

Dr John Crombie Smith
per MKT Design
Beechwood
Pyatshaw
Lauder
Scottish Borders

Please ask for: Julie Hayward
01835 825585
Our Ref: 18/01766/PPP
Your Ref:
E-Mail: JHayward2@scotborders.gov.uk
Date: 25th September 2019

Dear Sir/Madam

PLANNING APPLICATION AT Land North West of Poultry Farm Stow Road Lauder Scottish Borders

PROPOSED DEVELOPMENT: Erection of dwellinghouse

APPLICANT: Dr John Crombie Smith

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 : 18/01766/PPP

To : Dr John Crombie Smith per MKT Design Beechwood Pyatshaw Lauder Scottish Borders TD2 6SH

With reference to your application validated on **18th December 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 West of Poultry Farm Stow Road Lauder Scottish Borders

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

**Dated 24th September 2019
Regulatory Services
Council Headquarters
Newtown St Boswells
MELROSE
TD6 0SA**

**John Hayward
Planning & Development Standards Manager**

APPLICATION REFERENCE : 18/01766/PPP

Schedule of Plans and Drawings Refused:

Plan Ref	Plan Type	Plan Status
MKT/JCS/001	Location Plan	Refused
MKT/JCS/002	Site Plan	Refused

REASON FOR REFUSAL

- 1 The proposal is contrary to policies PMD4 and HD2 of the Local Development Plan 2016 and Supplementary Planning Guidance: New Housing in the Borders Countryside (December 2008) in that the application site is located outwith the Development Boundary for Lauder, is not associated with any recognised building group of 3 or more houses and the need for a house at this particular location has not been adequately demonstrated as being a direct operational requirement of any agricultural, horticultural, forestry or other enterprise which is itself appropriate to the countryside. The erection of a house on this site would lead to an unjustified and sporadic expansion of residential development into the open countryside.

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).