



*Planning and  
Regulatory Services*

**TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997**

**Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008**

**Application for Planning Permission**

**Reference : 11/01121/PPP**

**To : James Brown per James Hewit Park Lane Croft Road Kelso TD5 7ET**

With reference to your application validated on **10th August 2011** for planning permission under the Town and Country Planning (Scotland) Act 1997 for the following development :-

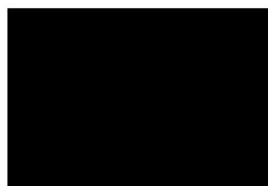
**Proposal : Erection of retail foodstore with petrol filling station, associated parking and access road**

**at : Former Oregon Timber Frame Ltd And Riverside Workshops Old Station Yard Edinburgh Road  
Jedburgh Scottish Borders  
TD8 6EE**

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

**Dated 29th April 2013  
Planning and Economic Development  
Council Headquarters  
Newtown St Boswells  
MELROSE  
TD6 0SA**

Signed .....  
Head of Planning and Regulatory Services



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**APPLICATION REFERENCE : 11/01121/PPP****Schedule of Plans and Drawings Refused:**

Plan Ref	Plan Type	Plan Status
1913/02	Existing Layout	Refused
1913/01 REV A	Planning Layout	Refused

**REASON FOR REFUSAL**

- 1 The proposal is contrary to policy E12 of the Scottish Borders Consolidated Structure Plan 2001 - 2018 and policy ED1 of the Scottish Borders Consolidated Local Plan Adopted 2011 in that the proposal would result in the loss of allocated employment land where only Classes 4, 5 and 6 of the Town and Country Planning (Use Classes) (Scotland) Order 1997 are permitted and outright retail activities are not permitted to ensure an adequate supply of employment land is retained and to support existing town centres. This would create an undesirable precedent for other uses outwith Classes 4, 5 and 6 on safeguarded employment land sites.
- 2 The proposal is contrary to policies E17 and E18 of the Scottish Borders Consolidated Structure Plan 2001 - 2018 and policy ED3 of the Scottish Borders Consolidated Local Plan Adopted 2011 in that the site is in an out-of-centre location that would affect the vitality and viability of the town centre and it has not been adequately demonstrated that sequentially this is the most appropriate site for a new food store in Jedburgh.

**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 appeal to the Scottish Ministers under Section 47 of the Town and Country Planning (Scotland) Act 1997 within three months from the date of this notice. The notice of the appeal should be addressed to The Directorate for Planning and Environmental Appeals, 4 The Courtyard, Callendar Business Park, Falkirk FK1 1XR. A copy of the notice of the appeal must, at the same time, be sent to the Legal Services Section, Scottish Borders Council, Council Headquarters, Newtown St. Boswells, Melrose TD6 0SA.

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.

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