


Mr N & Mrs C Cameron
per Ferguson Planning
Shiel House
54 Island Street
Galashiels
Scottish Borders

**Please ask
for:**


Julie Hayward
01835 825585

Our Ref:
Your Ref:

21/00710/PPP

E-Mail:

jhayward2@scotborders.gov.uk

Date:

17th November 2021

Dear Sir/Madam

PLANNING APPLICATION AT Land South And West Of Greywalls Gattonside Scottish Borders

PROPOSED DEVELOPMENT: **Erection of dwellinghouse with access, landscaping and associated works**

APPLICANT: **Mr N & Mrs C Cameron**

Please find attached the formal notice of refusal for the above application.

Drawings can be found on the Planning pages of the Council website at
<https://eplanning.scotborders.gov.uk/online-applications/>.

Your right of appeal is set out within the decision notice.

Yours faithfully

John Hayward

Planning & Development Standards Manager

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997 (as amended)

Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Application for Planning Permission

Reference : 21/00710/PPP

**To : Mr N & Mrs C Cameron per Ferguson Planning Shiel House 54 Island Street Galashiels
Scottish Borders TD1 1NU**

With reference to your application validated on **5th May 2021** for planning permission under the Town and Country Planning (Scotland) Act 1997 (as amended) for the following development :-

Proposal : Erection of dwellinghouse with access, landscaping and associated works

at : Land South And West Of Greywalls Gattonside Scottish Borders

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

**Dated 12th November 2021
Regulatory Services
Council Headquarters
Newtown St Boswells
MELROSE
TD6 0SA**

**John Hayward
Planning & Development Standards Manager**

APPLICATION REFERENCE : 21/00710/PPP

Schedule of Plans and Drawings Refused:

Plan Ref	Plan Type	Plan Status
P01 B2	Location Plan	Refused

REASON FOR REFUSAL

The development is contrary to Policies HD2 and EP6 of the Local Development Plan 2016 and Supplementary Planning Guidance: New Housing in the Borders Countryside 2008 in that it would constitute piecemeal, sporadic new housing development in the countryside that would be poorly related to an established building group, within a previously undeveloped field, outwith the sense of place, out of keeping with the character of the building group, resulting in an unacceptable adverse impact on the landscape and visual amenities of the surrounding area. This conflict with the development plan is not overridden by other material considerations.

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 (as amended) 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 OSA.

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 (as amended).