

Mr Erlend Milne  
per Ferguson Planning  
54 Island Street  
Galashiels  
Scottish Borders  
TD1 1NU

*Please ask for:* Ranald Dods  
Ext. 8574  
*Our Ref:* 19/01646/PPP  
*Your Ref:*  
*E-Mail:* Ranald.Dods@scotborders.gov.uk  
*Date:* 23rd January 2020

Dear Sir/Madam

**PLANNING APPLICATION AT Land South East Of Tarf House West Linton Scottish Borders**

**PROPOSED DEVELOPMENT:** Erection of dwellinghouse, workshop/garage and associated works

**APPLICANT:** Mr Erlend Milne

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 : 19/01646/PPP**

**To : Mr Erlend Milne per Ferguson Planning 54 Island Street Galashiels Scottish Borders TD1 1NU**

With reference to your application validated on **22nd November 2019** for planning permission under the Town and Country Planning (Scotland) Act 1997 (as amended) for the following development :-

**Proposal : Erection of dwellinghouse, workshop/garage and associated works**

**At : Land South East Of Tarf House West Linton Scottish Borders**

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

**Dated 22nd January 2020  
Regulatory Services  
Council Headquarters  
Newtown St Boswells  
MELROSE  
TD6 0SA**

**John Hayward  
Planning & Development Standards Manager**

**APPLICATION REFERENCE : 19/01646/PPP**

**Schedule of Plans and Drawings Refused:**

| <b>Plan Ref</b> | <b>Plan Type</b>    | <b>Plan Status</b> |
|-----------------|---------------------|--------------------|
| PL001           | Location Plan       | Refused            |
| PL002           | Proposed Block Plan | Refused            |

**REASON FOR REFUSAL**

- 1 The development would be contrary to policy HD2 of the Local Development Plan 2016 and New Housing in the Borders Countryside Guidance 2008 in that it would amount to sporadic residential development in a countryside location unrelated to a building group and an overriding economic case for a dwellinghouse has not been substantiated.
- 2 The development would be contrary to policy ED7 of the Local Development Plan 2016 in that it has not been demonstrated that there is an overriding need for the saddlery/leather goods business to be located within this particular countryside location and its resulting development would adversely affect the rural character of the surrounding area

**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).