


W A Mole & Son
per Richard Amos Ltd
2 Golden Square
Duns
Scottish Borders
TD11 3AW

**Please ask
for:**


Paul Duncan
01835 825558

Our Ref:
Your Ref:

22/01666/PPP

E-Mail:
Date:

paul.duncan@scotborders.gov.uk
23rd December 2022

Dear Sir/Madam

PLANNING APPLICATION AT Land West of Greenburn Cottage Auchencrow Scottish Borders

PROPOSED DEVELOPMENT: **Erection of 4 no dwellinghouses**

APPLICANT: **W A Mole & Son**

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 : 22/01666/PPP

To : W A Mole & Son per Richard Amos Ltd 2 Golden Square Duns Scottish Borders TD11 3AW

With reference to your application validated on **31st October 2022** for planning permission under the Town and Country Planning (Scotland) Act 1997 (as amended) for the following development :-

Proposal : Erection of 4 no dwellinghouses

at : Land West of Greenburn Cottage Auchencrow Scottish Borders

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

**Dated 23rd December 2022
Regulatory Services
Council Headquarters
Newtown St Boswells
MELROSE
TD6 0SA**

**John Hayward
Planning & Development Standards Manager**

APPLICATION REFERENCE : 22/01666/PPP

Schedule of Plans and Drawings Refused:

Plan Ref	Plan Type	Plan Status
22-B961-EX01	Existing Site Plan	Refused
22-B961-P01	Proposed Site Plan	Refused
22/B961/Loc	Location Plan	Refused

REASON FOR REFUSAL

- 1 The proposed development is contrary to policy HD2 (Housing in the Countryside) of the Local Development Plan 2016 and Supplementary Planning Guidance New Housing in the Borders Countryside 2008 in that by virtue of topography and being located beyond the well established western edge of Auchencrow, the proposed site would not be well related to an existing building group of three or more dwellinghouses. The proposed development would extend beyond Auchencrow's sense of place, into an undeveloped field, and would result in ribbon development to the detriment of both the village's character and the surrounding landscape.

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).