

Mr Graham Hodgson
per Hough Tullett
Per Mark Wimpenny
St Andrews
Ecclerigg
Ambleside Road

Please ask for: Paul Duncan
☎ 01835 825558
Our Ref: 19/01709/FUL
Your Ref:
E-Mail: paul.duncan@scotborders.gov.uk
Date: 29th April 2020

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 road 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 : 19/01709/FUL

To : Mr Graham Hodgson per Hough Tullett Per Mark Wimpenny St Andrews Ecclerigg Ambleside Road Windermere Cumbria

With reference to your application validated on **4th December 2019** 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 road 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 24th April 2020
Regulatory Services
Council Headquarters
Newtown St Boswells
MELROSE
TD6 0SA**

**John Hayward
Planning & Development Standards Manager**

APPLICATION REFERENCE : 19/01709/FUL

Schedule of Plans and Drawings Refused:

Plan Ref	Plan Type	Plan Status
HT1193.2.100 REV A	Location Plan	Refused
HT1193.2.101 REV B	Proposed Site Plan	Refused
HT1193.2.104 (Vehicle Restraint Plan)	Other	Refused
PBP 700	Landscaping Plan	Refused
PREMIERTECH AQUA	Brochures	Refused
3G Effluent Disinfection Modules	Brochures	Refused

REASON FOR REFUSAL

- 1 The proposals are contrary to Local Development Plan policies PMD2 (Quality Standards), EP5 (Special Landscape Areas) and EP8 (Caravan and Camping Sites). The siting and design of the proposed development would have a significant adverse landscape and rural visual impact that would harm the landscape quality of the Berwickshire Coast Special Landscape Area. It has not been demonstrated that any economic benefits would outweigh this harm.
- 2 The proposed development is contrary to Local Development Plan policy IS8 (Flood Risk) as the site is within an area of flood risk and would potentially place persons and property at an unacceptable risk due to flooding.
- 3 The proposed development is contrary to Local Development Plan policy IS9 (Waste Water Treatment and SUDS) and EP15 (Development Affecting the Water Environment) as it has not been demonstrated that waste water can be dealt with without negative impacts to public health, the environment, and the quality of the nearby burn and coastal waters.

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).

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