

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997

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

Application for Planning Permission

Reference : 18/00355/PPP

**To : Buccleuch Estates Ltd per Ferguson Planning 54 Island Street Galashiels Scottish Borders
TD1 1NU**

With reference to your application validated on **4th April 2018** for planning permission under the Town and Country Planning (Scotland) Act 1997 for the following development :-

Proposal : Demolition of agricultural building and erection of dwellinghouse

at: Land East Of Deuchar Mill House Yarrow Selkirk Scottish Borders

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

**Dated 1st June 2018
Regulatory Services
Council Headquarters
Newtown St Boswells
MELROSE
TD6 0SA**

Signed


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Depute Chief Planning Officer

APPLICATION REFERENCE : 18/00355/PPP**Schedule of Plans and Drawings Refused:**

Plan Ref	Plan Type	Plan Status
2018/02/102	Location Plan	Refused
2018/02/102B	Site Plan	Refused
Planning statement	Other	Refused

REASON FOR REFUSAL

- 1 The proposed development at this site would be contrary to policy HD2 of the Scottish Borders Local Development Plan (2016), and contrary to the guidance within the adopted New Housing in the Borders Countryside Supplementary Planning Guidance Note (2008), in that the proposed development would not relate sympathetically to the sense of place of the existing building group, and would potentially lead to ribbon development along a public road.
- 2 The means of access to the public road is inadequate and it has not been demonstrated that it is capable of sufficient improvement, contrary to Policy PMD2 and supplementary guidance New Housing in the Borders Countryside. This would have an adverse impact on road safety.

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.