all residents within a minimum of 500m of the property :

increased traffic, danger to the public crossing Duns Road and access- access to the site is not sufficient on what is a fast road with limited visibility of traffic coming into the village, the increased traffic increasing the risk to residents both with increased vehicle fumes from increased commercial vehicles and heavy goods vehicles and danger to pedestrians crossing the road the surgery is within walking distance and adds potential risk to all patients visiting the surgery whether by foot or by vehicle.

The increase in HGV vehicles is a concern to all residents. The noise this will cause and the pollution and the damage this could cause to the highway as well as the blocking of the highway

for the turning of large HGV's especially in cold icy weather where some HGVs have difficulty on the steep incline along Duns Road.

Noise and pollution will increase with a detriment affect to all residents within 500m of the property.

A commercial unit of this size will affect all residents

A loss of view and the detrimental change of use to the environment will have a knock on effect to the value of the properties.

Privacy to the surrounding property owners is eroded with visitors and employees of the propose development commuting to the site. No consideration has been given to opening/operation timing to what is a quiet residential area.

The use of the land currently as stated by the applicant as being inconvenient to modern arable farming practices seems like a very bold statement without any evidence for the loss of what is valued agricultural land.

The height of the proposed development will tower over the surrounding residents and no doubt block light .

The proposal for five residential houses have no reference to affordable housing to benefit the residents of Greenlaw.

The thick hedge referred to to in the planning application is not tall enough nor 'thick' enough as described to screen the development.

The planning application relies heavily on planning granted in excess of 20 years ago. However, the planning application 20 years ago was on existing commercially used land not rural agricultural land. There are stark differences between the two.

The location is rural as it is proposed on agricultural land on the outside of the village and it would only be the access that would be within the existing boundaries of the village. This statement it is not in rural location would contradict the reasoning for only notices of the proposed development being served on the four properties located on the outer most part of the village.

Normal hours of work and quieter on evening and weekends cannot be guaranteed, the industrial equipment proposed has not been revealed however they cannot guarantee this will not change for bigger louder equipment in the future. Tight deadlines, large orders, increased HGV supplies from a business perspective cannot be limited to only 9-5 and therefore the normal working hours for a factory/ manufacturing business of this type could be 24/7 if demand required. This would not

be acceptable to the surround residents.

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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: Dr D Robertson

Address: Hazelrigg, Duns Road, Greenlaw Duns, Scottish Borders TD10 6XJ

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Contrary to Local Plan
- Detrimental to environment
- Detrimental to Residential Amenity
- Height of
- Inadequate screening
- Increased traffic
- Land affected
- Loss of light
- Loss of view
- Noise nuisance
- Privacy of neighbouring properties affected
- Road safety
- Smell
- Trees/landscape affected
- Value of property

Comment:

Dear Sir / Madam

I object to the above planning application on the following grounds. The sub headings are those used by the applicant's "Design, Access & Planning Statement"

Use

This is prime arable land, which lies outside the "Local Plan" and "Settlement Profile: Greenlaw" and is bounded by hedgerows on three sides. It also provides valuable habitat for wildlife, for

example, there is a pair of barn owls which hunt on this field most nights. I often see hares on this field as well as the occasional roe deer. Last summer I even spotted a green woodpecker on this field.

Layout

I worry about the increased traffic which this proposal would bring. The speed limit for this road is currently 20 mph. However, the number of vehicles which blatantly flout this limit is very high (there is a speed calming device which displays a vehicles speed as they enter the village). This has been highlighted on more than one occasion by the Greenlaw and Hume Council.

A bigger concern are those vehicles which increase their speed going up the hill leaving the village, especially as the entrance to the Unit is on a flat section, essentially unseen by the approaching vehicles accelerating from the bottom of the hill - any car waiting to turn right into the development will be at increased risk.

Also, the road coming from the Duns direction is at a slight angle and the line of site is further obscured by the tall hedge belonging to Claydub cottage. It can be perilous leaving the site as seen by cars often leaving the site at relatively high speed.

Scale

The proposed building is huge, would be in a more elevated position than the existing factory unit (due to the incline of the field) and would stand out on this site.

Landscaping

The proposal would be visible from the road as there is no hedge as described by the applicant - see attached photographs. Also, the proposal will detract from the rural aesthetic value for those coming to the village from the Duns direction. If Border Embroideries was suitably screened by favourable planting then Border Embroideries would be almost invisible entering the village - see attached photographs - this was a missed opportunity.

Appearance

Large steel clad buildings of this nature do not fit in with a small rural village amenity. Just because Border Embroideries is there does not mean that it is right or that a precedent has been set; because of the elevated position relative to Border Embroideries this proposed building cannot be adequately screened so would thus stick out like a sore thumb.

Planning

The planning permission, 24 years ago, alluded to by the applicant has long since expired and the "Settlement Profile: Greenlaw" and the "SBC Local Plan", written since then, clearly show that the proposed site does not fall within the development boundary. This is a green field site and should be preserved as such.

The development boundary should be used to protect the amenity value of the village. This

proposal will directly affect the surrounding houses, including those in The Avenue, and further afield in Blackadder Crescent. These houses will be subjected to undesirable noise pollution, visual disruption and reputational disruption which will have a negative effect on their quality of life and mental health. Combined these effects will also have a negative value on the value of their property.

There are other brownfield industrial sites in nearby towns which could be used.

Marchmont is a large estate and may provide other sites which would not impact on the village. For example, there is a saw mill. Also, just over a mile outside the village, heading towards Duns, opposite the moor, there is a large tract of land being cleared of commercially planted forestry. There would be plenty of scope for building the work shop here - it could take its electricity and services from nearby Woodheads, be easily screened from Woodheads and the road would have safer access and have no impact on the village. It can be argued that Woodheads, along with its grain driers is an industrial site, albeit agricultural. There would even be scope for future development, again which would not impact on the village. There may even be other sites on the estate which would have no impact on the village.

Waddell's are not bringing any extra employment to the village. Although they have their office in Greenlaw their current workshop is nearly six miles outside the village by road, so there is no precedent or need to have their new work shop in the village.

The proposed site, outside the "Village Plan", is very rural in character, it is prime agricultural land, provides wildlife habitat and the amenity and character of the surrounding area would be irreversibly harmed.

Noise pollution is also a factor which would be detrimental to the village amenity. This would be exacerbated in the summer and on warm days when the workshop doors would be opened to increase ventilation. The noise of saws and other machinery would impact on nearby houses including the avenue and Blackadder Crescent. Light pollution from security lights would also be detrimental to the local environment.

It is a fallacy to say this proposed development would have no effect on Claydub which is an old property unlikely to have modern foundations and therefore be vulnerable to the vibrational effect of close up heavy vehicles - the access road runs very close to the cottage. This proposal will have an immediate detrimental effect on all nearby properties and have a lasting effect on the village as a whole.

I was surprised that an application of this significance did not appear in the local press.

Yours faithfully - D Robertson

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: Dr D Robertson

Address: Hazelrigg, Duns Road, Greenlaw Duns, Scottish Borders TD10 6XJ

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Dear Sir / Madam

I object to the above planning application and would like to add further to my last letter.

Over the last few weeks the area near Woodheads has been largely cleared of its adjacent forestry to reveal large green and grey metal clad buildings. The number and size of these industrial looking buildings look as though they easily eclipse Border Embroideries, yet they had previously been invisible from the nearby road.

It seems unfair to burden Greenlaw with a large industrial shed which will be highly visible with it's knock on effects of losing the aesthetic and having a negative impact on house prices etc, when there exists an alternative site which will have much less impact on the environment and especially the local residents.

Yours faithfully - D Robertson

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 John Nicholls

Address: Castle Heights, Cheviot View, Hume Kelso, Scottish Borders TD5 7TP

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Detrimental to environment
- Detrimental to Residential Amenity
- Inadequate access
- Inadequate screening
- Increased traffic
- Road safety
- Trees/landscape affected

Comment:Re: PLanning Application No. 22/00032/FUL

Land North and East of Clay Dub, Duns Road, Greenlaw, Duns, Scottish Borders,
Erection of Class 4 Joinery Workshop with Associated Access and Parking.

Dear Sir,

I wish to object strongly to the above planning application on the following planning grounds:

INCREASED DANGER TO ROAD SAFETY

Duns Road is an extremely busy and dangerous road already without the addition of any more vehicles (especially as they will include HGVs, delivery and collection vehicles) turning in and out of the proposed shared access point with Border Embroideries that cannot be seen by drivers from the north until they are upon it. The applicant's agent claims that the proposed shared access with B.E. 'is safe, is within the speed limit, and has good visibility' but this is a subjective view and, I think, misleading as this ignores the fact that even if the present arrival and parking area for B.E. and the proposed new inner access point to the proposed joinery past the rear of Clay Dub Cottage were acceptable, the actual entrance or exit point where it joins the main road (Duns Road) is not. In reality it is highly dangerous. The reduced speed limit has done little, if anything, to

stop traffic speeding down the hill into the town, and, as it is, ordinary vehicles exiting from the B.E. area already find it difficult to see clearly whether any traffic is coming from right or left. I write this from experience. In my opinion, there cannot be a more risky or dangerous place in the town than this one to increase traffic flow at this access point. Any accident there could well be lethal.

LOSS OF PRIME QUALITY AGRICULTURAL LAND

Local authorities have for many years now been urged by the Government not to squander greenfield sites for development before utilising brownfield sites just because greenfield sites are easier and cheaper for the developer. With the newer need for preserving natural resources and lowering our carbon footprint because of the ongoing results of climate change, it is even more vital to follow this long-standing advice. Just because the proposed site and the rest of the field 'is inconvenient to modern arable farming practices', as the applicant's agent puts it, this is hardly an acceptable counter-argument. There is no suggestion that the land itself (officially listed as 'prime quality agricultural land') is unsuitable for agriculture, which it has been for generations. If this proposal is allowed, it will turn a single industrial unit into two units, which will set a planning precedent that will almost inevitably lead to the addition of yet more industrial units in the future, swallowing up even more prime quality agricultural land, probably as far as the northern boundary of the field where it abuts a track and mature woodland and possibly more eastwards.

NEGATIVE IMPACT ON THE NATURAL AND BUILT ENVIRONMENT

The proposed site is quite definitely rural, despite its dismissal as such by the applicant's agent ('The character of the site is not rural...'). It was always totally rural until Borders Embroideries built one industrial unit, since expanded, on a former builders' yard adjacent to it, which was the only intrusion. Even with the recent expansion of B.E., if you stand with your back to this, near to Clay Dub Cottage, you see a single storey cottage of character with a rural cottage garden with open fields stretching beyond it to the north and the east, with open skies ahead and mature woodland and track to the east. Local walkers and dog-walkers proceed along Duns Road from here a short way up the hill either to the woodland, which is accessible, to the track before it or to the start of the minor road on the left to Greenlaw Dean, which offers great panoramic rural views.

Greenlaw, as the former county town of Berwickshire, with several fine buildings as its historic legacy, deserves better than a full-blown industrial estate with high, steel-clad structures at its northern boundary point that would give a negative first impression to visitors. I sympathise with Waddell Ltd's need to find new joinery premises and recognise that employment for Greenlaw residents should be aided if possible, but if the applicant's agent's claim that the proposed new structures would be too intrusive visually anywhere else in Greenlaw ('A workshop of this size would stand out on any other site in Greenlaw'), why should this part of the town, equally residential, be made to suffer the consequences? It is one thing to try to support local businesses but another to use this as a reason for creating business premises in the wrong place, with a major impact on many more residents than the Waddell directors and some of their staff.

We are told that an available brownfield site south of the Edinburgh Road to the west of Greenlaw has been rejected as an option because it would have 'significant visual impact'. Why, then, should this factor be disregarded in the case of the proposed site at Duns Road, where the proposed

joinery would impinge on an area which is equally residential? The existing Borders Embroideries complex has a negative visual impact at present, out of keeping in its height, shape, steel materials and grey colour with local residents' homes nearby and completely in sight of locals and visiting road-users. (It still lacks the natural screening of trees etc. which the planning conditions specifically required.) The addition of the proposed joinery, on a higher gradient than B.E., so probably not concealed by its premises as the applicant's agent suggests (Applicant's agent - '[It will be] screened from the town by other, taller, buildings...') would significantly increase the negative visual impact, which is judged important elsewhere in the town.

Waddell Ltd's current joinery workshop is in Eccles, not Greenlaw; only their office is here. Why cannot a site for a new joinery be found on a brownfield site in Eccles or elsewhere in the locality?

LOSS OF RESIDENTIAL AMENITY

Residents on Duns Road and in The Avenue also need consideration since their properties will overlook or be adjacent to this industrial intrusion into what is basically a residential area of the town or is at the very least a mixed residential and industrial area. The extension to The Avenue of five houses to the east of the site, planned for the future, will surely not be so attractive to buyers if they are adjacent to an expanded 'industrial estate', with possible noise and other environmental issues. Clay Dub Cottage itself will surely become unsellable as a residence if HGVs and more workers' cars use a new internal access road to the proposed joinery site that will entail vehicles going back and forth right next to the rear of the building. At some time in the future the cottage will surely cease to be viable as a residence. That it is already affected by the expansion of Border Embroideries and the cottage's position on a busy main road is no reason to dismiss it as irrelevant as the applicant's agent does; he describes it as a 'bungalow' whereas it is actually a characterful single-storey cottage. The potential loss of even one dwelling in Greenlaw is surely inadvisable.

NOTIFICATION OF THE PUBLIC

I am concerned about the lack of knowledge in Greenlaw and Hume concerning this proposal. The usual necessity for Scottish Borders Council to advertise the planning proposal in a local newspaper seems to have been bypassed by the applicant's agent negative response on his application form regarding whether the proposal involves a form of development listed in Schedule 3 of the Town and Country Planning Development Management Procedures (Scotland) Regulations 2013. Unlike the agent, who by nature of his job will be familiar with these regulations, I find them, online, to be pretty unintelligible except to the initiated. Be that as it may, the reality is that only four nearby properties were notified in advance of this proposal so that hardly anyone in the community knows about this. The fact that it was submitted after the last Greenlaw and Hume Community Council meeting in 2021 and that the deadline date for submission of comments of 10 March will be before the next C.C. meeting, whenever that will be, further reduces the opportunity for local residents to have knowledge of the proposal, to discuss it with others and to express their final views before a decision is reached.

Yours faithfully,
John Nicholls

The Planning Department
Scottish Borders Council
Newton St Boswells
TD6 0SA

2 Queens Row
Greenlaw
Berwickshire

prs@scotborders.gov.uk

Re 22/00032/FUL - Joinery workshop with associated access near Claydub in Greenlaw

Dear Sir / Madam

I would like to object to this proposal as it will undermine Greenlaw's rural nature. The existing industrial site is at capacity and the field on which the workshop is planned is not inside the village plan. I thought the village plan was to protect the village from unnecessary and inappropriate development.

This blend of industrial with the existing nearby homes is a poor match where the people inside their homes will suffer. Noise (screeching saws, hammering, nail guns, heavy vehicles) will be of high nuisance value. Burning their waste (particulate matter in the air and potential carcinogens if they are burning MDF or traces of resin) is potentially harmful and has been well documented.

Once this workshop is established there could easily be a change in working hours beyond the normal. The types of machinery have not been specified and in the future may be upgraded or changed and may even become more of a threat to nearby residents. Both these points will be to the detriment of those living nearby.

I am also worried about the increase in traffic at an already busy junction at Border Embroideries. It can be a bit hairy when shifts are changing and deliveries and pick-ups are being made on top of a very fast bit of road – most drivers tend to ignore the speed limit! I often walk past here, with my baby. This junction is not my favourite spot and causes me anxiety due to the traffic into and out of the existing site.

This proposed development will have a very unwelcome impact on Greenlaw; visually, aurally and reputationally – it will be a large negative for what was once the County Town. In spite of any reassurances given now, these cannot be guaranteed and will likely lead to future problems for residents.

Yours faithfully

Mrs M Forrest

The Planning Department
Scottish Borders Council
Newton St Boswells
TD6 0SA

2 Queens Row
Greenlaw
Berwickshire

prs@scotborders.gov.uk

Re 22/00032/FUL - Joinery workshop with associated access near Claydub in Greenlaw

Dear Sir

I would like to object to this proposal on several points.

- 1, It is outside the village plan / development boundary.
- 2, It will effectively destroy prime agricultural land.
- 3, It will take away wildlife habitat.
- 3, It will have adverse effects on local residents.
- 4, There will be unwanted and disturbing sound that affects the health and well-being of nearby residents and other animals in spite of what is promised!.
- 5, Fumes / smoke (particulate matter and potential carcinogens) from burning waste. This is a serious hazard!
- 6, Potential reduction in property prices, creating anxiety and impinging on mental health.
- 7, Disturbing visually in what is currently a very pleasant field. The sort of field that conservationists regard highly and Wildlife Trusts encourage farmers to adopt.
- 8, Approaching Greenlaw from Duns will give visitors and people passing through a very bad first impression. Psychologically, this has a major effect on perception and will do nothing to enhance Greenlaw's reputation in the Borders and further afield.
No amount of planting will disguise the workshop.
- 9, There must be an alternative Brownfield site in a nearby town where this sort of development will be at home. The builders current yard is several miles outside the village so doesn't have to be here.
- 10, The increase in traffic at a potentially dangerous junction into and out of the current site.
- 11, In spite of any reassurances given now, these cannot be guaranteed and will lead to residents suffering further loss of amenity and peace of mind.

Yours faithfully - Mr M Forrest

From: Sandra McCombe [REDACTED]
Sent: 09 March 2022 16:12
To: Planning & Regulatory Services
Subject: OBJECTION

CAUTION: External Email

09/03/2022

Old Howden Cottage

Jedburgh

TD8 6NU

Re 22/00032/FUL - Joinery workshop near Claydub in Greenlaw - OBJECTION

Dear Sir/Madam

I visit Greenlaw a lot as I have many friends in the village and feel I must write objecting to the proposal above.

Upon arriving in Greenlaw I think to be greeted with this new unit would lower the attraction of such a pretty village. I would also like to mention another two issues which need addressing.

The residents who live in the nearby vicinity of this new proposal will be exposed to irritating noise pollution which will be loud at times. There is no policing to say that noise disturbance will not happen at unsociable hours, but there is also likely to be lengthy periods of low-level disturbance which could potentially ruin someone's equanimity. There is nothing to say that this disturbance won't occur out of hours, during busy periods, or at weekends. Although reserved for G & J Waddell, another business may take over the unit eventually.

The already busy traffic (not to mention extra pollution from exhaust fumes) would increase at the turn-off for Border Embroideries which is very concerning. There have been many occasions when I have witnessed vehicles leaving this particular area at great speed, it's almost as if their view is obstructed so they just exit the junction at great speed and hope for the best. Actually, that whole stretch of road in both directions is subject to excess speeding.

I am objecting to this proposal on the grounds of losing the visual beauty of Greenlaw, unwelcome noise pollution, less road safety and the overall loss of the rural feel that this part of the village has. The general amenity for the residents and wildlife will be severely lowered if this proposal is passed.

Yours sincerely
Ms S McCombe.