

Mr Andrew Thomson
per Ferguson Planning
54 Island Street
Galashiels
Scottish Borders
TD1 1NU

Please ask for: Cameron Kirk
 01835 825253
Our Ref: 19/01432/PPP
Your Ref:
E-Mail: Cameron.Kirk@scotborders.gov.uk
Date: 4th March 2020

Dear Sir/Madam

PLANNING APPLICATION AT Land North West of Quarry Bank Hume Scottish Borders

PROPOSED DEVELOPMENT: Erection of two dwellinghouses and associated works

APPLICANT: Mr Andrew Thomson

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 : 19/01432/PPP****To : Mr Andrew Thomson per Ferguson Planning 54 Island Street Galashiels TD1 1NU**

With reference to your application validated on **4th October 2019** for planning permission under the Town and Country Planning (Scotland) Act 1997 (as amended) for the following development :-

Proposal : Erection of two dwellinghouses and associated works**At : Land North West of Quarry Bank Hume Scottish Borders**

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

**Dated 2nd March 2020
Regulatory Services
Council Headquarters
Newtown St Boswells
MELROSE
TD6 0SA**

**John Hayward
Planning & Development Standards Manager**

APPLICATION REFERENCE : 19/01432/PPP**Schedule of Plans and Drawings Refused:**

Plan Ref	Plan Type	Plan Status
	Location Plan	Refused
	Existing Site Plan	Refused

REASON FOR REFUSAL

- 1 The proposed development fails to comply with Policy HD2 of the Scottish Borders Local Development Plan 2016 and Supplementary Planning Guidance 'New Housing in the Borders Countryside 2008' as it would not relate well to the existing building group, it would break into an undeveloped field, it would result in ribbon development and it would not be sympathetic to the area's character or sense of place. Furthermore, the development would not comply with Policy PMD2 as it has not been demonstrated that adequate linkages with adjoining built up areas could be achieved.

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).