



TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997

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

Application for Outline Planning Permission

Reference :04/01824/OUT

To : Gail Robson 2 Roadside Paddock Charlesfield St Boswells TD6 0HH

With reference to your application received on **15th September 2004** for outline planning permission under the Town and Country Planning (Scotland) Act 1997 for the following development :-

Proposal : Erection of dwellinghouse

at : Land To Rear Of 2 Roadside Paddock Charlesfield St Boswells Melrose Scottish Borders TD6 0HH

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

**Dated 15th November 2004
Economic Development and Environmental Planning
Council Headquarters
Newtown St Boswells
MELROSE
TD6 0SA**

Signed *Alister L. Chalmers*
Head of Development Control

Assistant



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REASONS FOR REFUSAL

- 1 The proposal would be contrary to policies H5 of the Scottish Borders Structure Plan 2001 - 2011 and 7 of the Ettrick and Lauderdale Local Plan in that the form and appearance of the existing building group at Charlesfield would be adversely affected by additional development. In addition the proposal would be contrary to policies E13 of the Scottish Borders Structure Plan 2001 - 2011 and 23 of the Ettrick and Lauderdale Local Plan in that part of the site is allocated for the retention of industrial uses as part of the Charlesfield Industrial Estate.

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.