

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997

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

Application for Planning Permission

Reference : 18/00723/FUL

To : D Howard Kilknowe Park Wood Street Galashiels TD1 1QS

With reference to your application validated on **4th June 2018** for planning permission under the Town and Country Planning (Scotland) Act 1997 for the following development :-

Proposal : Change of use to joiners workshop and showroom; caravan repairs and sales; car valet; retail; and siting of catering unit (retrospective)

at : Bruce Motors Redburn Garage Peebles Road Galashiels Scottish Borders

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

Dated 16th November 2018
Regulatory Services
Council Headquarters
Newtown St Boswells
MELROSE
TD6 0SA

Signed



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Depute Chief Planning Officer

APPLICATION REFERENCE : 18/00723/FUL**Schedule of Plans and Drawings Refused:**

Plan Ref	Plan Type	Plan Status
Amended 11 OCT 2018 (1 of 2)	Site Plan	Refused
Amended 11 OCT 2018 (2 of 2)	Site Plan	Refused
Designation of units	Site Plan	Refused

REASON FOR REFUSAL

- 1 The proposed joiner's workshop would be contrary to Policy ED2 of the Local Development Plan 2016 in that there is inadequate justification for the proposed use on this site which is not located within an allocated employment, mixed-use or redevelopment area, and would be potentially detrimental to the character and amenity of the surrounding area. Other material considerations do not outweigh this conflict
- 2 The proposed retail use would be contrary to Policies PMD2 and ED3 of the Local Development Plan 2016 in that the site is not within the town centre and it is not been demonstrated that there are no sequentially preferable sites closer to or within the town centre or that the proposed development would not detract from the vitality and viability of the town centre, and because the visual impact of the retail use proposed would be detrimental to the character of the surrounding area. 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.