

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997

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

Application for Planning Permission

Reference : 12/01191/PPP

To : Mr Hugh Lovatt per Suzanne McIntosh Planning 45C Bath Street Portobello Edinburgh EH15 1HB

With reference to your application validated on **11th October 2012** for planning permission under the Town and Country Planning (Scotland) Act 1997 for the following development :-

Proposal : Erection of dwellinghouse

at : Land North East Of Buxton House Eastfield Selkirk Scottish Borders

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

APPLICATION REFERENCE : 12/01191/PPP

Schedule of Plans and Drawings Refused:

Plan Ref	Plan Type	Plan Status
PROMAP OS EXTRACT	Location Plan	Refused
SITE ANALYSIS PLAN	Other	Refused

REASON FOR REFUSAL

- 1 The proposed development is contrary to Policy H7 and H8 of the Scottish Borders Consolidated Structure Plan 2009 and Policy D2 of the Scottish Borders Consolidated Local Plan 2011 in that the application site does not constitute an appropriate addition to the building group at Buxton and the requirement for a dwellinghouse on medical grounds does not justify a departure from development plan policy. Furthermore, in the interests of road safety in that the existing vehicular access to the site is inadequate.

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 require the planning authority to review the case under Section 43A of the Town and Country Planning (Scotland) Act 1997 within three months from the date of this notice. The notice of review should be addressed to Corporate Administration, 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.