

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997**Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013****Application for Planning Permission****Reference : 18/00686/FUL****To : Thomas and Pamela Atkinson Flatt Farm Newcastleton Scottish Borders TD9 0TL**

With reference to your application validated on **30th May 2018** for planning permission under the Town and Country Planning (Scotland) Act 1997 for the following development :-

Proposal : Change of use of land (optional locations)to site 2 No glamping units for holiday let**At : Land North West, East And South East Of Flatt Farmhouse Newcastleton Scottish Borders**

The Scottish Borders Council hereby **refuse** planning permission for the **reason(s) stated on the attached schedule**.

Dated 27th July 2018
Regulatory Services
Council Headquarters
Newtown St Boswells
MELROSE
TD6 0SA

Signed.....
Depute Chief Planning Officer

APPLICATION REFERENCE : 18/00686/FUL
Schedule of Plans and Drawings Refused:

Plan Ref	Plan Type	Plan Status
1:12500	Location Plan	Refused
1:1500	Location Plan	Refused
(shelter belt)	Location Plan	Refused
LOG CABIN DETAILS	Other	Refused
Hobbit House	Floor Plans	Refused
Hobbit House	Elevations	Refused
x 3 Hobbit House projections	Other	Refused

REASON FOR REFUSAL

- 1 The proposal is contrary to Adopted Local Development Plan Policies ED7 and PMD2 in that: (i) the Applicant has failed to demonstrate that there is not an existing building(s) or brownfield site(s) available that would more appropriately and sympathetically accommodate the proposal, thereby avoiding the need to develop isolated greenfield sites; and (ii) its siting and layout would not respect the amenity and character of the site and surrounding area; including neighbouring uses and neighbouring built form. Further, the Applicant has failed to provide adequate business justification to demonstrate that the proposal is capable of being developed and operated viably as holiday accommodation, including any justification of the specific sites proposed, and of the specific type of accommodation units proposed.
- 2 The proposed development is contrary to Adopted Local Plan Policy ED8 in that there is no justification for such an isolated countryside location for the proposed caravans; and in their siting, these would also not be of the highest quality or in keeping with their local environment, and would cause unacceptable environmental impacts, primarily by spreading a caravan development far and wide over a much larger area than is actually necessary or justified by the supporting business case.

FOR THE INFORMATION OF THE APPLICANT

If the applicant is aggrieved by the decision of the Planning Authority to refuse planning permission for or approval required by a condition in respect of the proposed development, or to grant permission or approval subject to conditions, the applicant may require the planning authority to review the case under Section 43A of the Town and Country Planning (Scotland) Act 1997 within three months from the date of this notice. The notice of review should be addressed to Corporate Administration, Council Headquarters, Newtown St Boswells, Melrose TD6 0SA.

If permission to develop land is refused or granted subject to conditions, whether by the Planning Authority or by the Scottish Ministers, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, the owner may serve on the Planning Authority a purchase notice requiring the purchase of his interest in the land in accordance with the provisions of Part 5 of the Town and Country Planning (Scotland) Act 1997.