




Phen Farms
per Smith & Garratt
The Guildhall
Ladykirk
Berwick-upon-Tweed
TD15 1XL

**Please ask
for:**


Brett Taylor
X6628

Our Ref:
Your Ref:

21/00993/PPP

E-Mail:
Date:

brett.taylor@scotborders.gov.uk
15th April 2022

Dear Sir/Madam

PLANNING APPLICATION AT Plot 2 Land North Of Belses Cottage Jedburgh Scottish Borders

PROPOSED DEVELOPMENT: Erection of dwellinghouse

APPLICANT: Phen Farms

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: 21/00993/PPP

To: Phen Farms per Smith & Garratt The Guildhall Ladykirk Berwick-upon-Tweed TD15 1XL

With reference to your application validated on **16th June 2021** for planning permission under the Town and Country Planning (Scotland) Act 1997 (as amended) for the following development :-

Proposal: Erection of dwellinghouse

At: Plot 2 Land North Of Belses Cottage Jedburgh Scottish Borders

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

**Dated 14th April 2022
Regulatory Services
Council Headquarters
Newtown St Boswells
MELROSE
TD6 0SA**

**John Hayward
Planning & Development Standards Manager**

APPLICATION REFERENCE: 21/00993/PPP

Schedule of Plans and Drawings Refused:

Plan Ref	Plan Type	Plan Status
BPHE01_07	Location Plan	Refused
BPHE01_02 Rev B	Proposed Block Plan	Refused
BPHE01_03	Proposed Plans	Refused

REASON FOR REFUSAL

- 1 The development is contrary to policy HD2 of the Local Development Plan 2016 and New Housing in the Borders Countryside Guidance 2008 because it would constitute housing in the countryside that would be unrelated to a building group and would lead to an unjustified sporadic expansion of development into a previously undeveloped field. Furthermore, there is no overriding economic justification to support the development. The resulting visual impact of the development would be adverse and, therefore, also conflict with policy PMD2
- 2 The development is contrary to policy PMD2 of the Local Development Plan 2016 in that the means of access onto a public road out with a settlement boundary would adversely affect the road safety of this road, including but not limited to the site access without providing any overriding economic and or road safety improvements.

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).