

Mr and Mrs Peter Gibson  
per IRD Design  
New Harbour Building  
Eyemouth  
Scottish Borders  
TD14 5SD

**Please ask for:** Paul Duncan  
☎ 01835 825558  
**Our Ref:** 18/01654/FUL  
**Your Ref:**  
**E-Mail:** paul.duncan@scotborders.gov.uk  
**Date:** 9th May 2019

Dear Sir/Madam

**PLANNING APPLICATION AT Land North East of The Rest Murrayfield St Abbs Scottish Borders**

**PROPOSED DEVELOPMENT:** Erection of dwellinghouse

**APPLICANT:** Mr and Mrs Peter Gibson

Please find attached the formal notice of refusal for the above application.

Drawings can be found on the Planning pages of the Council website at <https://eplanning.scotborders.gov.uk/online-applications/>.

Your right of appeal is set out within the decision notice.

Yours faithfully

John Hayward

Planning & Development Standards Manager

**TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997 (as amended)**

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

**Application for Planning Permission**

**Reference : 18/01654/FUL**

**To : Mr and Mrs Peter Gibson per IRD Design New Harbour Building Eyemouth Scottish Borders TD14 5SD**

With reference to your application validated on **28th November 2018** for planning permission under the Town and Country Planning (Scotland) Act 1997 (as amended) for the following development :-

**Proposal : Erection of dwellinghouse**

**At : Land North East of The Rest Murrayfield St Abbs Scottish Borders**

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

**Dated 7th May 2019  
Regulatory Services  
Council Headquarters  
Newtown St Boswells  
MELROSE  
TD6 0SA**

**John Hayward  
Planning & Development Standards Manager**

**APPLICATION REFERENCE : 18/01654/FUL**

**Schedule of Plans and Drawings Refused:**

<b>Plan Ref</b>	<b>Plan Type</b>	<b>Plan Status</b>
18/313 Drawing Number 001	Proposed Elevations	Refused
18/313 Drawing Number 003	Other Location Plan	Refused Refused

**REASON FOR REFUSAL**

- 1 The proposal would be contrary to policies PMD2, PMD5, EP7, EP9 and EP11 of the Local Development Plan 2016 in that the siting and design of the development and the loss of open space would have a detrimental effect on the character and appearance of the Conservation Area, the setting of the nearby Listed Building and the visual amenity of the area. Other material considerations do not outweigh these conflicts with policy.

**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 (as amended) 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 OSA.

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 (as amended).