



*Planning and
Economic Development*

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997

Town and Country Planning (General Development Procedure) (Scotland) Order 1992

Application for Outline Planning Permission

Reference :08/01217/OUT

To : Mr C Dalglish per The Guildhall Ladykirk Scottish Borders TD15 1XL

With reference to your application received on **10th July 2008** for outline planning permission under the Town and Country Planning (Scotland) Act 1997 for the following development :-

Proposal : Erection of three dwellinghouses

at : Land North West Of Quarry Bank Hume Scottish Borders

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

**Dated 26th August 2008
Planning and Economic Development
Council Headquarters
Newtown St Boswells
MELROSE
TD6 0SA**

Signed

Head of Planning & Building Standards

Application reference : 08/01217/OUT

REASONS FOR REFUSAL

- 1 I recommend that the application is refused for the following reason:

The proposal is contrary to policies H5 and H6 of the Approved Structure Plan, policies 7 and 8 of the Berwickshire Local Plan 1994, policy D2 of the Scottish Borders Finalised Local Plan 2005 and the Housing in the Borders Countryside Policy and Guidance Note in that:

- (i) the development represents an inappropriate addition to the building group constituting as it does an unacceptable ribbon form of development along the minor public road which would be detrimental to the appearance and character of Hume; and
- (ii) the need for three dwellinghouses at this location has not been adequately substantiated.

FOR THE INFORMATION OF THE APPLICANT

If the applicant is aggrieved by the decision of the Planning Authority, an appeal may be made to the Scottish Ministers under Section 47 of the Town and Country Planning (Scotland) Act 1997, within six months from the date of this notice. The appeal should be addressed to the Chief Reporter, Scottish Executive Inquiry Reporter's Unit, 4 The Courtyard, Callendar Business Park, Callendar Road, Falkirk, FK1 1XR.

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 V of the Town and Country Planning (Scotland) Act, 1997.