



Mr Graham Hodgson  
per Tetra Tech  
QuayWest  
Trafford Wharf Road  
Manchester  
M17 1HH

**Please ask for:** Paul Duncan  
01835 825558  
**Our Ref:** 21/01081/FUL  
**Your Ref:**  
**E-Mail:** paul.duncan@scotborders.gov.uk  
**Date:** 24th August 2022

Dear Sir/Madam

**PLANNING APPLICATION AT Land West Of Pease Bay Holiday Home Park Cockburnspath  
Scottish Borders**

**PROPOSED DEVELOPMENT:** Change of use of land and plot layout to form extension to  
Caravan Park

**APPLICANT:** Mr Graham Hodgson

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: 21/01081/FUL**

**To: Mr Graham Hodgson per Tetra Tech QuayWest Trafford Wharf Road Manchester M17 1HH**

With reference to your application validated on **5th July 2021** for planning permission under the Town and Country Planning (Scotland) Act 1997 (as amended) for the following development :-

**Proposal: Change of use of land and plot layout to form extension to Caravan Park**

**At: Land West Of Pease Bay Holiday Home Park Cockburnspath Scottish Borders**

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

**Dated 22nd August 2022  
Regulatory Services  
Council Headquarters  
Newtown St Boswells  
MELROSE  
TD6 0SA**

**John Hayward  
Planning & Development Standards Manager**

**APPLICATION REFERENCE: 21/01081/FUL**
**Schedule of Plans and Drawings Refused:**

Plan Ref	Plan Type	Plan Status
KAV	Topographical Plan	Refused
FR004 REV P01	Other	Refused
FR003 REV P01	Other	Refused
FR002 REV P01	Other	Refused
FR001 REV P01	Other	Refused
21001-005	Proposed Sections	Refused
21001-004 REVB	Proposed Site Plan	Refused
21001 - 010	Proposed Sections	Refused
21001 - 009	Proposed Sections	Refused
21001 - 008	Proposed Sections	Refused
21001 - 007	Proposed Sections	Refused
21001 - 006	Proposed Sections	Refused
21001 - 003	Location Plan	Refused
03 REV 02	Landscaping Plan	Refused
02 REV 03	Landscaping Plan	Refused
0100 REV P03	Other	Refused
FLEX RETAINING SYSTEM	Other	Refused
FLEX RETAINING SYSTEM BROCHURE	Brochures	Refused
FLEX RETAINING SYSTEM EXAMPLE	Photos	Refused
FLEX RETAINING SYSTEM EXAMPLE	Photos	Refused
FLEX RETAINING SYSTEM EXAMPLE	Photos	Refused
FLEX RETAINING SYSTEM EXAMPLE	Photos	Refused
FLEX RETAINING SYSTEM EXAMPLE	3D View	Refused
FLEX RETAINING SYSTEM EXAMPLE	Photos	Refused

**REASON FOR REFUSAL**

- The proposals are contrary to Local Development Plan policies PMD2 (Quality Standards), ED8 (Caravan and Camping Sites), EP5 (Special Landscape Areas), and EP14 (Coastline). The siting and design of the proposed development would have a significant adverse landscape and visual impact on the landscape quality of the Berwickshire Coast Special Landscape Area. The benefits of the development, including economic benefits, would not outweigh this harm. This conflict with the Local Development Plan is not overridden by any other material considerations.

**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](mailto: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

Visit <http://eplanning.scotborders.gov.uk/online-applications/>



## *Regulatory Services*

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).