




Mr & Mrs O McLaren
per Richard Amos Ltd
2 Golden Square
Duns
Scottish Borders
TD11 3AW

**Please ask
for:**


Paul Duncan
01835 825558

Our Ref:
Your Ref:

22/00961/PPP

E-Mail:

paul.duncan@scotborders.gov.uk

Date:

29th August 2022

Dear Sir/Madam

**PLANNING APPLICATION AT Land At Silo Bins Edington Mill Chirnside Edington Mill Road
Chirnside Scottish Borders**

PROPOSED DEVELOPMENT: **Erection of 2no dwellinghouses**

APPLICANT: **Mr & Mrs O McLaren**

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: 22/00961/PPP

To: Mr & Mrs O McLaren per Richard Amos Ltd 2 Golden Square Duns Scottish Borders TD11 3AW

With reference to your application validated on **21st June 2022** for planning permission under the Town and Country Planning (Scotland) Act 1997 (as amended) for the following development :-

Proposal: Erection of 2no dwellinghouses

At: Land At Silo Bins Edington Mill Chirnside Edington Mill Road Chirnside Scottish Borders

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

**Dated 25th August 2022
Regulatory Services
Council Headquarters
Newtown St Boswells
MELROSE
TD6 0SA**

**John Hayward
Planning & Development Standards Manager**

APPLICATION REFERENCE: 22/00961/PPP**Schedule of Plans and Drawings Refused:**

Plan Ref	Plan Type	Plan Status
22-B936-LOC	Location Plan	Refused
22/B936/P02 REV A	Proposed Site Plan	Refused

REASON FOR REFUSAL

- 1 The development is contrary to Policy HD2 (Housing in the Countryside) of the Local Development Plan 2016 and the New Housing in the Borders Countryside Supplementary Planning Guidance 2008 in that it would constitute piecemeal, sporadic new housing development in the countryside that would be poorly related to an established building group and no other supporting justification has been presented. This conflict with the development plan is not overridden by any other material considerations.
- 2 The proposed development is contrary to Local Development Plan 2016 policies PMD2 (Quality Standards) and HD3 (Protection of Residential Amenity) as the erection of dwellinghouses at this location would be incompatible with neighbouring farm uses, with a reasonable likelihood of unacceptable residential amenity impacts arising for the future occupants of the proposed dwelling units. Other material considerations do not justify a departure from the development plan in this regard.

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).