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## **PLANNING APPEALS & REVIEWS**

**Briefing Note by Chief Planning & Housing Officer**

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### **PLANNING AND BUILDING STANDARDS COMMITTEE**

**11<sup>th</sup> January 2021**

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#### **1 PURPOSE**

- 1.1 The purpose of this briefing note is to give details of **Appeals** and **Local Reviews** which have been received and determined during the last month.

#### **2 APPEALS RECEIVED**

- 2.1 Planning Applications

Nil

- 2.2 Enforcements

Nil

- 2.3 Works to Trees

Nil

#### **3 APPEAL DECISIONS RECEIVED**

- 3.1 Planning Applications

Nil

- 3.2 Enforcements

Nil

- 3.3 Works to Trees

Nil

## 4 APPEALS OUTSTANDING

4.1 There remained 4 appeals previously reported on which decisions were still awaited when this report was prepared on 22<sup>nd</sup> December 2020. This relates to sites at:

• Land North West of Willowdean House, Foulden	• Hutton Hall Barns, Hutton (Shed 5)
• Land North East of Burnside, Lower Green, West Linton	• Hutton Hall Barns, Hutton (Shed 6)

## 5 REVIEW REQUESTS RECEIVED

Nil

## 6 REVIEWS DETERMINED

6.1 Reference: 20/00028/PPP  
Proposal: Erection of dwellinghouse together with access, landscaping, associated works  
Site: Land North East of East Neuk, Morebattle  
Appellant: Mr & Mrs G & M Walker

Reason for Refusal: The proposed development is contrary to Policies PMD4 and HD2 of the Local Development Plan 2016 and the adopted Supplementary Planning Guidance on New Housing in the Borders Countryside (2008), in that the site is out with any recognised settlement or building group and the need for the house has not been adequately substantiated, and that, accordingly, the proposed development would represent a sporadic and unjustified form of development in the countryside and would undermine the Development Boundary, setting an undesirable precedent for similar proposals that would further erode the Development Boundary.

Method of Review: Review of Papers

Review Decision: Decision of Appointed Officer Overturned (Subject to Conditions and a Legal Agreement)

6.2 Reference: 20/00537/FUL  
Proposal: Formation of dormer  
Site: 19 Myrescroft Road, Ancrum, Jedburgh  
Appellant: Mr & Mrs D Tully

Reason for Refusal: The development would be contrary to Policy PMD2 of the Scottish Borders Local Development Plan 2016 in that it would have a visually unsympathetic and dominant impact on the dwellinghouse and have an adverse impact on the character and appearance of the surrounding area. This conflict is not overcome by other material considerations.

Method of Review: Review of Papers

Review Decision: Decision of Appointed Officer Upheld

## 7 REVIEWS OUTSTANDING

7.1 There remained one review previously reported on which a decision was still awaited when this report was prepared on 22<sup>nd</sup> December 2020. This relates to a site at:

• Garden Ground of Clifton Cottage, High Street, Kirk Yetholm	•
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## 8 SECTION 36 PUBLIC LOCAL INQUIRIES RECEIVED

Nil

## 9 SECTION 36 PUBLIC LOCAL INQUIRIES DETERMINED

Nil

## 10 SECTION 36 PUBLIC LOCAL INQUIRIES OUTSTANDING

10.1 There remained 3 S36 PLI's previously reported on which decisions were still awaited when this report was prepared on 22<sup>nd</sup> December 2020. This relates to sites at:

• Fallago Rig 1, Longformacus	• Fallago Rig 2, Longformacus
• Crystal Rigg Wind Farm, Cranshaws, Duns	•

### Approved by

**Ian Aikman**  
**Chief Planning & Housing Officer**

**Signature .....**

### Author(s)

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**Background Papers:** None.

**Previous Minute Reference:** None.

**Note** – You can get this document on tape, in Braille, large print and various computer formats by contacting the address below. Jacqueline Whitelaw can also give information on other language translations as well as providing additional copies.

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