

From: Ray Cherry Architect <info@raycherry-architect.co.uk>
Sent: 16 November 2023 20:19
To: localreview
Subject: RE: [OFFICIAL] U-Stor Business Units Spylaw Road Kelso Scottish Borders TD5 8DN - 23/00325/FUL and 23/00034/RREF

CAUTION: External Email

Dear Fiona,

Thank you for forwarding the Planning Officer's comments. I have shared these with the Applicant & been instructed to submit the response below on his behalf. I trust that this is in order, but please do not hesitate to contact me if further information or clarification is required in order to assist the Local Review Body.

The Applicant is, understandably, disappointed by the latest assessment, but remains of the opinion that it has been made without fully understanding the business operating model, nor taking into account the wider economic benefit that has been / is being delivered by a thriving local business which is providing wider economic benefit to the town as a whole. There a number of specific items from the Planning Officer's report that require to be drawn to the Local Review Body's attention.

Area of space dedicated to retail.

This has not been differently demarcated since the original application was made - the submitted floor plan with the breakdown of space was provided as an indication of the use in practice & it did not seem prudent for the Applicant or his tenant to make precipitous changes to the layout pending the outcome of the application & review process. The Applicant & tenant would be happy to create a retail counter with restricted access to members of the public, leaving the wider stock area for staff & users of the workshop activities.

Other Business on Spylaw Road

The assertion of bulky items only (predominantly) being sold by other businesses is incorrect - both Country Corner & Border Raw Petfood offer clear examples of where this is not the case.

This also applies to the bakery opposite & Travis Perkins on the adjacent site operating a retail counter that is open to the public. It has been clearly noted in the submitted material that the tenant supplies bulky items - sewing machines - that require the ability of customers to access by car. This is no different to other businesses within the estate selling bulky items, but is

different to the other haberdashery businesses in the town centre that are referenced by the Planning Officer.

Business Model

The previously submitted material was specific in its reference to the Wonky Giraffe model

being interlinked, i.e. craft workshops, on-line retail & in-person retail; the officer's comments

suggest that these can be disaggregated to allow the retail function to be delivered within the

town centre. The tenant - Wonky Giraffe - has confirmed that the doubling of premises & staff

would mean that the business would be forced to cease to trade as the duplicate overhead costs

would be too significant to bear.

Town Centre Location

The suggestion has been made that alternative town centre locations have not been

demonstrated as having been exhausted & that it would be possible to achieve a town centre

presence. This, it is submitted, is only relevant to the retail function that appears to be at the

heart of the consideration in the latest response. Again, it had been noted clearly in the previous

submission that premises in town suited for retail, would not be sufficiently large for workshop

use, nor provide the parking provision for large items. Planning consent would presumably be

required for change of use for any space, deemed suitable to allow the educational activities to

take place - there would be no guarantee of this being granted, especially given the authority's

expressed concerns regarding the safeguarding of the town centre use.

General

The assessment has not taken account of the genesis of the business (Wonky Giraffe) which was

described in detail previously & which is fundamental to the facts of this case. The business

started during the pandemic lockdown as an on-line one & was successful. Demand from the

customer base that was established indicated an opportunity for small business growth to

deliver workshops. This grew significantly & required larger space which became available

immediately post lockdown within the same premises. This expansion, on site, enabled the

development of a popular service & successful business model from which in-person retail

became increasingly in demand. The Spylaw Road premises were fundamental to this growth as

they offered appropriate space & parking for the business users.

Regards

Ray

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From: localreview [mailto:localreview@scotborders.gov.uk]
Sent: 07 November 2023 13:35
To: Ray Cherry Architect <info@raycherry-architect.co.uk>
Subject: [OFFICIAL] U-Stor Business Units Spylaw Road Kelso Scottish Borders TD5
8DN - 23/00325/FUL
and 23/00034/RREF
Importance: High

Further to my e-mail of 23 October 2023, advising that the LRB had requested written submission on the updated floor plan which had been provided.

I now attach herewith the comments from the appointed officer – should you wish to comment, please send to the above e-mail address by Tuesday, 21 November 2023.

Regards

Fiona Henderson
Democratic Services Officer
Democratic Services
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From: Ray Cherry Architect <info@raycherry-architect.co.uk>
Sent: Monday, October 23, 2023 6:02 PM
To: localreview <localreview@scotborders.gov.uk>
Subject: RE: [OFFICIAL] U-Stor Business Units Spylaw Road Kelso Scottish Borders TD5 8DN - 23/00325/FUL and 23/00034/RREF

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Thanks Fiona

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From: localreview [mailto:localreview@scotborders.gov.uk]
Sent: 23 October 2023 16:00
To: info@raycherry-architect.co.uk
Subject: [OFFICIAL] U-Stor Business Units Spylaw Road Kelso Scottish Borders TD5

8DN - 23/00325/FUL
and 23/00034/RREF

Good Afternoon

Further to the Local Review Body Meeting held today, 23 October 2023, please find attached a letter advising of the continuation of the above application.

Kind Regards

Fiona Henderson
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