



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

Please ask for: Julie Hayward
01835 825585
Our Ref: 22/00032/FUL
Your Ref:
E-Mail: jhayward2@scotborders.gov.uk
Date: 12th September 2022

Dear Sir/Madam

**PLANNING APPLICATION AT Land North And East Of Clay Dub Duns Road Greenlaw Duns
Scottish Borders**

PROPOSED DEVELOPMENT: Erection of Class 4 joinery workshop with associated
access and parking

APPLICANT: Marchmont Farms Ltd

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: 22/00032/FUL

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

With reference to your application validated on **16th February 2022** for planning permission under the Town and Country Planning (Scotland) Act 1997 (as amended) for the following development :-

Proposal: Erection of Class 4 joinery workshop with associated access and parking

At: Land North And East Of Clay Dub Duns Road Greenlaw Duns Scottish Borders

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

**Dated 9th September 2022
Regulatory Services
Council Headquarters
Newtown St Boswells
MELROSE
TD6 0SA**

**John Hayward
Planning & Development Standards Manager**

APPLICATION REFERENCE: 22/00032/FUL

Schedule of Plans and Drawings Refused:

Plan Ref	Plan Type	Plan Status
Rev C	Proposed Plans	Refused
Rev D	Proposed Plans	Refused
MFL34-01 D	Location Plan	Refused
MFL34-01 A	Proposed Plans	Refused
MFL34-01 B	Landscaping Plan	Refused

REASON FOR REFUSAL

- 1 The proposal is contrary to policy PMD4 of the Local Development Plan 2016 as the site is outwith the Development Boundary for Greenlaw and the development would not constitute a logical extension to the settlement. The proposed development would prejudice the character and natural edge of Greenlaw and cause significant adverse effects on the landscape setting of the settlement and would not enhance the landscape. There are no significant community benefits of the proposal that justify development outwith the Development Boundary.
- 2 The proposal is contrary to policy ED7 of the Local Development Plan 2016 as it has not been substantially demonstrated that the proposal requires this particular countryside location or that the development proposed cannot be satisfactorily accommodated within allocated business and industrial site within an identified settlement boundary. The development would be visually intrusive and would not respect the amenity and character of the surrounding area.
- 3 The development is contrary to Policy ED10 of the Local Development Plan 2016 as the site is within an agricultural field and the development would result in the permanent loss of prime quality agricultural land, which is a valuable and finite resource.

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).