

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997

Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Application for Planning Permission

Reference : 18/01229/FUL

**To : Wilson G Jamieson per Gain Planning Services Per Peter MacLeod 122 Scott Street
Galashiels TD1 1DX**

With reference to your application validated on **19th September 2018** for planning permission under the Town and Country Planning (Scotland) Act 1997 for the following development :-

Proposal : Extension to provide an additional 7 No workshop units (Class 5/6), 1 No unit to provide dog daycare facility and change of use of paddock to dog exercise area

At : Storage Units Farknowes Langshaw Road Galashiels Scottish Borders

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

**Dated 26th November 2018
Regulatory Services
Council Headquarters
Newtown St Boswells
MELROSE
TD6 0SA**

Signed



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Depute Chief Planning Officer

APPLICATION REFERENCE : 18/01229/FUL

Schedule of Plans and Drawings Refused:

Plan Ref	Plan Type	Plan Status
01E	Location Plan General	Refused Refused

REASON FOR REFUSAL

- 1 The development of Class 5 and 6 workshops would be contrary to Policy ED7 of the Local Development Plan 2016 in that insufficient justification has been provided to demonstrate an economic or operational need for this particular countryside location and the development would have a significantly adverse impact on the rural character of the surrounding area. Other material considerations do not outweigh this conflict
- 2 The development would be contrary to Policies ED7 and PMD2 of the Local Development Plan 2016 in that the visual appearance of the proposed extension would not be compatible with the rural character of the surrounding area. Other material considerations do not outweigh this conflict
- 3 The development of Class 5 and Class 6 workshops would be contrary to Policy PMD1 of the Local Development Plan 2016 in that the location of the site and types of uses would mean that there would be significant reliance on the private car, with limited potential for the development to be accessed by other transport modes, ultimately amounting to unsustainable development. Other material considerations do not outweigh this conflict

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.