

Application number: 23/00325/FUL

Address: U-Stor Business Units, Spylaw Road, Kelso, Scottish Borders, TD5 8DN

Proposal: proposed change of use for units 8-2 and 8-3 to mix use include classes 1 and 10.

Case Officer: Euan Calvert

Customer Details:

Name: A Stuber Rauch

Address: The Clayhouse, Friars, Jedburgh.

Comment details:

Commenter type: Member of public

Stance: customer made comments in support of the planning application

Comment Reasons:

Comment:

- 1 – Supports local Kelso people and those from surrounding areas
- 2 – Provides mental/education stimulation and therefore promotes well-being
- 3 – Accessible car parking making it easier for older patrons or those with heavy sewing machines to visit the premises.
- 4 – Beginning to encourage young people to attend, to learn skills which are being lost within main-stream education.
- 5 – Develops positive mental health as it is a warm, unbiased, safe place to have discussions.
- 6 – Toilet facilities provided when in group work
- 7 – Brings visitors from other areas to stay in hotels and B&Bs and to visit shops, restaurants and other small shops
- 8 – Sited within an already mixed location of retail sites and business units (many of which sell to the public)

9 – Precedent is already set business has been established for three years and is continuing to bring visitors to the area.

10 – Provides a warm welcome to all and promotes what all shops in a small borders town should be aiming to do

11 – Many of the patrons of the business have been involved in community projects which benefit Kelso

- A. Buying wool for poppies, then using the warm safe space to create items for the War Memorial
- B. Providing quilts to raffle which provide money/buy equipment for local causes, e.g. Borders Search and Rescue
- C. Involvement with making the Christmas decorations for the town hall and square. This would have been impossible without this space that this unit provides.

12 – Surely, closure is entirely contrary to the main purpose of SBC Planning Department which is to facilitate the business life of the area.

To this end I feel this application should be supported.

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Case Officer: Euan Calvert

Customer Details: MRS & WIFE

Name: MRS A WHITE

Address: 21 SPRINGWOOD BANK
KELSO.

Comment details:

Commenter type: Member of public

Stance: customer made comments in support of the planning application

Comment Reasons:

Comment:

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25/3/23.

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Case Officer: Euan Calvert

Customer Details:

Name: AILEEN CALDER

Address: 19 WOODSIDE PARK
KELSO TD5 7RE.

Comment details:

Commenter type: Member of public

Stance: customer made comments in support of the planning application

Comment Reasons:

Comment:

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Case Officer: Euan Calvert

Customer Details

Name: Mr Alan Cater

Address: 19 Cheviot View, Wark-on-Tweed TD12 4RF

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I believe the change of use of these two units to allow a retail and training amenity is to be welcomed. They are far enough away from the town centre to be of little detriment to existing businesses, and sit in an area where there are already trade and retail counters available in nearby operations. The current tenant has been able to increase her offer in a niche market, showing a positive trend, set against the current difficult market environment. I am sure that any landlord, allowed the opportunity to give choice in operational use to any future tenant would make renting easier and maintain occupancy. Surely this is better than empty units providing no income to anyone.

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Case Officer: Euan Calvert

Customer Details:

Name: ALAN COATES

Address: 55, THE AVENUE, EYEMOUTH, TD14 5EA

Comment details:

Commenter type: Member of public

Stance: customer made comments in support of the planning application

Comment Reasons:

Comment:

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Proposal: Proposed change of use for Units 8-2 and 8-3 to mixed use include Classes 1 and 10

Case Officer: Euan Calvert

Customer Details

Name: Mrs Alison Wilson

Address: 9 Broomlands Gardens, Kelso, Scottish Borders TD5 7SS

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I would like to add my name to the lengthy list of people who support this planning application.

Wonky Giraffe is a much needed and very busy outlet for crafters, quilters, knitters and crocheters alike. Whether for the experienced or for the novice, Wonky is a place where people can go to learn, share, discuss and show their ideas and projects.

Customers and friends of Wonky have been involved in many community projects which have promoted Kelso and generated a positive community spirit which is invaluable.

Louise has worked hard to stock her shop. She listens to what customers want and goes above and beyond to accommodate their needs. For these reasons I give my support for the application.

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Case Officer: Euan Calvert

Customer Details:

Name: ALLAN PETTIGREW

**Address: 23 ABBOTSEAT
KELSO
TD57LR**

Comment details:

Commenter type: Member of public

Stance: customer made comments in support of the planning application

Comment Reasons:

Comment:

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Case Officer: Euan Calvert

Customer Details

Name: Mr Andrew MacLean

Address: Unit 9-5, U-Stor Business Units, Spylaw Road Kelso, Scottish Borders TD5 8DN

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I am a tenant within the building where these changes are proposed. I see no material reason to object to these proposals. The business proposed provides two valuable services. One is that the retail element brings tourism to the area of Kelso, which has provided benefits to other businesses in the Town, where people have stayed overnight during visits.

Secondly, from being a tenant in the building I see people gathering socially and learning/doing a craft skill they enjoy. In a time of social mental health awareness bringing people together should be praised and not objected to. The customers of the business and the business owner are always polite and courteous, and I have never had any cause of concern with the use of the building.

The industrial area of Spylaw Road has a wide variety of businesses from offices, garages, a gym to retail ventures. This variety does not cause any material problems of access or traffic within the area, and USTOR Business Units has off-street parking, unlike other businesses on the Road. As a tenant I have never had an issue gaining access to the building or parking my vehicle in the off-street parking at the Unit.

I believe the change of use should be fully support as it benefits Kelso as a Town.

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Case Officer: Euan Calvert

Customer Details:

Name: ANN FORTUNE

**Address: 12 DEAN RD
SPROVSTON KELSO**

Comment details:

Commenter type: Member of public

Stance: customer made comments in support of the planning application

Comment Reasons:

Comment:

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Case Officer: Euan Calvert

Customer Details

Name: Mrs ann gold

Address: 11 Ryecroft Park, Wooler, Northumberland NE71 6AS

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I fully support this application. The Wonky Giraffe is a very happy and friendly shop to visit. Louise is always so helpful and friendly. I would have to travel many miles to find the variety of craft materials she stocks. After a visit to the Wonky Giraffe I enjoy visiting the town centre to visit the shops, I don't think it would occur to me to make a specific visit to the shops in Kelso if I wasn't also making a trip to the Wonky Giraffe

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Case Officer: Euan Calvert

Customer Details:

Name: Anne Bird

**Address: 12 Queen's Road Wooler
NE71 6DR.**

Comment details:

Commenter type: Member of public

Stance: customer made comments in support of the planning application

Comment Reasons:

Comment:

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Case Officer: Euan Calvert

Customer Details:

Name: ANNE DONALD

Address: 2 HARDY CLOSE

SWARLAND, NB UMBERLAND NE65 9PG

Comment details:

Commenter type: Member of public

Stance: customer made comments in support of the planning application

Comment Reasons:

Comment:

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Case Officer: Euan Calvert

Customer Details:

Name: *Barbara Edgar*

Address: *28 Beaumont Court
Samlaws
Heiton TD5 8JY*

Comment details:

Commenter type: Member of public

Stance: customer made comments in support of the planning application

Comment Reasons:

Comment:

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5 Dornie Place,
Lochardil,
Inverness
IV2 4BY
Tel [REDACTED]

5th April 2023

Ewan Calvert, Esq.,
Planning Officer,
Scottish Borders Council,
St. Boswells.
TD6 0SA

Dear Sir,

Application Number 23/00325/FUL
U-Stor Business Units, Spylaw Road, Kelso.

I refer to the above application and wish to add my comments in support of the above application.

I regularly visit a friend in Jedburgh and look forward to a few trips to the Wonky Giraffe (business referred to in this application). I am made so welcome by the business owner. Groups were meeting there and the atmosphere was so warm and inviting. All age groups seem to be working and helping one another.

[REDACTED]

1. There is ample parking outside the facility, so no congestion on the road.
2. Other business are in the area, many of them with a retail element
3. I cannot see whose privacy is compromised.
4. Members of the groups meeting there told me that they also attended groups in Kelso and nearby villages.
5. Finally, I must add that visits to this business did not prevent me continuing into town for shopping and lunch.
I'm sure many others who come to shop there, do the same.

Yours faithfully,

[REDACTED] (CAROL DYER)

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Case Officer: Euan Calvert

Customer Details:

Name: *Catharina Laugstis*

Address: *2 Riverside Dr
Kelso
TD5 7RH*

Comment details:

Commenter type: Member of public

Stance: customer made comments in support of the planning application

Comment Reasons:

Comment:

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Case Officer: Euan Calvert

Customer Details

Name: Mrs Chloe Brown

Address: Honeysuckle House, Teviot Road, Roxburgh Kelso, Scottish Borders TD5 8LZ

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I (28 year old female) attended a card making class at 'The Wonky Giraffe' with my 18 year old cousin which was brilliant. The tutors had come down from Edinburgh and commented they wouldn't have been able to run a class like this if it wasn't for the space available at 'The Wonky Giraffe'. It was a lovely relaxing environment and amazing to see women of all ages enjoying themselves. At the same time as this class was running I was introduced to a group of ladies who were part of a sewing group. I explained that I had been trying to get my sewing machine fixed for a while but Clothworks in town weren't able to help [REDACTED]

[REDACTED] my only option was to take it to Edinburgh which I hadn't had the time to do due to working full time. I was so very pleased to learn that this was something that 'The Wonky Giraffe' could help with.

On return to collect my machine a week later, I again met several women in the shop/ workshop who encouraged me to come along to the weekly drop-in session and offered to teach me how to sew.

I have learnt a new skill and it wouldn't have been possible without the combination of the shop and workshop space. The ladies have helped me to read patterns, purchase the right materials/ equipment and complete several projects.

This has been great for my mental health and one of the benefits of the shop being in the location it's in is it's easy to get parked making attendance stress free. I know this is also of benefit to some of the older users whose mobility isn't great, as the distance from the car park to the unit is short.

I do not believe that having this business out of the town centre is detrimental to the economic development of Kelso. In fact from what I have witnessed it is having the opposite effect. It is bringing people into the town. They are visiting and spending money on food & drink, accommodation and in other retail businesses. Kelso has a vibrant town centre with very few empty shops and to my knowledge none that would be a suitable size in comparison.

I have shopped at other retail businesses on this road - Country Corner (selling woman's and men's clothing, dog toys etc), Travis Perkins and Agriparts. There is also a food retailer, a gym and nursery so the argument that this is solely an industrial park is not true.

To refuse the change of use to this business would be a hypocritical decision and counterproductive to the ambition of fostering growth of local businesses.

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Case Officer: Euan Calvert

Customer Details:

Name: MISS DENISE McDONALD

Address: 17 EDENSIDE COURT
KELSO, TD5 7D9

Comment details:

Commenter type: Member of public

Stance: customer made comments in support of the planning application

Comment Reasons:

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12 – Surely, closure is entirely contrary to the main purpose of SBC Planning Department which is to facilitate the business life of the area.

To this end I feel this application should be supported.

Comments for Planning Application 23/00325/FUL

Application Summary

Application Number: 23/00325/FUL

Address: U-Stor Business Units Spylaw Road Kelso Scottish Borders TD5 8DN

Proposal: Proposed change of use for Units 8-2 and 8-3 to mixed use include Classes 1 and 10

Case Officer: Euan Calvert

Customer Details

Name: Diane Colvine

Address: 10 Gun Avenue, Earlston, Scottish Borders TD4 6EN

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I would like to support the planning application and was surprised to hear that there were objections to it.

Wonky Giraffe is a fantastic facility providing materials and accessories for many crafts and crafters. Louise provides a warm, friendly, welcoming environment to work or shop in and she is providing a haven for like minded crafters.

As someone who does not live in Kelso I enjoy coming to Wonky regularly to meet up with friends as part of a sewing group and I have participated in several of the classes provided by Louise, being introduced to new skills and crafts. Finally I must add that visits to this business does not prevent me continuing into the town centre for other items of shopping.

If Wonky Giraffe has to close it will be a great loss to Kelso and the surrounding community.

Comments for Planning Application 23/00325/FUL

Application Summary

Application Number: 23/00325/FUL

Address: U-Stor Business Units Spylaw Road Kelso Scottish Borders TD5 8DN

Proposal: Proposed change of use for Units 8-2 and 8-3 to mixed use include Classes 1 and 10

Case Officer: Euan Calvert

Customer Details

Name: Mrs Diane Garwood

Address: 34 Hendersyde Park, Kelso, Scottish Borders TD5 7TU

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: A valuable addition to Kelso offering retail and classes for all. In pleasant surroundings that are safe for all to use. It is already in a mixed location with varied other retail premises so cannot see the objection

Application number: 23/00325/FUL

Address: U-Stor Business Units, Spylaw Road, Kelso, Scottish Borders, TD5 8DN

Proposal: proposed change of use for units 8-2 and 8-3 to mix use include classes 1 and 10.

Case Officer: Euan Calvert

Customer Details: 

Name: MRS. DOREEN HAVIS

Address: 6, BOWMONT COURT,
HEITON,
KELSO, TD5 8JY.

Comment details:

Commenter type: Member of public

Stance: customer made comments in support of the planning application

Comment Reasons:

Comment:

- 1 – Supports local Kelso people and those from surrounding areas
- 2 – Provides mental/education stimulation and therefore promotes well-being
- 3 – Accessible car parking making it easier for older patrons or those with heavy sewing machines to visit the premises.
- 4 – Beginning to encourage young people to attend, to learn skills which are being lost within main-stream education.
- 5 – Develops positive mental health as it is a warm, unbiased, safe place to have discussions.
- 6 – Toilet facilities provided when in group work
- 7 – Brings visitors from other areas to stay in hotels and B&Bs and to visit shops, restaurants and other small shops
- 8 – Sited within an already mixed location of retail sites and business units (many of which sell to the public)

9 – Precedent is already set business has been established for three years and is continuing to bring visitors to the area.

10 – Provides a warm welcome to all and promotes what all shops in a small borders town should be aiming to do

11 – Many of the patrons of the business have been involved in community projects which benefit Kelso

- A. Buying wool for poppies, then using the warm safe space to create items for the War Memorial
- B. Providing quilts to raffle which provide money/buy equipment for local causes, e.g. Borders Search and Rescue
- C. Involvement with making the Christmas decorations for the town hall and square. This would have been impossible without this space that this unit provides.

12 – Surely, closure is entirely contrary to the main purpose of SBC Planning Department which is to facilitate the business life of the area.

To this end I feel this application should be supported.

MRS. JOREEN HAVIS

6, BOWMONT COURT

HEITON

KELSO TD5 8JY



Application number: 23/00325/FUL

Address: U-Stor Business Units, Spylaw Road, Kelso, Scottish Borders, TD5 8DN

Proposal: proposed change of use for units 8-2 and 8-3 to mix use include classes 1 and 10.

Case Officer: Euan Calvert

Customer Details: EDITH WATSON

Name: MISS EDITH WATSON

Address: GREENLEA,
FOYNDER PLACE
KELSO TD5 7EH.

Comment details:

Commenter type: Member of public (MEMBER OF SWILT GROUP. (ASBEY QUIGGERS))

Stance: customer made comments in support of the planning application

Comment Reasons:

Comment:

- 1 – Supports local Kelso people and those from surrounding areas ✓
- 2 – Provides mental/education stimulation and therefore promotes well-being ✓
- 3 – Accessible car parking making it easier for older patrons or those with heavy sewing machines to visit the premises. ✓
- 4 – Beginning to encourage young people to attend, to learn skills which are being lost within main-stream education. ✓
- 5 – Develops positive mental health as it is a warm, unbiased, safe place to have discussions. ✓
- 6 – Toilet facilities provided when in group work ✓
- 7 – Brings visitors from other areas to stay in hotels and B&Bs and to visit shops, restaurants and other small shops ✓
- 8 – Sited within an already mixed location of retail sites and business units (many of which sell to the public) ✓

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11 – Many of the patrons of the business have been involved in community projects which benefit Kelso ✓

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B. Providing quilts to raffle which provide money/buy equipment for local causes, e.g. Borders Search and Rescue ✓

C. Involvement with making the Christmas decorations for the town hall and square. This would have been impossible without this space that this unit provides. ✓

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Application number: 23/00325/FUL

Address: U-Stor Business Units, Spylaw Road, Kelso, Scottish Borders, TD5 8DN

Proposal: proposed change of use for units 8-2 and 8-3 to mix use include classes 1 and 10.

Case Officer: Euan Calvert

Customer Details: ELAINE PETTIGREW.

Name: 23 ABBOTSEAT

Address: KELSO TD5 7LR

Comment details:

Commenter type: Member of public

Stance: customer made comments in support of the planning application

Comment Reasons:

Comment:

- 1 – Supports local Kelso people and those from surrounding areas
- 2 – Provides mental/education stimulation and therefore promotes well-being
- 3 – Accessible car parking making it easier for older patrons or those with heavy sewing machines to visit the premises.
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Application number: 23/00325/FUL

Address: U-Stor Business Units, Spylaw Road, Kelso, Scottish Borders, TD5 8DN

Proposal: proposed change of use for units 8-2 and 8-3 to mix use include classes 1 and 10.

Case Officer: Euan Calvert

Customer Details:

Name: *Mrs Eleanor Gibson*

Address: *61, Abbotseat, Kelso TD5 7LS.*

Comment details:

Commenter type: Member of public

Stance: customer made comments in support of the planning application

Comment Reasons:

Comment:

- 1 – Supports local Kelso people and those from surrounding areas
- 2 – Provides mental/education stimulation and therefore promotes well-being
- 3 – Accessible car parking making it easier for older patrons or those with heavy sewing machines to visit the premises.
- 4 – Beginning to encourage young people to attend, to learn skills which are being lost within main-stream education.
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To this end I feel this application should be supported.

*Ms Eleanor Gibson,
61, Abbotseat,
Kelso. TDS 725*

Comments for Planning Application 23/00325/FUL

Application Summary

Application Number: 23/00325/FUL

Address: U-Stor Business Units Spylaw Road Kelso Scottish Borders TD5 8DN

Proposal: Proposed change of use for Units 8-2 and 8-3 to mixed use include Classes 1 and 10

Case Officer: Euan Calvert

Customer Details

Name: Mrs Evelyn Ball

Address: Skirza House, Freswick, Wick KW1 4XX

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I would like to express my total support for this planning application. It is an amazing facility & hub for the local community from what I gather. For me it offered a weeks quilting retreat as well as encouraging me to experience everything else that Kelso and the Border region has to offer. I dined in some excellent restaurants, shopped in really lovely gift shops, sampled delicious local bakery treats & stayed in a most comfortable & welcoming B&B. I also found the Kelso Mill & took home two sacks of oatmeal & porridge oats, visited the wonderful Great Tapestry of Scotland's & was captivated by the stunning countryside. So from an online customer I discovered the joy of a visit to the Borders. This is not just a quilting heaven it is a great promoter of all that the Scottish Borders has to offer.

Comments for Planning Application 23/00325/FUL

Application Summary

Application Number: 23/00325/FUL

Address: U-Stor Business Units Spylaw Road Kelso Scottish Borders TD5 8DN

Proposal: Proposed change of use for Units 8-2 and 8-3 to mixed use include Classes 1 and 10

Case Officer: Euan Calvert

Customer Details

Name: Mrs Fiona Graham

Address: 9 Hendersyde Avenue, Kelso, Scottish Borders TD5 7TZ

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

- Contrary to Local Plan

Comment: I support this planning application for this business based on the following

The area that this business is in has businesses of mixed use including educational, health and well being and retail premises.

The business concerned has had a huge impact on the local community since Covid by offering a safe environment for people to gather and share a great knowledge of sewing and crafting. The workshops are supported not only by local residents but by people from far and wide who also spend time in town by staying over locally and using other facilities.

This facility has helped many people with their health and well-being by meeting up in groups that Louise has facilitated and to break this continuity would be traumatic for some of the ladies who come here for company as much as learning new crafts.

Louise has built this business through hard work. She has time for everyone and is always polite, encouraging and welcoming as well as assisting people with projects due to her vast range of knowledge and experience.

If this planning permission is not granted I feel it would be detrimental to my own mental health and well being as I myself have had issues in the past and the ladies who attended the classes, along with Louise, were of great support to me when needed and continues to be so.

Application number: 23/00325/FUL

Address: U-Stor Business Units, Spylaw Road, Kelso, Scottish Borders, TD5 8DN

Proposal: proposed change of use for units 8-2 and 8-3 to mix use include classes 1 and 10.

Case Officer: Euan Calvert

Customer Details:

Name: FIONA MURPHY

Address: 20 MERCERS COURT
KELSO
TD5 7NF

Comment details:

Commenter type: Member of public

Stance: customer made comments in support of the planning application

Comment Reasons:

Comment:

- 1 – Supports local Kelso people and those from surrounding areas
- 2 – Provides mental/education stimulation and therefore promotes well-being
- 3 – Accessible car parking making it easier for older patrons or those with heavy sewing machines to visit the premises.
- 4 – Beginning to encourage young people to attend, to learn skills which are being lost within main-stream education.
- 5 – Develops positive mental health as it is a warm, unbiased, safe place to have discussions.
- 6 – Toilet facilities provided when in group work
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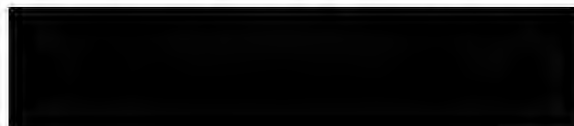
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- A. Buying wool for poppies, then using the warm safe space to create items for the War Memorial
- B. Providing quilts to raffle which provide money/buy equipment for local causes, e.g. Borders Search and Rescue
- C. Involvement with making the Christmas decorations for the town hall and square. This would have been impossible without this space that this unit provides.

12 – Surely, closure is entirely contrary to the main purpose of SBC Planning Department which is to facilitate the business life of the area.

To this end I feel this application should be supported.



comment on or object to a planning app¹/
Scottish Border Council (scotborders.gov.uk)

Application number: 23/00325/FUL

(OY) ✓

Address: U-Stor Business Units, Spylaw Road, Kelso, Scottish Borders, TD5 8DN

Proposal: proposed change of use for units 8-2 and 8-3 to mix use include classes 1 and 10.

Case Officer: Euan Calvert

Customer Details:

Name: FIONA WOOTTON

Address: 12 NORTHBURN VIEW
EYEMOUTH

} and a regular customer
of the Honky Giraffe.

Comment details:

Commenter type: Member of public

Stance: customer made comments in support of the planning application

Comment Reasons:

Comment:

- 1 – Supports local Kelso people and those from surrounding areas
- 2 – Provides mental/education stimulation and therefore promotes well-being
- 3 – Accessible car parking making it easier for older patrons or those with heavy sewing machines to visit the premises.
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12 – Surely, closure is entirely contrary to the main purpose of SBC Planning Department which is to facilitate the business life of the area.

To this end I feel this application should be supported.

Fiona Wootton

2.4.2023

In addition, I support a charity called 'Linus Project' which gives quilted blankets to sick children in hospital, and to disadvantaged children/children in refuges.

All my quilting materials are purchased at Wonky Giraffe.



Application number: 23/00325/FUL

Address: U-Stor Business Units, Spylaw Road, Kelso, Scottish Borders, TD5 8DN

Proposal: proposed change of use for units 8-2 and 8-3 to mix use include classes 1 and 10.

Case Officer: Euan Calvert

Customer Details:

Name: GEORGINA LAIRE

Address: BINNING HOUSE, DUNS ROAD
COLDSTREAM TD12 4DR

Comment details:

Commenter type: Member of public

Stance: customer made comments in support of the planning application

Comment Reasons:

Comment:

- 1 – Supports local Kelso people and those from surrounding areas
- 2 – Provides mental/education stimulation and therefore promotes well-being
- 3 – Accessible car parking making it easier for older patrons or those with heavy sewing machines to visit the premises.
- 4 – Beginning to encourage young people to attend, to learn skills which are being lost within main-stream education.
- 5 – Develops positive mental health as it is a warm, unbiased, safe place to have discussions.
- 6 – Toilet facilities provided when in group work
- 7 – Brings visitors from other areas to stay in hotels and B&Bs and to visit shops, restaurants and other small shops
- 8 – Sited within an already mixed location of retail sites and business units (many of which sell to the public)

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- A. Buying wool for poppies, then using the warm safe space to create items for the War Memorial
- B. Providing quilts to raffle which provide money/buy equipment for local causes, e.g. Borders Search and Rescue
- C. Involvement with making the Christmas decorations for the town hall and square. This would have been impossible without this space that this unit provides.

12 – Surely, closure is entirely contrary to the main purpose of SBC Planning Department which is to facilitate the business life of the area.

To this end I feel this application should be supported.



20/3/2023

If you close the Monkey Giraffe down you leave us with nowhere to buy supplies locally and we will be forced to buy online - is that good for Kelso?



Application number: 23/00325/FUL

Address: U-Stor Business Units, Spylaw Road, Kelso, Scottish Borders, TD5 8DN

Proposal: Proposed change of use for units 8-2 and 8-3 to mix use to include classes 1 and 10.

Case Officer: Euan Calvert

Customer details:

Gill Foggin
2 Greenhill Farm Cottages
Greenhill
Bamburgh
Northumberland
NE69 7AU

Comment details:

Comment Type: Member of the Public

Comment Reasons:

1. Supports local Kelso people and those from the surrounding areas.
2. Provides mental / education stimulation and therefore promotes well-being.
3. Accessible car parking making it easier for older patrons or those with heavy sewing machines to visit the premises.
4. Beginning to encourage young people to attend. To learn skills which are being lost in mainstream education.
5. Develops positive mental health and wellbeing as it is in a warm, unbiased, secure environment enabling a safe place to have discussions.
6. Toilet / washroom facilities provided when in group work.
7. Brings visitors from other areas into the locality encouraging inter-trading and visitor spend in the local area at hotels, B&Bs and spending in shops, restaurants and other providers.
8. Sited within an already mixed location of retail sites and business units (many of which sell to the public).
9. Precedent is already set as the business has been established for three years and is continuing to bring visitors to the area.
10. Provides a warm welcome to all and promotes what shops in a small Borders town should be aiming to do.
11. Many of the patrons of the business have been involved in community projects which benefit Kelso:

- Buying wool for poppies, then using the warm, safe space to create items for the War Memorial.
- Providing high-quality quilts to raffle which raises funds for local causes e.g. Borders Search & Rescue
- Involvement with making Christmas decorations for the Town Hall and Square. This would have been impossible without this space that the unit provides.

12. Surely closure is entirely contrary to the main purpose of the SBC Planning Department which is to facilitate the business life of the area.

To this I feel this application should be supported.

Yours faithfully,



Gill Foggin

Application number: 23/00325/FUL

Address: U-Stor Business Units, Spylaw Road, Kelso, Scottish Borders, TD5 8DN

Proposal: proposed change of use for units 8-2 and 8-3 to mix use include classes 1 and 10.

Case Officer: Euan Calvert

Customer Details:

Name: Hazel Nisbet

Address: Eids - View
Main Street
HEITON

KELSO

Comment details:

Commenter type: Member of public

Stance: customer made comments in support of the planning application

Comment Reasons:

Comment:

- 1 – Supports local Kelso people and those from surrounding areas
- 2 – Provides mental/education stimulation and therefore promotes well-being
- 3 – Accessible car parking making it easier for older patrons or those with heavy sewing machines to visit the premises.
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Comments for Planning Application 23/00325/FUL

Application Summary

Application Number: 23/00325/FUL

Address: U-Stor Business Units Spylaw Road Kelso Scottish Borders TD5 8DN

Proposal: Proposed change of use for Units 8-2 and 8-3 to mixed use include Classes 1 and 10

Case Officer: Euan Calvert

Customer Details

Name: Mrs Heather Skerven

Address: 3 Pinnaclehill Park, Kelso, Scottish Borders TD5 8HA

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

- Contrary to Local Plan

Comment: Support of planning application

It would be highly detrimental to many people, both locally and from further afield if this application were not supported.

Despite the fact that this facility is not in the town centre its impact is very positive

Ladies and partners, groups of ladies who have discovered the place on the internet travel to visit the shop, then "make a day " of it by going into Kelso for coffee, lunch etc, as do those who make a longer stay for a weekend.

Far from being detrimental, it brings further revenue into town shops, cafes, hotels etc, especially when small friendship groups have been formed and these ladies go from their class out for lunch or coffee on a weekly basis.

As a community one of the biggest considerations is the important role it plays in providing a safe warm space where people can meet, there are not many smaller local shops which can actually do this.

Because of its size and layout, it enables people to come, not only to shop and chat but also for mental stimulation through planned group workshops or through small informal weekly groups, where knowledge and skills are shared in a friendly, non-judgemental space, allowing those who may otherwise be alone to meet with others, be stimulated through crafts with like-minded people. Spylaw road itself has a wide variety of businesses, offices, garages, groomers, and sandwich shops all of which bring traffic to the area.

The U-Stor building has its own off-street parking which removes the need for parking on the road and therefore does not add any congestion to the area

As a visitor to any classes or groups toilets are provided and a small kitchen area is available for those simply wishing to chat and keep warm or to actually partake in a group activity

There are other shops of a similar nature in the town centre but whilst similar, are not providing

identical services, especially the socialisation aspect of the experience, which is so important for mental well-being,.Co-operation and tolerance between the shop owners should build on the experience for visitors and be an advantage not a detriment to those involved, this, in turn, should enhance the Kelso experience

To this end I believe a change of use should be fully supported as it draws people into the area from further afield, more visitors means more revenue for the local council and community.

For the attention of Euan Calvert

On behalf of the ladies who frequent The Wonky Giraffe we would like to add our individual support to Application number 23/00325/FUL.

Many of the ladies who attend The Wonky Giraffe do not have an email account or a computer and knew nothing of this. However, upon hearing about the application above they felt so strongly about it that they wanted to pass on their support, and have done so by individually signing the attached documents.

There are a wide range of business along Spylaw Road, including retail businesses and we do not see how this is any different to these. Country Corner, Travis Perkins, ABL, The Food Company, The Raw Company all sell to the public. Kelso Community Council has deemed this to be protected as an industrial site. How is this possible when you have approved a gymnasium and a nursery, which clearly aren't industrial. Country Corner has only recently opened its whole top floor to host a women's, men's and children's clothing sections, it is huge. It is a great asset to the town and people come from the surrounding area to visit here, Sainsburys, and then pop into the town for the rest of their shopping. There are also houses along this street. We understand the need to protect industrial areas, to create employment, but for Kelso they have a huge area behind Sainsburys and have recently built more units over the back. When Sainsburys was built there was a huge outcry that that would kill the town centre and it has done nothing of the sort. This retail business was approved to be built on 'industrial' land, but it fits in very well with the layout of Kelso. We feel very strongly that if this application was to be rejected then all the other business that claim to be non-retail (or a very small %) should be reviewed.

Heather Skerven
3 Pinnaclehill Park
Kelso
Scottish Borders
TD5 8HA

Application number: 23/00325/FUL

Address: U-Stor Business Units, Spylaw Road, Kelso, Scottish Borders, TD5 8DN

Proposal: proposed change of use for units 8-2 and 8-3 to mix use include classes 1 and 10.

Case Officer: Euan Calvert

Customer Details:

Name: Isa Scott

Address: 19, Blakenhope Court, Tweedbank Galashiels TD13RB

Comment details:

Commenter type: Member of public

Stance: customer made comments in support of the planning application

Comment Reasons:

Comment:

- 1 – Supports local Kelso people and those from surrounding areas
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- C. Involvement with making the Christmas decorations for the town hall and square. This would have been impossible without this space that this unit provides.

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To this end I feel this application should be supported.



Isa. Scott.

19 Blakenhope Court.

Tweedbank,

Galashiels TD1 3RB

Comments for Planning Application 23/00325/FUL

Application Summary

Application Number: 23/00325/FUL

Address: U-Stor Business Units Spylaw Road Kelso Scottish Borders TD5 8DN

Proposal: Proposed change of use for Units 8-2 and 8-3 to mixed use include Classes 1 and 10

Case Officer: Euan Calvert

Customer Details

Name: Mrs Isobel Riley

Address: 2 East Haugh, Birgham, Coldstream, Scottish Borders TD12 4FG

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: The Wonky Giraffe is a huge asset for Kelso. The only other outlet in the area is only open for very restricted hours and the next available place is Melrose which is much smaller and cannot offer the range of goods or the use as an amenity for classes, workshops and get together of like minded people. It has grown in popularity and is no problem to access. There is easy parking too. There are other shops in the area and access whether in a car or on foot is easy. There is not the time restriction as in town which is great for the classes etc. Supplies for projects are on hand for or after workshops when one has been inspired to try something new which otherwise would require waiting for the town centre shop to be open or travelling 40 miles for me. I am quite sure that people travel a distance to this shop as its reputation grows. They will then go on into town to enjoy the rest of their day with the facilities in Kelso. I believe the Wonky Giraffe is an asset to Kelso and refusing the change of use of the unit is both short sighted and would be a great loss for many people.

Application number: 23/00325/FUL

Address: U-Stor Business Units, Spylaw Road, Kelso, Scottish Borders, TD5 8DN

Proposal: proposed change of use for units 8-2 and 8-3 to mix use include classes 1 and 10.

Case Officer: Euan Calvert

Customer Details:

Name: JACQUELINE PURVES

Address: 11, INCH PARK
KELSO TD5 7EQ

Comment details:

Commenter type: Member of public

Stance: customer made comments in support of the planning application

Comment Reasons:

Comment:

- 1 – Supports local Kelso people and those from surrounding areas
- 2 – Provides mental/education stimulation and therefore promotes well-being
- 3 – Accessible car parking making it easier for older patrons or those with heavy sewing machines to visit the premises.
- 4 – Beginning to encourage young people to attend, to learn skills which are being lost within main-stream education.
- 5 – Develops positive mental health as it is a warm, unbiased, safe place to have discussions.
- 6 – Toilet facilities provided when in group work
- 7 – Brings visitors from other areas to stay in hotels and B&Bs and to visit shops, restaurants and other small shops
- 8 – Sited within an already mixed location of retail sites and business units (many of which sell to the public)

9 – Precedent is already set business has been established for three years and is continuing to bring visitors to the area.

10 – Provides a warm welcome to all and promotes what all shops in a small borders town should be aiming to do

11 – Many of the patrons of the business have been involved in community projects which benefit Kelso

- A. Buying wool for poppies, then using the warm safe space to create items for the War Memorial
- B. Providing quilts to raffle which provide money/buy equipment for local causes, e.g. Borders Search and Rescue
- C. Involvement with making the Christmas decorations for the town hall and square. This would have been impossible without this space that this unit provides.

12 – Surely, closure is entirely contrary to the main purpose of SBC Planning Department which is to facilitate the business life of the area.

To this end I feel this application should be supported.



**Piperwood
Monklaw,
Jedburgh,
Roxburghshire.**

TD8 6SJ

Tel: [REDACTED]

Mob: [REDACTED]

Email [REDACTED]

3rd April 2023.

Euan Calvert, Esq.,
Planning Officer,
Planning Department,
Scottish Borders Council,
St. Boswells,
Scottish Borders

Dear Sir,

**Re. Application No 23/00325.FUL
U-Stor Business Units, Spylaw Road, Kelso.
Proposed Change of use for Units, Spylaw Road, Kelso.**

I refer to the above and wish to add my comments in support of the above application.

Firstly, I am surprised that anyone would object to a business which is such a bonus to a small town
[REDACTED]

- 1) This business is situated in an area where there are several other business with a retail element.
- 2) There is ample off road parking and so causes no congestion.
- 3) There does not appear to be much nearby private housing to cause a privacy problem.
- 4) I understand that toilet facilities are available when classes are being held.
- 5) There do not appear to be many retail outlets in the Borders selling similar goods and training opportunities and therefore Kelso is well able to support this business [REDACTED]
- 6) As far as I am aware the customers of this business who attend her classes also attend the classes held in Abbey Row and the village halls, so none of these suffer.

Finally, I must say that this lady's business provides not just a shopping trip but an experience! She is an extremely pleasant lady, so enthusiastic about what she offers and is encouraging young and old to come together to enjoy needlework in a warm welcoming environment. If she closes it will be Kelso's loss!

[REDACTED]
Jane C. Stuart.

Comments for Planning Application 23/00325/FUL

Application Summary

Application Number: 23/00325/FUL

Address: U-Stor Business Units Spylaw Road Kelso Scottish Borders TD5 8DN

Proposal: Proposed change of use for Units 8-2 and 8-3 to mixed use include Classes 1 and 10

Case Officer: Euan Calvert

Customer Details

Name: Mrs JANET RAMSDEN

Address: Kaimridge Kaimflat, Kelso, Scottish Borders TD5 7QN

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I would like to give my full support to the application there is no reason why the premises cannot be retail and education, there are examples of this already on that road notably country corner and Agriparts which sell many of the same things sold in the town centre including clothes pet food and supplies and footwear and hardware. There is plenty of parking which is an issue in Kelso, people come from all over the Borders and beyond to the wonky Giraffe so it brings people to Kelso they often go into town to shop at the same time, there is nothing like it in the town there are no wool shops or shops dedicated to the sale and repair of sewing machines not to mention the classes she puts on for many different crafts, It is an asset to the town, In my opinion if Sainsburys can operate in that area with retail then how can you say no to a good local business that also supports lots of other businesses such as craft teachers, and sells local products from around the borders local crafters. It would be an absolute shame if it was not allowed to carry on.

Comments for Planning Application 23/00325/FUL

Application Summary

Application Number: 23/00325/FUL

Address: U-Stor Business Units Spylaw Road Kelso Scottish Borders TD5 8DN

Proposal: Proposed change of use for Units 8-2 and 8-3 to mixed use include Classes 1 and 10

Case Officer: Euan Calvert

Customer Details

Name: Mrs Janine Wilson

Address: Cairns House, Main Road, Stichill Kelso, Scottish Borders TD5 7TB

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I have been going to Wonky Giraffe since it opened and feel so lucky to have such a wonderful shop so close to where I live!

It's so lovely to be able to see and touch so many fabrics and haberdashery items instead of shopping online.

Louise has created a friendly bright spacious area where you can go and browse, shop or take a craft class.

It brings like minded people to the premises and provides a meet up point with friends and then coffee or lunch in the town.

We need to support Louise's wonderful business and all her hard work.

Comments for Planning Application 23/00325/FUL

Application Summary

Application Number: 23/00325/FUL

Address: U-Stor Business Units Spylaw Road Kelso Scottish Borders TD5 8DN

Proposal: Proposed change of use for Units 8-2 and 8-3 to mixed use include Classes 1 and 10

Case Officer: Euan Calvert

Customer Details

Name: Mrs Jennifer Redpath

Address: 14 High Croft, Kelso, Scottish Borders TD5 7ND

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I fully support this business.

I think the art of sewing is something that has been forgotten about in mainstream education. This lady has promoted well being and provided a safe space for people when sometimes they have felt lost. She has also supported various activities in the town such as the poppies and the Christmas decorations.

This unit is fantastic and it is full of businesses, who need more space, and gives them the chance to trade.

This business is still part of the town and Spylaw Road has many thriving businesses which I am sure this one only adds to. Kelso is more than the high street and like any thriving town, it is diverse and open to healthy competition within it.

Good luck to Louise and I really hope she is successful in her application.

Application number: 23/00325/FUL

Address: U-Stor Business Units, Spylaw Road, Kelso, Scottish Borders, TD5 8DN

Proposal: proposed change of use for units 8-2 and 8-3 to mix use include classes 1 and 10.

Case Officer: Euan Calvert

Customer Details:

Name: JOSIE SMEATON

**Address: 74 BRIDGEND PARK
WOOLER
NORTHUMBERLAND NE71 6QG**

Comment details:

Commenter type: Member of public

Stance: customer made comments in support of the planning application

Comment Reasons:

Comment:

- 1 – Supports local Kelso people and those from surrounding areas**
- 2 – Provides mental/education stimulation and therefore promotes well-being**
- 3 – Accessible car parking making it easier for older patrons or those with heavy sewing machines to visit the premises.**
- 4 – Beginning to encourage young people to attend, to learn skills which are being lost within main-stream education.**
- 5 – Develops positive mental health as it is a warm, unbiased, safe place to have discussions.**
- 6 – Toilet facilities provided when in group work**
- 7 – Brings visitors from other areas to stay in hotels and B&Bs and to visit shops, restaurants and other small shops**
- 8 – Sited within an already mixed location of retail sites and business units (many of which sell to the public)**

9 – Precedent is already set business has been established for three years and is continuing to bring visitors to the area.

10 – Provides a warm welcome to all and promotes what all shops in a small borders town should be aiming to do

11 – Many of the patrons of the business have been involved in community projects which benefit Kelso

- A. Buying wool for poppies, then using the warm safe space to create items for the War Memorial**
- B. Providing quilts to raffle which provide money/buy equipment for local causes, e.g. Borders Search and Rescue**
- C. Involvement with making the Christmas decorations for the town hall and square. This would have been impossible without this space that this unit provides.**

12 – Surely, closure is entirely contrary to the main purpose of SBC Planning Department which is to facilitate the business life of the area.

To this end I feel this application should be supported.

Application number: 23/00325/FUL

Address: U-Stor Business Units, Spylaw Road, Kelso, Scottish Borders, TD5 8DN

Proposal: Proposed change of use for units 8-2 and 8-3 to mix use to include classes 1 and 10.

Case Officer: Euan Calvert

Customer details:

Joy Massey
3 Greenhill Farm Cottages
Greenhill
Bamburgh
Northumberland
NE69 7AU

Comment details:

Comment Type: Member of the Public

Comment Reasons:

1. Supports local Kelso people and those from the surrounding areas.
2. Provides mental / education stimulation and therefore promotes well-being.
3. Accessible car parking making it easier for older patrons or those with heavy sewing machines to visit the premises.
4. Beginning to encourage young people to attend. To learn skills which are being lost in mainstream education.
5. Develops positive mental health and wellbeing as it is in a warm, unbiased, secure environment enabling a safe place to have discussions.
6. Toilet / washroom facilities provided when in group work.
7. Brings visitors from other areas into the locality encouraging inter-trading and visitor spend in the local area at hotels, B&Bs and spending in shops, restaurants and other providers.
8. Sited within an already mixed location of retail sites and business units (many of which sell to the public).
9. Precedent is already set as the business has been established for three years and is continuing to bring visitors to the area.
10. Provides a warm welcome to all and promotes what shops in a small Borders town should be aiming to do.
11. Many of the patrons of the business have been involved in community projects which benefit Kelso:

- Buying wool for poppies, then using the warm, safe space to create items for the War Memorial.
- Providing high-quality quilts to raffle which raises funds for local causes e.g. Borders Search & Rescue
- Involvement with making Christmas decorations for the Town Hall and Square. This would have been impossible without this space that the unit provides.

12. Surely closure is entirely contrary to the main purpose of the SBC Planning Department which is to facilitate the business life of the area.

To this I feel this application should be supported.

Yours faithfully,



Joy Massey

Comments for Planning Application 23/00325/FUL

Application Summary

Application Number: 23/00325/FUL

Address: U-Stor Business Units Spylaw Road Kelso Scottish Borders TD5 8DN

Proposal: Proposed change of use for Units 8-2 and 8-3 to mixed use include Classes 1 and 10

Case Officer: Euan Calvert

Customer Details

Name: Mrs Judith Ziolkowski

Address: 50 Inchmead Crescent, Kelso, Scottish Borders TD5 7LN

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Surely as per the Councils Economic Strategy small businesses such as this should be encouraged so as to promote economic growth and stability in Kelso and the Borders which is stated as being at the heart of your strategy and not obstructed

Application number: 23/00325/FUL

Address: U-Stor Business Units, Spylaw Road, Kelso, Scottish Borders, TD5 8DN

Proposal: proposed change of use for units 8-2 and 8-3 to mix use include classes 1 and 10.

Case Officer: Euan Calvert

Customer Details:

Name: MRS JUNE BARGH

Address: 16, RUTHERFORD SQUARE
KELSO TD5 7DD

Comment details:

Commenter type: Member of public

Stance: customer made comments in support of the planning application

Comment Reasons:

Comment:

- 1 – Supports local Kelso people and those from surrounding areas
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Comments for Planning Application 23/00325/FUL

Application Summary

Application Number: 23/00325/FUL

Address: U-Stor Business Units Spylaw Road Kelso Scottish Borders TD5 8DN

Proposal: Proposed change of use for Units 8-2 and 8-3 to mixed use include Classes 1 and 10

Case Officer: Euan Calvert

Customer Details

Name: Mrs June Bradley

Address: Bowmont Villa, Dean Road, Sprouston Kelso, Scottish Borders TD5 8HN

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I wish to support this application for change of use. The business using the units listed in the application is a major asset to the town of Kelso both as a community resource, as a draw to visitors from outside the area and to businesses within the town who benefit from extra trade generated by those drawn to visit by the growing reputation of this new business. Were this business put in a position of having to close its retail arm then I believe this would be entirely contrary to one of the main purposes of Scottish Borders Planning Department, which is to promote and facilitate the business life of the area.

The area in which the business is situated is in an area which already has a mixed range of businesses, including retail. The business does not constitute a departure from the character of the built environment in which it sits. In my view it would constitute a major injustice if a thriving business was truncated in its growth because of a refusal of change of use.

No objection has been raised by roads to the change of use. No objections have been raised by nearby businesses. The objections seem to constitute a feeling that an unfair competitive advantage is being gained. Competition is part of business. In the current economic climate it is for each business to find its way to thrive and make a profit. It is unfair to try to hamper a business from doing so on the basis that it competes with other similar businesses.

I strongly support this application for change of use.

Application number: 23/00325/FUL

Address: U-Stor Business Units, Spylaw Road, Kelso, Scottish Borders, TD5 8DN

Proposal: proposed change of use for units 8-2 and 8-3 to mix use include classes 1 and 10.

Case Officer: Euan Calvert

Customer Details:

Name: Karen Matthews

Address: 3, Pinnacle Farm Cottage
Ancrum
Jedburgh TD8 6UP

Comment details:

Commenter type: Member of public

Stance: customer made comments in support of the planning application

Comment Reasons:

Comment:

- 1 – Supports local Kelso people and those from surrounding areas
- 2 – Provides mental/education stimulation and therefore promotes well-being
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Application number: 23/00325/FUL

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Proposal: proposed change of use for units 8-2 and 8-3 to mix use include classes 1 and 10.

Case Officer: Euan Calvert

Customer Details:

Name: *KAY BELL*

Address: *27 Liddesdale Crescent, Hawick TD9 0EX*

Comment details:

Commenter type: Member of public

Stance: customer made comments in support of the planning application

Comment Reasons:

Comment:

- 1 – Supports local Kelso people and those from surrounding areas
- 2 – Provides mental/education stimulation and therefore promotes well-being
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Application number: 23/00325/FUL

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Proposal: proposed change of use for units 8-2 and 8-3 to mix use include classes 1 and 10.

Case Officer: Euan Calvert

Customer Details:

Name: MRS KAY MATTHEWS

Address: TEVIOTCLER, LANTON
JEDBURGH TD8 6SU

Comment details:

Commenter type: Member of public

Stance: customer made comments in support of the planning application

Comment Reasons:

Comment:

- 1 – Supports local Kelso people and those from surrounding areas
- 2 – Provides mental/education stimulation and therefore promotes well-being
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Application number: 23/00325/FUL

Address: U-Stor Business Units, Spylaw Road, Kelso, Scottish Borders, TD5 8DN

Proposal: proposed change of use for units 8-2 and 8-3 to mix use include classes 1 and 10.

Case Officer: Euan Calvert

Customer Details:

Name: Kirsten McNiff

Address: Walled Garden, Caerlee Estate
Inverleith EH44 6PX

Comment details:

Commenter type: Member of public

Stance: customer made comments in support of the planning application

Comment Reasons:

Comment:

- 1 – Supports local Kelso people and those from surrounding areas
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Comments for Planning Application 23/00325/FUL

Application Summary

Application Number: 23/00325/FUL

Address: U-Stor Business Units Spylaw Road Kelso Scottish Borders TD5 8DN

Proposal: Proposed change of use for Units 8-2 and 8-3 to mixed use include Classes 1 and 10

Case Officer: Euan Calvert

Customer Details

Name: Mrs Kirsty Robb

Address: 6 Pinnaclehill Park, Kelso, Scottish Borders TD5 8HA

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I am fully supportive of the applications as the services currently supplied within the two units are a real asset to the town of Kelso. They bring in visitors from out with the town and Borders area. These visitors also take the opportunity to visit our lovely town centre, thus bringing in extra much needed trade to the town. The facility is now known across the crafting community as a place to visit and has been featured in a number of magazines, promoting both the facilities and the wider town of Kelso

The facilities are also used by a wide variety of groups (both within and out with the town) providing a safe and welcoming place to visit and craft. There is a real sense of welcome and community, which is greatly needed with current mental health crises. The groups using the facilities have undertaken a number of community projects on behalf of the town and other charities. The town of Kelso has directly benefited from the hard work of the groups and individuals, without this facilities these projects may not have been possible.

As a visitor to the premises and someone who regularly walks around the area I have not experienced any difficulties with parking or noticed any traffic congestion or unsafe conditions. I have found the routes into the premises safe, with a gate in from the main road to provide pedestrians with easy access.

I also note within many of the industrial estates across the Borders are a real mix of and variety of business, which allows the Borders economy to flourish.

Application number: 23/00325/FUL

Address: U-Stor Business Units, Spylaw Road, Kelso, Scottish Borders, TD5 8DN

Proposal: proposed change of use for units 8-2 and 8-3 to mix use include classes 1 and 10.

Case Officer: Euan Calvert

Customer Details:

Name: Lesley Moir

Address: 11 Bell Tower Park, Berwick upon Tweed, TD15 1ND

Comment details:

Commenter type: Member of public

Stance: customer made comments in support of the planning application

Comment Reasons:

Comment:

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12 – Surely, closure is entirely contrary to the main purpose of SBC Planning Department which is to facilitate the business life of the area.

To this end I feel this application should be supported.

Comments for Planning Application 23/00325/FUL

Application Summary

Application Number: 23/00325/FUL

Address: U-Stor Business Units Spylaw Road Kelso Scottish Borders TD5 8DN

Proposal: Proposed change of use for Units 8-2 and 8-3 to mixed use include Classes 1 and 10

Case Officer: Euan Calvert

Customer Details

Name: Mrs Lorraine Elliot

Address: Ellwood, 12 Spylaw Park, Kelso, Scottish Borders TD5 8DS

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I fully support this business for several reasons. It is accessible for all age groups but particularly those in the upper age group, parking is easy and safe with no time limit. Louise has worked very hard indeed to make this a beautiful and friendly place to visit, as people now do from areas outwith The Borders, parking being one of optimal points. Can't image customers coming to somewhere where the parking is limited (if even available) and would of necessity incur walking from public parking which for some is very difficult, especially carrying goods back to your vehicle. Also there is the high rent and rates to be considered. Louise, in this venture, has given a lot of women a place to go and befriend others of a like-minded nature and she is to be applauded for this.

Comments for Planning Application 23/00325/FUL

Application Summary

Application Number: 23/00325/FUL

Address: U-Stor Business Units Spylaw Road Kelso Scottish Borders TD5 8DN

Proposal: Proposed change of use for Units 8-2 and 8-3 to mixed use include Classes 1 and 10

Case Officer: Euan Calvert

Customer Details

Name: Mrs Lorraine Young

Address: 6 Barony Park, Kelso, Scottish Borders TD5 8DJ

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:1 - Supports local Kelso people and those from surrounding areas

2 - Provides mental/education stimulation and therefore promotes well-being

3 - Accessible car parking making it easier for older patrons or those with heavy sewing machines to visit the premises.

4 - Beginning to encourage young people to attend, to learn skills which are being lost within main-stream education.

5 - Develops positive mental health as it is a warm, unbiased, safe place to have discussions.

6 - Toilet facilities provided when in group work

7 - Brings visitors from other areas to stay in hotels and B&Bs and to visit shops, restaurants and other small shops

8 - Sited within an already mixed location of retail sites and business units (many of which sell to the public)

9 - Precedent is already set business has been established for three years and is continuing to bring visitors to the area.

10 - Provides a warm welcome to all and promotes what all shops in a small borders town should be aiming to do

11 - Many of the patrons of the business have been involved in community projects which benefit Kelso

A. Buying wool for poppies, then using the warm safe space to create items for the War Memorial

B. Providing quilts to raffle which provide money/buy equipment for local causes, e.g. Borders Search and Rescue

C. Involvement with making the Christmas decorations for the town hall and square. This would have been impossible without this space that this unit provides.

12 - Surely, closure is entirely contrary to the main purpose of SBC Planning Department which is to facilitate the business life of the area.

To this end I feel this application should be supported.

Comments for Planning Application 23/00325/FUL

Application Summary

Application Number: 23/00325/FUL

Address: U-Stor Business Units Spylaw Road Kelso Scottish Borders TD5 8DN

Proposal: Proposed change of use for Units 8-2 and 8-3 to mixed use include Classes 1 and 10

Case Officer: Euan Calvert

Customer Details

Name: Mrs Louise Whittle

Address: 56 Wallaceneuk, Kelso, Scottish Borders TD5 8BF

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

- Contrary to Local Plan

Comment: As the tenant of a premises currently under review, I feel it is important to highlight and clarify a few things. It is, after all, my livelihood and business that are at stake and it would be reckless of me to allow a decision to be made about it based on comments and misinformation from others.

I opened the business in 2020, primarily as an online retailer of quilting and haberdashery products. All my initial plans and proposals indicated as such, but it soon became apparent that it needed to be more than just an online shop. It very quickly evolved into what it is now and I have spent the last few years building a community. 'The Wonky Giraffe' is more than a provider of products; it's a place for people to socialise when they otherwise wouldn't; it's a place to meet new people and form friendships that will last a lifetime; it's a place to escape the normal every day and switch off for a couple of hours. We have toilet facilities for those who stay a long time. At a time when mental health is more of a priority than it ever has been, a space that provides all of this should be supported without question.

Classes are held regularly at 'The Wonky Giraffe'. All of the classes are organised and coordinated by self-employed tutors who simply want to share their craft. Local, independent talent is supported throughout the year as a result of this, and many of the tutors return month after month to repeat classes that are in demand. I provide a place for them to build their confidence and generate an income that they wouldn't otherwise have.

In addition to the social aspect of 'The Wonky Giraffe', there is no denying that I am a retail premises. I offer a range of products, the vast majority of which are different to those offered by other shops in town. Some of my suppliers have in excess of 25,000 products available to buy;

there is no way there are exact overlaps between similar businesses in the town. As a perfect example, I was recently approved as an outlet for popular branded sewing machines; the nearest location outside of Kelso that stocks these is Edinburgh. I, along with other retail business along Spylaw Road, hope to encourage people to 'Shop Local' rather than venture to the big cities by stocking a wide range of products.

Quite the opposite to 'The Wonky Giraffe' pulling business away from the town, the classes and sewing retreats held at 'The Wonky Giraffe' often result in business and revenue being driven back into the town. Attendees 'make a day of it' and venture into Kelso for lunch or coffees, and those who have travelled from further afield have stayed in local Bed and Breakfasts and Hotels. Visitors from as far away as Thurso, Caithness, Dumfries, Glasgow, Aberdeen and Edinburgh have travelled specifically to visit 'The Wonky Giraffe', and it could be strongly argued that they'd never have come to Kelso otherwise. It is also worth noting that some of these visitors are the partners of fishermen, who now regularly visit the town whilst their other half is on the water. And, having posted orders to places as far away as Germany, Canada and Abu Dhabi, who knows if we might even end up with some international visitors coming to our town soon! Moreover, as a result of some of the events organised by 'The Wonky Giraffe', I too have driven revenue back into local retailers and businesses. For example, I've purchased numerous buffets from a local cafe for in house events, and I've repeatedly employed a local bus company to take groups of ladies through to Glasgow for big events.

In addition to supporting local businesses, I have worked closely with a range of charities to raise funds for their projects: MacMillan Cancer, Cancer Research UK, Maggies, The Ukraine Appeal, One Million Steps for Ellie, and The Poppy Appeal to name a few. In collaboration with another business in the town, the customers of 'The Wonky Giraffe' raised enough money for the Borders Search and Rescue Team to buy a new monitor for their command vehicle. I am a central collection point for handmade quilts that are donated to local hospitals and care homes. I support local fundraisers by donating raffle prizes, and have supported local schools and colleges by donating resources for small projects that the young people wouldn't have the chance to do otherwise.

Far from being away from the hustle and bustle of the town, 'The Wonky Giraffe' has played an important role in many community projects. We were an integral part in the creation of 'The Great Tapestry of Scotland'; several of the panels were stitched here, and many of the pieces were put together using the training space tables. Displays around the centre of Kelso have been possible because of resources provided by 'The Wonky Giraffe', not to mention because of the good will of the ladies who spend time here. It is only because of them that the town looked as great as it did at Christmas time and that we have an ever growing Remembrance Day display each year.

Perhaps most notably, I have worked hard to generate publicity around 'The Wonky Giraffe', which in turn has generated publicity for our town. I have been mentioned in magazine articles and worldwide publications, and I was the location for a news piece about 'The Great Tapestry of

Scotland'. Far from pulling the focus away from the town itself, I have actively sought to publicise the town I am proud to call my home.

'The Wonky Giraffe' has been running in its current location for just shy of two years, and all of the above has been achieved in that time alone. It is only by having relocated to the larger premises on the ground floor that I have been able to create what it is now. Far from pulling business away from the town, 'The Wonky Giraffe' brings people to the town, supports local businesses and pulls together to work on community projects enjoyed by all. The fact that the retail side of the business, specifically, is being questioned is absurd to me, especially when other retail businesses have been operating along Spylaw Road for years, and are most certainly not 'industrial' as it is claimed. On this point, it is also worth noting that there have been a lot of new industrial units built recently up and around Solomon Way, which is great for Kelso and employment for within town. However, there are industrial units within the Pinnaclehill Industrial site that have been empty for years. Therefore, if there is not a great demand for industrial units to be used as such, surely it is better to have them occupied rather than sitting empty?

As a side note, whilst writing this letter a lady has just this minute popped into the shop. Her and her husband have come all the way from Hexham. She has come to Kelso to visit The Wonky Giraffe, which she found out about from a friend. Her and her husband has spent a lovely day in the town, before coming to The Wonky Giraffe.

It is without surprise that I finish by saying I strongly support the application to change the use of the premises, for the community that has been built more than anything else that's at stake.

Application number: 23/00325/FUL

Address: U-Stor Business Units, Spylaw Road, Kelso, Scottish Borders, TD5 8DN

Proposal: proposed change of use for units 8-2 and 8-3 to mix use include classes 1 and 10.

Case Officer: Euan Calvert

Customer Details:

Name: MS M MITCHELL

**Address: THE CLAYHOUSE, FELIARS, JEDBURGH
TD8 0BN**

Comment details:

Commenter type: Member of public

Stance: customer made comments in support of the planning application

Comment Reasons:

Comment:

- 1 – Supports local Kelso people and those from surrounding areas
- 2 – Provides mental/education stimulation and therefore promotes well-being
- 3 – Accessible car parking making it easier for older patrons or those with heavy sewing machines to visit the premises.
- 4 – Beginning to encourage young people to attend, to learn skills which are being lost within main-stream education.
- 5 – Develops positive mental health as it is a warm, unbiased, safe place to have discussions.
- 6 – Toilet facilities provided when in group work
- 7 – Brings visitors from other areas to stay in hotels and B&Bs and to visit shops, restaurants and other small shops
- 8 – Sited within an already mixed location of retail sites and business units (many of which sell to the public)

9 – Precedent is already set business has been established for three years and is continuing to bring visitors to the area.

10 – Provides a warm welcome to all and promotes what all shops in a small borders town should be aiming to do.

11 – Many of the patrons of the business have been involved in community projects which benefit Kelso

- A. Buying wool for poppies, then using the warm safe space to create items for the War Memorial
- B. Providing quilts to raffle which provide money/buy equipment for local causes, e.g. Borders Search and Rescue
- C. Involvement with making the Christmas decorations for the town hall and square. This would have been impossible without this space that this unit provides.

12 – Surely, closure is entirely contrary to the main purpose of SBC Planning Department which is to facilitate the business life of the area.

To this end I feel this application should be supported.

Application number: 23/00325/FUL

Address: U-Stor Business Units, Spylaw Road, Kelso, Scottish Borders, TD5 8DN

Proposal: proposed change of use for units 8-2 and 8-3 to mix use include classes 1 and 10.

Case Officer: Euan Calvert

Customer Details:

Name: MARGARET ADAMS

**Address: 2, KNOWE HEAD
CORNHILL-ON-TWEED
NORTH⁴ TD12 4UA,**

Comment details:

Commenter type: Member of public

Stance: customer made comments in support of the planning application

Comment Reasons:

Comment:

- 1 – Supports local Kelso people and those from surrounding areas
- 2 – Provides mental/education stimulation and therefore promotes well-being
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Proposal: proposed change of use for units 8-2 and 8-3 to mix use include classes 1 and 10.

Case Officer: Euan Calvert

Customer Details:

Name: MARGARET MACKAY

Address: CONIFER COTTAGE 5 HUME HOLDING
GREENHAW BY DUNS TD10 6UW

Comment details:

Commenter type: Member of public

Stance: customer made comments in support of the planning application

Comment Reasons:

Comment:

- 1 – Supports local Kelso people and those from surrounding areas
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Proposal: proposed change of use for units 8-2 and 8-3 to mix use include classes 1 and 10.

Case Officer: Euan Calvert

Customer Details:

Name: Margaret Thompson

Address: 2 Downham Farm Cottages, Mindrum Cornhill-on-Tweed, TD12 4QJ.

Comment details:

Commenter type: Member of public

Stance: customer made comments in support of the planning application

Comment Reasons:

Comment:

- 1 – Supports local Kelso people and those from surrounding areas
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Proposal: proposed change of use for units 8-2 and 8-3 to mix use include classes 1 and 10.

Case Officer: Euan Calvert

Customer Details:

Name: Mrs. MAREKRI WANKEL.

Address: CALENHINA, 1 CHRISIELS BRAE
CHRISIELS, HANICK, TD9 8TQ

Comment details:

Commenter type: Member of public

Stance: customer made comments in support of the planning application

Comment Reasons:

Comment:

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Proposal: proposed change of use for units 8-2 and 8-3 to mix use include classes 1 and 10.

Case Officer: Euan Calvert

Customer Details: MARILYN JACK

Name: WISMORE, NO 12 BROOMLEA

Address: COURT, KELSO TD5 7RD.

Comment details:

Commenter type: Member of public

Stance: customer made comments in support of the planning application

Comment Reasons:

Comment:

- 1 – Supports local Kelso people and those from surrounding areas
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Comments for Planning Application 23/00325/FUL

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Address: U-Stor Business Units Spylaw Road Kelso Scottish Borders TD5 8DN

Proposal: Proposed change of use for Units 8-2 and 8-3 to mixed use include Classes 1 and 10

Case Officer: Euan Calvert

Customer Details

Name: Mrs Mary Dryburgh

Address: The Roan, Lauder, Scottish Borders TD2 6SA

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: This is an absolutely fantastic local independent business offering quality products and fabulous workshops to all. It brings people from all over the Borders and beyond to Kelso, and they return again and again as it is such a super place. Surely we want small local businesses to have the opportunity to grow and thrive. They not only generate business for themselves, but they also bring business and opportunities to other places in the town.

Application number: 23/00325/FUL

Address: U-Stor Business Units, Spylaw Road, Kelso, Scottish Borders, TD5 8DN

Proposal: proposed change of use for units 8-2 and 8-3 to mix use include classes 1 and 10.

Case Officer: Euan Calvert

Customer Details:

Name: MOIRA MACMILLAN
Address: LYCH VIEW, FOFO, DVNS, TD11 3RA

Comment details:

Commenter type: Member of public

Stance: customer made comments in support of the planning application

Comment Reasons:

Comment:

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To this end I feel this application should be supported.

If this business closes I will again be doing all my business in Melrose. The other business in the centre of town has NEVER since the day of opening kept to the advertised opening times therefore I stopped driving to Kelso. Whilst I fully sympathise with illness in a family a business should be open when advertised. The other business was so keen for quilters to visit it was ALWAYS closed on a Monday the day the quilters met. Since the day of opening the Wanky Giraffe has gone out of its way to cater to the needs & wishes of its customers. For me personally it means I spend in at least 5 other businesses in the town when I visit Kelso



Application number: 23/00325/FUL

Address: U-Stor Business Units, Spylaw Road, Kelso, Scottish Borders, TD5 8DN

Proposal: proposed change of use for units 8-2 and 8-3 to mix use include classes 1 and 10.

Case Officer: Euan Calvert

Customer Details:

Name: MOIRA PRENTICE

**Address: 71, CROFT Road
Kelso TD5 7EP.**

Comment details:

Commenter type: Member of public

Stance: customer made comments in support of the planning application

Comment Reasons:

Comment:

- 1 – Supports local Kelso people and those from surrounding areas
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Proposal: Proposed change of use for Units 8-2 and 8-3 to mixed use include Classes 1 and 10

Case Officer: Euan Calvert

Customer Details

Name: [REDACTED]

Address: [REDACTED]

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Wonderful asset to the community, would be a great shame to lose it.

Application number: 23/00325/FUL

Address: U-Stor Business Units, Spylaw Road, Kelso, Scottish Borders, TD5 8DN

Proposal: proposed change of use for units 8-2 and 8-3 to mix use include classes 1 and 10.

Case Officer: Euan Calvert

Customer Details:

Name: MRS P. BLACKLOCK

**Address: 5 THE YETT
KIRK YETHOLM
KELSO TD5 8PL.**

Comment details:

Commenter type: Member of public

Stance: customer made comments in support of the planning application

Comment Reasons:

Comment:

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Proposal: proposed change of use for units 8-2 and 8-3 to mix use include classes 1 and 10.

Case Officer: Euan Calvert

Customer Details:

Name: P Marshall

Address: 22 Bowmont Court, Kelso, TD5 8JY

Comment details:

Commenter type: Member of public

Stance: customer made comments in support of the planning application

Comment Reasons:

Comment:

- 1 - Supports local Kelso people and those from surrounding areas
- 2 - Provides mental/education stimulation and therefore promotes well-being
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- 8 - Sited within an already mixed location of retail sites and business units (many of which sell to the public)
- 9 - Precedent is already set. This business has been established for three years and is continuing to bring visitors to the area.

10 - Provides a warm welcome to all and promotes what all shops in a small borders town should be aiming to do

11 - Many of the patrons of the business have been involved in community projects which benefit Kelso

- A. Buying wool for poppies, then using the warm safe space to create items for the War Memorial
- B. Providing quilts to raffle which provide money/buy equipment for local causes, e.g. Borders Search and Rescue
- C. Involvement with making the Christmas decorations for the town hall and square. This would have been impossible without this space that this unit provides.

12 - Surely, closure is entirely contrary to the main purpose of SBC Planning Department which is to facilitate the business life of the area.

To this end I feel this application should be supported.

Comments for Planning Application 23/00325/FUL

Application Summary

Application Number: 23/00325/FUL

Address: U-Stor Business Units Spylaw Road Kelso Scottish Borders TD5 8DN

Proposal: Proposed change of use for Units 8-2 and 8-3 to mixed use include Classes 1 and 10

Case Officer: Euan Calvert

Customer Details

Name: Mrs Patsy Macaskill

Address: Sharvedda, Strathy Point, Thurso KW14 7RY

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I whole heartedly support this planning application. The locals are very fortunate to have such a great facility like this on their door step. It's a wonderful space for ladies getting together for sharing their crafts with each other and most importantly their mental health and wellbeing especially in these times. My highlight of the year is coming to Wonky Giraffe for a craft retreat. There is nowhere like it that offers wonderful surroundings, wonderful atmosphere and always meet delightful ladies. I take the opportunity to visit the Border Mill at Duns, to deliver my alpaca fleeces to be processed into wool. Kelso offers excellent accommodation, and restaurants also wonderful shopping experience. I hope this application gets approval as hope to return to Wonky Giraffe for craft retreat in the autumn.

Comments for Planning Application 23/00325/FUL

Application Summary

Application Number: 23/00325/FUL

Address: U-Stor Business Units Spylaw Road Kelso Scottish Borders TD5 8DN

Proposal: Proposed change of use for Units 8-2 and 8-3 to mixed use include Classes 1 and 10

Case Officer: Euan Calvert

Customer Details

Name: Mrs Polly Fraser

Address: Steading Bank House, Overwells, Jedburgh, Scottish Borders TD8 6LT

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I support the Wonky Giraffe business it is a unique shop in the Borders. It offers classes encouraging more people to Kelso and a good variety of fabrics and haberdashery as well as yarn and knitting supplies. The unit is big enough for groups to meet and craft together very useful for mental wellbeing

There is nowhere else that provides the depth and breath of fabric wool's haberdashery and learning courses in the Borders. It would be an enormous loss to the crafting community.

Application number: 23/00325/FUL

Address: U-Stor Business Units, Spylaw Road, Kelso, Scottish Borders, TD5 8DN

Proposal: proposed change of use for units 8-2 and 8-3 to mix use include

Case Officer: Euan Calvert

Customer Details:

Name: Rhona Rafferty

Address: 5 Keirhill gardens, westhill, Aberdeenshire
DD11 2 6AZ .

Comment details:

Commenter type: Member of public

Stance: customer made comments in support of the planning application

Comment Reasons:

Comment:

- 1 – Supports local Kelso people and those from surrounding areas
- 2 – Provides mental/education stimulation and therefore promotes well-being
- 3 – Accessible car parking making it easier for older patrons or those with heavy sewing machines to visit the premises.
- 4 – Beginning to encourage young people to attend, to learn skills which are being lost within main-stream education.
- 5 – Develops positive mental health as it is a warm, unbiased, safe place to have discussions.
- 6 – Toilet facilities provided when in group work
- 7 – Brings visitors from other areas to stay in hotels and B&Bs and to visit shops, restaurants and other small shops
- 8 – Sited within an already mixed location of retail sites and business units (many of which sell to the public)

9 – Precedent is already set business has been established for three years and is continuing to bring visitors to the area.

10 – Provides a warm welcome to all and promotes what all shops in a small borders town should be aiming to do

11 – Many of the patrons of the business have been involved in community projects which benefit Kelso

- A. Buying wool for poppies, then using the warm safe space to create items for the War Memorial
- B. Providing quilts to raffle which provide money/buy equipment for local causes, e.g. Borders Search and Rescue
- C. Involvement with making the Christmas decorations for the town hall and square. This would have been impossible without this space that this unit provides.

12 – Surely, closure is entirely contrary to the main purpose of SBC Planning Department which is to facilitate the business life of the area.

To this end I feel this application should be supported.

Comments for Planning Application 23/00325/FUL

Application Summary

Application Number: 23/00325/FUL

Address: U-Stor Business Units Spylaw Road Kelso Scottish Borders TD5 8DN

Proposal: Proposed change of use for Units 8-2 and 8-3 to mixed use include Classes 1 and 10

Case Officer: Euan Calvert

Customer Details

Name: Mr richard lindsley

Address: Kaimknowe Farmhouse, Kaimknowe, Kelso, Scottish Borders TD5 7NX

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I regard this businesses an asset to the Kelso community as it encourages tourists to the town and provides craft skills in needlecraft.

It provides a welcome meeting place with adequate parking facilities for crafters to further enrich their skills.

Invaluable support is given to many and diverse charities and deserves the support of the Kelso community.

Comments for Planning Application 23/00325/FUL

Application Summary

Application Number: 23/00325/FUL

Address: U-Stor Business Units Spylaw Road Kelso Scottish Borders TD5 8DN

Proposal: Proposed change of use for Units 8-2 and 8-3 to mixed use include Classes 1 and 10

Case Officer: Euan Calvert

Customer Details

Name: Mr Robin Dodyk

Address: Ruskin, 19 Broomlands, Kelso, Scottish Borders TD5 7PR

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I make comment in full support of the change-of-use of the [part] building at the above.

Spylaw Road, is already a street of mixed use, from dwellings, gymnasiums, nurseries, merchants and indeed other existing retail outlets, all of which co-exist and thrive with no detriment to the surroundings and each with many of these 'a change...' away from industrial use.

Precedent has been set all along this road resulting in almost 100% occupancy of buildings which would otherwise have fallen into disrepair and eventual demolition: you need to look around other less fortunate towns in the Borders to see the problem.

The business operates in a unique way offering the handy-craft community a Borders facility to meet, learn and share ideas, and yes, with a chance to see and buy materials [also offered on-line] to boot.

People travel to this facility AND also spend time and money in Kelso itself. No doubt they will also visit the other craft shops and businesses in the town as well as cafes, pubs and hotels.

The proprietor, other crafters [and others] also contribute and provide to the community at large: displaying their handy work during the year - Remembrance, Christmas and the like.

Finally, not many moons ago, the building of Sainsbury's was mooted to be the death knell of the town center and yet, this has not proved to be the case.

Granting permission for this [or any] change-of-use is within the Councils remit for Planning & Business Development and trust approval will be given.

Application number: 23/00325/FUL

Address: U-Stor Business Units, Spylaw Road, Kelso, Scottish Borders, TD5 8DN

Proposal: proposed change of use for units 8-2 and 8-3 to mix use include classes 1 and 10.

Case Officer: Euan Calvert

Customer Details:

Name:

HAI SSELL
34 BOWMONT COURT

Address:

MILFON
UGL
TD5 8JY.

Comment details:

Commenter type: Member of public

Stance: customer made comments in support of the planning application

Comment Reasons:

Comment:

- 1 – Supports local Kelso people and those from surrounding areas
- 2 – Provides mental/education stimulation and therefore promotes well-being
- 3 – Accessible car parking making it easier for older patrons or those with heavy sewing machines to visit the premises.
- 4 – Beginning to encourage young people to attend, to learn skills which are being lost within main-stream education.
- 5 – Develops positive mental health as it is a warm, unbiased, safe place to have discussions.
- 6 – Toilet facilities provided when in group work
- 7 – Brings visitors from other areas to stay in hotels and B&Bs and to visit shops, restaurants and other small shops
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- C. Involvement with making the Christmas decorations for the town hall and square. This would have been impossible without this space that this unit provides.

12 – Surely, closure is entirely contrary to the main purpose of SBC Planning Department which is to facilitate the business life of the area.

To this end I feel this application should be supported.

Application number: 23/00325/FUL

Address: U-Stor Business Units, Spylaw Road, Kelso, Scottish Borders, TD5 8DN

Proposal: proposed change of use for units 8-2 and 8-3 to mix use include classes 1 and 10.

Case Officer: Euan Calvert

Customer Details:

Name: ROSA LIA ESPINOSA

Address: BINNING HOUSE, DUNS ROAD
Coldstream TD12 4JR

Comment details:

Commenter type: Member of public

Stance: customer made comments in support of the planning application

Comment Reasons:

Comment:

- 1 – Supports local Kelso people and those from surrounding areas
- 2 – Provides mental/education stimulation and therefore promotes well-being
- 3 – Accessible car parking making it easier for older patrons or those with heavy sewing machines to visit the premises.
- 4 – Beginning to encourage young people to attend, to learn skills which are being lost within main-stream education.
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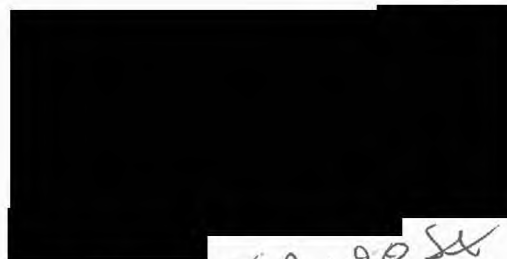
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To this end I feel this application should be supported.



R.H. ESP 10054
30-3-2023

Comments for Planning Application 23/00325/FUL

Application Summary

Application Number: 23/00325/FUL

Address: U-Stor Business Units Spylaw Road Kelso Scottish Borders TD5 8DN

Proposal: Proposed change of use for Units 8-2 and 8-3 to mixed use include Classes 1 and 10

Case Officer: Euan Calvert

Customer Details

Name: Mrs Rose Weaver

Address: 21 Gowanlea, Coldstream, Scottish Borders TD12 4NU

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I am in full support of this application for change of use.

I believe the change of use of these two units to allow a retail and training amenity is to be welcomed. They are far enough away from the town centre to be of little detriment to existing businesses, (the other similar businesses within the town have a different offering), and sit in an area where there are already trade and retail counters available in nearby operations. The current tenant has been able to increase her offer in a niche market, showing a positive trend, set against the current difficult market environment. I am sure that any landlord, allowed the opportunity to give choice in operational use to any future tenant would make renting easier and maintain occupancy. Surely this is better than empty units providing no income to anyone.

Comments for Planning Application 23/00325/FUL

Application Summary

Application Number: 23/00325/FUL

Address: U-Stor Business Units Spylaw Road Kelso Scottish Borders TD5 8DN

Proposal: Proposed change of use for Units 8-2 and 8-3 to mixed use include Classes 1 and 10

Case Officer: Euan Calvert

Customer Details

Name: Mrs Ruth Ellison

Address: 1 Bellshiel Farm Cottage, Duns, Scottish Borders TD11 3JA

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Love this shop, real sense of community and in my opinion is an asset to the town.

Comments for Planning Application 23/00325/FUL

Application Summary

Application Number: 23/00325/FUL

Address: U-Stor Business Units Spylaw Road Kelso Scottish Borders TD5 8DN

Proposal: Proposed change of use for Units 8-2 and 8-3 to mixed use include Classes 1 and 10

Case Officer: Euan Calvert

Customer Details

Name: Mrs Samira Hill

Address: 9 Park Avenue, Newtown St Boswells, Melrose, Scottish Borders TD6 0QU

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

- Contrary to Local Plan

Comment: As a local, self employed professional teacher and crafter I strongly support the change of use application. I completely disagree with the argument that it draws customers from the town centre, I know people who visit the premises regularly and always meet and have lunch in the town first, or coffee and cake afterwards, as well as a browse around the high street shops. The current premises offers mostly unique products that are not available locally in such a broad range, and therefore are not in direct competition with other retailers. The educational premises are also not available elsewhere, and whilst not competing with any other business in the town in this capacity, it also draws a large crowd from most corners of the Borders. I totally agree with looking after the growth of high street / town centre shops, but I really do not think that, in this instance, the change of use for this application goes against this. If anything, it is a positive asset to the town.

Application number: 23/00325/FUL

Address: U-Stor Business Units, Spylaw Road, Kelso, Scottish Borders, TD5 8DN

Proposal: proposed change of use for units 8-2 and 8-3 to mix use include classes 1 and 10.

Case Officer: Euan Calvert

Customer Details:

Name: Sandra Clark

Address: 25 The Yelt
Kirk Yetholm, Kelso
TD5 8PL

Comment details:

Commenter type: Member of public

Stance: customer made comments in support of the planning application

Comment Reasons:

Comment:

- 1 – Supports local Kelso people and those from surrounding areas
- 2 – Provides mental/education stimulation and therefore promotes well-being
- 3 – Accessible car parking making it easier for older patrons or those with heavy sewing machines to visit the premises.
- 4 – Beginning to encourage young people to attend, to learn skills which are being lost within main-stream education.
- 5 – Develops positive mental health as it is a warm, unbiased, safe place to have discussions.
- 6 – Toilet facilities provided when in group work
- 7 – Brings visitors from other areas to stay in hotels and B&Bs and to visit shops, restaurants and other small shops
- 8 – Sited within an already mixed location of retail sites and business units (many of which sell to the public)

9 – Precedent is already set business has been established for three years and is continuing to bring visitors to the area.

10 – Provides a warm welcome to all and promotes what all shops in a small borders town should be aiming to do

11 – Many of the patrons of the business have been involved in community projects which benefit Kelso

- A. Buying wool for poppies, then using the warm safe space to create items for the War Memorial
- B. Providing quilts to raffle which provide money/buy equipment for local causes, e.g. Borders Search and Rescue
- C. Involvement with making the Christmas decorations for the town hall and square. This would have been impossible without this space that this unit provides.

12 – Surely, closure is entirely contrary to the main purpose of SBC Planning Department which is to facilitate the business life of the area.

To this end I feel this application should be supported.

Application number: 23/00325/FUL

**Address: U-Stor Business Units, Spylaw Road, Kelso, Scottish Borders.
TD58DN**

**Proposal: proposed change of use for units 8-2 and 8-3 to mix use
include classes 1 and 10**

Case officer: Euan Calvert

Customer Details:

Mrs. Sharon Mackenzie

Aloha, Lanton, Jedburgh, TD8 6SU

Comment Details:

Comment Type: Member of the public

Stance: My comments are in support of the planning application.

First of all, I was shocked to hear that we might lose this facility in Kelso. Since I discovered this workshop 2 years ago I have completely changed my shopping regime now combining my weekly shop with a visit to the units where the crafting groups are held together with the shop which supplies a large variety of crafting materials needed for our hobbies. Our alternative would be to buy a lot of these materials online, taking away business from the Borders and, not everyone is online!

Contrary to comments made earlier about taking away business from the town centre, I now spend more time in Kelso visiting other shops in Kelso town centre, eating there and supporting one of the other retail businesses in Spylaw road.

Many people now come from all over the country and from abroad and with the activities that happen annually at the show ground i.e. the Border Union Championship dog show, many visitors spend at least a week in Kelso, and visit the crafting venues while they are here.

There is easy parking, disabled access into the unit and the warmest, friendliest welcome at all times. I have joined workshops, and met many new friends while learning new skills along the way. It is a haven for like minded crafters when relaxation and mindfulness is necessary at these times.

I fully support this application and feel it would be detrimental to Kelso to refuse this application.

Application number: 23/00325/FUL

Address: U-Stor Business Units, Spylaw Road, Kelso, Scottish Borders, TD5 8DN

Proposal: proposed change of use for units 8-2 and 8-3 to mix use include classes 1 and 10.

Case Officer: Euan Calvert

Customer Details:

Name: Stanley Thompson

**Address: 2 Mindrum Farm Cottages, Mindrum
Cornhill, TD12 4QJ**

Comment details:

Commenter type: Member of public

Stance: customer made comments in support of the planning application

Comment Reasons:

Comment:

- 1 – Supports local Kelso people both male and female and those from surrounding areas**
- 2 – Provides mental/education stimulation and therefore promotes well-being**
- 3 – Accessible car parking making it easier for older patrons or those with walking difficulties to visit the premises.**
- 4 – Encourages young people to attend, to learn skills which are being lost within main-stream education.**
- 5 – Develops positive mental health as it is a warm, unbiased, safe place to have discussions, it has been invaluable to myself and my wife during our recent bereavement.**
- 6 – Brings visitors from other areas to stay in hotels and B&Bs and to visit shops, restaurants and other small shops**

7 – Sited within an already mixed location of retail sites and business units (many of which sell to the public)

8 – Precedent is already set business has been established for three years and is continuing to bring visitors to the area.

9 – Provides a warm welcome to all including men and promotes what all shops in a small border's town should be aiming to do, I cannot drive and get around very well so a Men's shed is not on my agenda, but because of the size of the premises I am able to visit and socialize with other husbands whilst my wife shops. We then go into town for lunch and shopping and have a grand day out, none of the similar shops in the town centre can provide this and this has been an absolute life saver for me.

10 – Many of the patrons of the business have been involved in community projects which benefit Kelso

- A. Buying wool for poppies, then using the warm safe space to create items for the War Memorial
- B. Providing quilts to raffle which provide money/buy equipment for local causes, e.g. Borders Search and Rescue
- C. Involvement with making the Christmas decorations for the town hall and square. This would have been impossible without this space that this unit provides.

11 – Surely, closure is entirely contrary to the main purpose of SBC Planning Department which is to facilitate the business life of the area.

To this end I feel this application should be supported.

Application number: 23/00325/FUL

Address: U-Stor Business Units, Spylaw Road, Kelso, Scottish Borders, TD5 8DN

Proposal: proposed change of use for units 8-2 and 8-3 to mix use include classes 1 and 10.

Case Officer: Euan Calvert

Customer Details:

Name: Sue B. Fox

Address: DANSON COTTAGE
TREATY PARK
BIRGHAM
BERWICKSHIRE
TD12 4NG

Comment details:

Commenter type: Member of public

Stance: customer made comments in support of the planning application

Comment Reasons:

Comment:

- 1 – Supports local Kelso people and those from surrounding areas
- 2 – Provides mental/education stimulation and therefore promotes well-being
- 3 – Accessible car parking making it easier for older patrons or those with heavy sewing machines to visit the premises.
- 4 – Beginning to encourage young people to attend, to learn skills which are being lost within main-stream education.
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Application number: 23/00325/FUL

Address: U-Stor Business Units, Spylaw Road, Kelso, Scottish Borders, TD5 8DN

Proposal: proposed change of use for units 8-2 and 8-3 to mix use include classes 1 and 10.

Case Officer: Euan Calvert

Customer Details: Susan Fields

Name: Susan Fields

Address: 2 Station Cottages
Belford
Northumberland NE70 7DU

Comment details:

Commenter type: Member of public

Stance: customer made comments in support of the planning application

Comment Reasons:

Comment:

- 1 – Supports local Kelso people and those from surrounding areas
- 2 – Provides mental/education stimulation and therefore promotes well-being
- 3 – Accessible car parking making it easier for older patrons or those with heavy sewing machines to visit the premises.
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Comments for Planning Application 23/00325/FUL

Application Summary

Application Number: 23/00325/FUL

Address: U-Stor Business Units Spylaw Road Kelso Scottish Borders TD5 8DN

Proposal: Proposed change of use for Units 8-2 and 8-3 to mixed use include Classes 1 and 10

Case Officer: Euan Calvert

Customer Details

Name: Mrs Susan Finlayson

Address: Belmont, Wellogate Brae, Hawick, Scottish Borders TD9 9NE

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: As a freelance embroidery tutor I have run a number of classes at these premises. A great deal of thought and work has gone into ensuring that the space is suitable for craft workshops and I have been unable to find other premises of such a high standard in the Kelso area.

The workshops I run give people the chance to learn new skills but more importantly they offer the opportunity for likeminded people to come together in a safe space, something which is increasingly important as we place more emphasis on mental and well as physical well-being. A number of community projects have been co-ordinated from these premises in recent years which have benefitted residents and visitors alike.

I know that other tutors and participants travel from neighbouring counties because the accommodation, access, parking and facilities are second to none.

Refusal of this change of use application would force individuals to move elsewhere for classes.

The retail space provides not just a much larger range of products than other similar retail outlets but also different ranges of fabrics, threads, yarns and haberdashery which would otherwise have to be purchased online.

Far from taking business away from the town centre the goods and services provided from these premises actually enhance and complement retailers, food outlets and attractions within Kelso. Many visitors choose to make a day of their visit and spend additional revenue in other outlets throughout the town. The business has been featured in a number of local and national magazines and media outlets further spreading the positive image of Kelso to crafters and visitors.

I can see no material reason for refusing this application.

[REDACTED]

From: Calvert, Euan
Sent: 24 March 2023 08:57
To: Planning & Regulatory Services
Subject: Fwd: Ancroft tractors Spylaw road

Please upload acknowledge
Mithanks

Sent from [Outlook for iOS](#)

From: Weatherston, Tom [REDACTED]
Sent: Thursday, March 23, 2023 5:08:16 PM
To: Calvert, Euan <ECalvert@scotborders.gov.uk>
Subject: Ancroft tractors Spylaw road

Euan
I can't get logged onto the portal can I comment this way please.

I would like to support this application for mixed use, as Spylaw Road is already very much a mixed-use area with a wide range of businesses and housing.
I support the principle of Industrial provision, but now Pinnacle hill is very much that area.
Spylaw road over many years has been allowed to develop into a mixed-use area with many well used businesses employing many people.
As well as housing there are retail businesses, garage workshops, car sales, hot food takeaway, a nursery and several more.
As things currently stand on this street, I can't see this new proposal causing a problem being mixed use, as that's exactly what currently exists on Spylaw road already.

Tom Weatherston
Elected Member
Kelso and District

Sent from [Outlook for iOS](#)

Application number: 23/00325/FUL

Address: U-Stor Business Units, Spylaw Road, Kelso, Scottish Borders, TD5 8DN

Proposal: proposed change of use for units 8-2 and 8-3 to mix use include classes 1 and 10.

Case Officer: Euan Calvert

Customer Details:

Name: Valerie A. Tail

Address: 3. East ord Gardens
Berwick upon Tweed
TD15 2LS

Comment details:

Commenter type: Member of public

Stance: customer made comments in support of the planning application

Comment Reasons:

Comment:

- 1 – Supports local Kelso people and those from surrounding areas
- 2 – Provides mental/education stimulation and therefore promotes well-being
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To this end I feel this application should be supported.

Comments for Planning Application 23/00325/FUL

Application Summary

Application Number: 23/00325/FUL

Address: U-Stor Business Units Spylaw Road Kelso Scottish Borders TD5 8DN

Proposal: Proposed change of use for Units 8-2 and 8-3 to mixed use include Classes 1 and 10

Case Officer: Euan Calvert

Customer Details

Name: Mrs Victoria Denley Spencer

Address: Braehour Farmhouse, Scotcalder, Halkirk KW12 6XJ

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I would like to express my complete support for this planning application. This is a fantastic facility and hub for the local community as on my initial holiday I went quilting. I met some very lovely local people, who enjoyed not only the shops merchandise, but also the classes and the friendships shared. The quilting greatly encouraged me to experience everything else that Kelso & the Borders region has to offer. I dined in some excellent Kelso restaurants, went shopping in really lovely gift shops, and A. Hume was a great find. I sampled delicious local bakery treats and stayed in a wonderful, welcoming B&B. We also found the Kelso Mill and took home sacks of oatmeal & porridge oats. On my first visit, I went to the wonderful Great Tapestry of Scotland, where this is stunning countryside wherever we went. I visited an Alpaca trekking centre not far from the town. I discovered the joy of a visit to the Borders. Six months later, I revisited Kelso, primarily to go to Wonky Giraffe shop but also headed into the town to shop the gift shops in town. They are so great and I got lots of birthday presents, stocking up with porridge oats too. I look forward to my visits to the Scottish Borders and Kelso has so much to offer but if had not been for this wonderful facility I was recommended to visit I would not have visited.

Application number: 23/00325/FUL

Address: U-Stor Business Units, Spylaw Road, Kelso, Scottish Borders, TD5 8DN

Proposal: proposed change of use for units 8-2 and 8-3 to mix use include classes 1 and 10.

Case Officer: Euan Calvert

Customer Details:

Name: Victoria McNeill

Address: The Walled Garden, Coerlee Estate
Inverleith, EH44 6QX

Comment details:

Commenter type: Member of public

Stance: customer made comments in support of the planning application

Comment Reasons:

Comment:

- 1 – Supports local Kelso people and those from surrounding areas
- 2 – Provides mental/education stimulation and therefore promotes well-being
- 3 – Accessible car parking making it easier for older patrons or those with heavy sewing machines to visit the premises.
- 4 – Beginning to encourage young people to attend, to learn skills which are being lost within main-stream education.
- 5 – Develops positive mental health as it is a warm, unbiased, safe place to have discussions.
- 6 – Toilet facilities provided when in group work
- 7 – Brings visitors from other areas to stay in hotels and B&Bs and to visit shops, restaurants and other small shops
- 8 – Sited within an already mixed location of retail sites and business units (many of which sell to the public)

9 – Precedent is already set business has been established for three years and is continuing to bring visitors to the area.

10 – Provides a warm welcome to all and promotes what all shops in a small borders town should be aiming to do

11 – Many of the patrons of the business have been involved in community projects which benefit Kelso

- A. Buying wool for poppies, then using the warm safe space to create items for the War Memorial
- B. Providing quilts to raffle which provide money/buy equipment for local causes, e.g. Borders Search and Rescue
- C. Involvement with making the Christmas decorations for the town hall and square. This would have been impossible without this space that this unit provides.

12 – Surely, closure is entirely contrary to the main purpose of SBC Planning Department which is to facilitate the business life of the area.

To this end I feel this application should be supported.

Comments for Planning Application 23/00325/FUL

Application Summary

Application Number: 23/00325/FUL

Address: U-Stor Business Units Spylaw Road Kelso Scottish Borders TD5 8DN

Proposal: Proposed change of use for Units 8-2 and 8-3 to mixed use include Classes 1 and 10

Case Officer: Euan Calvert

Customer Details

Name: Mrs Wendy Guthrie

Address: 4 Hillview, Coldstream, Scottish Borders TD12 4ED

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Sir

I am in support for this application for proposed change of use for units 8-2 and 8-3 to mix use include classes 1 and 10. for the following reasons

- 1 - Supports local Kelso people and those from surrounding areas
- 2 - Provides mental/education stimulation and therefore promotes well-being
- 3 - Accessible car parking making it easier for older patrons or those with heavy sewing machines to visit the premises.
- 4 - Beginning to encourage young people to attend, to learn skills which are being lost within main-stream education.
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To this end I feel this application should be supported.

Wendy Guthrie