

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997

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

Application for Outline Planning Permission

Reference :07/01332/OUT

**To : H Fleming And B Martin per Smith And Garratt Rural Asset Management The Guildhall
Ladykirk Scottish Borders TD15 1XL**

With reference to your application received on **5th July 2007** for outline planning permission under the Town and Country Planning (Scotland) Act 1997 for the following development :-

Proposal : Erection of two dwellinghouses

at : Land East Of The Old Stables Lennel House Coldstream Scottish Borders

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

**Dated 25th September 2007
Planning and Economic Development
Council Headquarters
Newtown St Boswells
MELROSE
TD6 0SA**

Signed
Head of Planning & Building Standards

Application reference: 07/01332/OU1

REASONS FOR REFUSAL

- 1 The proposal would unacceptably break the form of the South side of Lennel village as defined in policies G1 subsections 1 and 4 and G7 subsection 3. Additionally, the proposal would have an adverse effect upon the category B listed properties at Lennel in line with policy BE1, and finally the proposal represents an unacceptable road safety situation as highlighted by the Director of Technical Services (Roads)

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.