

Dr N Miller  
per Ferguson Planning  
54 Island Street  
Galashiels  
Scottish Borders  
TD1 1NU

**Please ask for:** Euan Calvert  
01835 826513  
**Our Ref:** 20/00235/PPP  
**Your Ref:**  
**E-Mail:** ecalvert@scotborders.gov.uk  
**Date:** 24th April 2020

Dear Sir/Madam

**PLANNING APPLICATION AT Land North West of Ramsacre Thickside Jedburgh Scottish Borders**

**PROPOSED DEVELOPMENT:** Erection of dwellinghouse and formation of access, landscaping and associated works

**APPLICANT:** Dr N Miller

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 : 20/00235/PPP**

**To : Dr N Miller per Ferguson Planning 54 Island Street Galashiels Scottish Borders TD1 1NU**

With reference to your application validated on **28th February 2020** for planning permission under the Town and Country Planning (Scotland) Act 1997 (as amended) for the following development :-

**Proposal : Erection of dwellinghouse and formation of access, landscaping and associated works**

**At : Land North West of Ramsacre Thickside Jedburgh Scottish Borders**

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

**Dated 23rd April 2020  
Regulatory Services  
Council Headquarters  
Newtown St Boswells  
MELROSE  
TD6 0SA**

**John Hayward  
Planning & Development Standards Manager**

**APPLICATION REFERENCE : 20/00235/PPP**

**Schedule of Plans and Drawings Refused:**

<b>Plan Ref</b>	<b>Plan Type</b>	<b>Plan Status</b>
LP01	Location Plan	Refused
SP01	Proposed Site Plan	Refused

**REASON FOR REFUSAL**

- 1 The proposed development is contrary to policy HD2 of the Scottish Borders Local Development Plan (2016) and contrary to the guidance within the adopted New Housing in the Borders Countryside Supplementary Planning Guidance (2008) in that:
  - The proposed development would not relate to an existing building group and would be located outwith both natural and man-made boundaries of the building group. This location fails to respect the character of the building group;
  - It has not been demonstrated that there is an economic or operational need for a new dwellinghouses to be located at the site as a direct operational requirement of any agricultural, horticultural, forestry or other enterprise which is itself appropriate to the 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).