



TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997

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

Application for Outline Planning Permission

Reference :04/01443/OUT

To : Wm Marjoribanks Ltd per Huggins-Haig, Holland Ltd Hardens Hall Duns TD11 3NS

With reference to your application received on **26th July 2004** for outline planning permission under the Town and Country Planning (Scotland) Act 1997 for the following development :-

Proposal : Erection of two dwellinghouses

at : Slaters Yard Off Charlesfield Road St Boswells Melrose Scottish Borders TD6 0HG

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

**Dated 20th September 2004
Economic Development and Environmental Planning
Council Headquarters
Newtown St Boswells
MELROSE
TD6 0SA**

Signed
Head of Development Control

Assistant



Application reference : 04/01443/OUT

REASONS FOR REFUSAL

- 1 The proposal is contrary to policies H5 and H6 of the Approved Structure Plan, policies 7 and 8 of the Ettrick and Lauderdale Local Plan 1995, and the Housing in the Borders Countryside Policy and Guidance Note in that the site lies outwith any settlement or building group and the need for two dwellinghouses 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.