

Mr Paul Lawrie
per Planning Solutions Edinburgh
Per Nicholas Morris
Midlothian Innovation Centre
Pentlandfield Business Park
Roslin

Please ask for: Ranald Dods
☎ Ext. 8574
Our Ref: 18/01161/FUL
Your Ref:
E-Mail: Ranald.Dods@scotborders.gov.uk
Date: 5th April 2019

Dear Sir/Madam

PLANNING APPLICATION AT Land South West Of Milkieston Toll House Peebles Scottish Borders

PROPOSED DEVELOPMENT: Change of use of agricultural land to dog care walking facility and erection of boundary fence

APPLICANT: Mr Paul Lawrie

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 : 18/01161/FUL

To : Mr Paul Lawrie per Planning Solutions Edinburgh Per Nicholas Morris Midlothian Innovation Centre Pentlandfield Business Park Roslin Midlothian EH25 9RE

With reference to your application validated on **10th September 2018** for planning permission under the Town and Country Planning (Scotland) Act 1997 (as amended) for the following development :-

Proposal : Change of use of agricultural land to dog care walking facility and erection of boundary fence

at : Land South West Of Milkieston Toll House Peebles Scottish Borders

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

**Dated 3rd April 2019
Regulatory Services
Council Headquarters
Newtown St Boswells
MELROSE
TD6 0SA**

**John Hayward
Planning & Development Standards Manager**

APPLICATION REFERENCE : 18/01161/FUL

Schedule of Plans and Drawings Refused:

Plan Ref	Plan Type	Plan Status
1 of 2	Location Plan	Refused
2 of 2	Proposed Site Plan	Refused

REASON FOR REFUSAL

- 1 The development is contrary to Policy PMD2 of the Local Development Plan 2016 in that intensified traffic usage of the sub-standard vehicular access creates a detrimental impact on road safety on the A703. The continued use of the existing sub-standard access would result in an unacceptable adverse impact on road safety, including but not limited to the site access.

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).