



Mr William, Brenda and Sarah Glennie
per Ferguson Planning
54 Island Street
Galasheils
Scottish Borders
Scotland

Please ask for: Carlos Clarke
01835 826735
Our Ref: 21/01422/FUL
Your Ref:
E-Mail: cgclarke@scotborders.gov.uk
Date: 1st February 2022

Dear Sir/Madam

**PLANNING APPLICATION AT Land At Haughhead Farm And Steading Building Innerleithen
Scottish Borders**

PROPOSED DEVELOPMENT: Demolition of steading and farmhouse and erection of two
dwellinghouses

APPLICANT: Mr William, Brenda and Sarah Glennie

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: 21/01422/FUL

**To: Mr William, Brenda and Sarah Glennie per Ferguson Planning 54 Island Street Galasheils
Scottish Borders Scotland TD1 1NU**

With reference to your application validated on **1st September 2021** for planning permission under the Town and Country Planning (Scotland) Act 1997 (as amended) for the following development :-

Proposal: Demolition of steading and farmhouse and erection of two dwellinghouses

At: Land At Haghhead Farm And Steading Building Innerleithen Scottish Borders

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

**Dated 1st February 2022
Regulatory Services
Council Headquarters
Newtown St Boswells
MELROSE
TD6 0SA**

**John Hayward
Planning & Development Standards Manager**

APPLICATION REFERENCE: 21/01422/FUL

Schedule of Plans and Drawings Refused:

Plan Ref	Plan Type	Plan Status
20035-LOC	Location Plan	Refused
20035-E-101	Existing Plans & Elevations	Refused
20035-001-A	Proposed Site Plan	Refused
20035-ST-101-A	Proposed Plans	Refused
20035-FH-101-A	Proposed Plans	Refused
20035-FH-201-A	Proposed Elevations	Refused
20035-ST-101-A	Proposed Elevations	Refused

REASON FOR REFUSAL

- 1 The proposed steading replacement would be contrary to Policy HD2 of the Local Development Plan 2016 in that it would comprise residential development in the countryside that does not meet criteria within Policy HD2. The steading replacement would not be related to a building group; would not comprise the conversion of an existing building; would not replace or restore an existing or former house; and, no business justification has been provided to support the requirement for a dwellinghouse to replace the existing former steading. The development would, therefore, contribute to sporadic residential development in the countryside, to the detriment of the character of the site and surrounding area. Other material considerations have been accounted for but these do not outweigh the harm that would result from the development

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 must be submitted on the standard form and addressed to the Clerk of The Local Review Body, Democratic Services, Scottish Borders Council, Council Headquarters, Newtown St Boswells, TD6 0SA or sent by email to localreview@scotborders.gov.uk. The standard form and guidance notes can be found online at [Appeal a Planning Decision](#). Appeals to the Local Review Body can also be made via the Scottish Government Planning and Environmental Appeals Division by clicking on the following link [PEAD](#)

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).