

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997

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

Application for Outline Planning Permission

Reference : 03/00876/OUT

To : George Charters per Ian Borthwick Tullibardine Haystoun Terrace Peebles EH45 9EA

With reference to your application received on **20th May 2003** for outline planning permission under the Town and Country Planning (Scotland) Act 1997 for the following development :-

Proposal : Erection of dwellinghouse

at : Site East Of Dogcraig Cottage Scotsmill Peebles Tweeddale EH45 9HS

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

Dated 30th July 2003
Economic Development and Environmental Planning
Council Headquarters
Newtown St Boswells
MELROSE
TD6 0SA

Signed
Head of Development Control

Application reference : 03/00876/OUT

REASONS FOR REFUSAL

1. The proposal would be contrary to policy H5 of the Scottish Borders Approved Structure Plan 2001 - 2011 and policies 7 and 57 of the Tweeddale Local Plan in that the site is poorly related to and detached from the form of the existing building group and that the proposal would constitute ribbon development along the B7062.

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, 2 Greenside Lane, Edinburgh, EH1 3AG.

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.