

Mrs Claire MacTaggart  
per Ferguson Planning  
Per Tim Ferguson  
54 Island Street  
Galashiels  
Scottish Borders

**Please ask for:** Stuart Herkes  
01835 825039  
**Our Ref:** 18/01680/FUL  
**Your Ref:**  
**E-Mail:** sherkes@scotborders.gov.uk  
**Date:** 10th April 2019

Dear Sir/Madam

**PLANNING APPLICATION AT Land West of 1 Hallrule Farm Cottage Bonchester Bridge  
Scottish Borders**

**PROPOSED DEVELOPMENT:** Erection of three holiday lodges, access and associated  
infrastructure

**APPLICANT:** Mrs Claire MacTaggart

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 : 18/01680/FUL**

**To : Mrs Claire MacTaggart per Ferguson Planning Per Tim Ferguson 54 Island Street Galashiels  
Scottish Borders TD1 1NU**

With reference to your application validated on **3rd January 2019** for planning permission under the Town and Country Planning (Scotland) Act 1997 (as amended) for the following development :-

**Proposal : Erection of three holiday lodges, access and associated infrastructure**

**At : Land West of 1 Hallrule Farm Cottage Bonchester Bridge Scottish Borders**

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

**Dated 9th April 2019  
Regulatory Services  
Council Headquarters  
Newtown St Boswells  
MELROSE  
TD6 0SA**

**John Hayward  
Planning & Development Standards Manager**

**APPLICATION REFERENCE : 18/01680/FUL**

**Schedule of Plans and Drawings Refused:**

<b>Plan Ref</b>	<b>Plan Type</b>	<b>Plan Status</b>
01	Location Plan	Refused
02	Topographical Plan	Refused
03	Proposed Site Plan	Refused
09	Proposed Plans	Refused
10	Proposed Plans	Refused
11	Proposed Roof Plan	Refused
12	Proposed Sections	Refused
13	Proposed Elevations	Refused
14	Proposed Elevations	Refused
15	Specifications	Refused
16	Proposed Plans	Refused
17	Proposed Plans	Refused
18	Proposed Elevations	Refused
19	Proposed Roof Plan	Refused
20	Proposed Elevations	Refused
21	Proposed Elevations	Refused
22	Proposed Plans & Sections	Refused
23	Proposed Plans & Sections	Refused

**REASON FOR REFUSAL**

- 1 The development would be contrary to Policy ED7 of the Adopted Local Development Plan 2016 in that the Applicant has failed to provide adequate business justification to demonstrate that the proposal is capable of being developed and operated viably as a holiday accommodation business in this location, potentially resulting in unsustainable development in an undeveloped rural landscape.
- 2 The development would be contrary to Policies ED7, PMD2 and EP5 of the Adopted Local Development Plan 2016 in that its siting and design will not respect and be compatible with the amenity and character of the surrounding area, and will result in a significantly adverse impact upon existing landscape character and rural visual amenity, including that of the Teviot Valleys Special Landscape Area and that of the setting of the building group at Hallrule.

**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).