

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997

Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008

Application for Planning Permission

Reference: 12/01383/PPP

To: Mr Patrick Carrick per McLaren Murdoch and Hamilton Per Pamela Syme 2 West Coates
Edinburgh EH12 5JQ

With reference to your application validated on 9th November 2012 for planning permission under the Town and Country Planning (Scotland) Act 1997 for the following development :-

Proposal: Erection of 9 dwellinghouses and 6 business units

At: Land West and South East Of 15 Edinburgh Road Greenlaw Scottish Borders

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

Dated 4th February 2013
Planning and Economic Development
Council Headquarters
Newtown St Boswells
MELROSE
TD6 0SA

Signed
Head of Planning and Regulatory Services

APPLICATION REFERENCE: 12/01383/PPP

Schedule of Plans and Drawings Refused:

Plan Ref	Plan Type	Plan Status
2559 (PL) 000 B	Location Plan	Refused
999 GREENLAW (PL) 001 C	Site Plan	Refused

REASON FOR REFUSAL

- 1 The proposed housing development is contrary to Approved Structure Plan Policies H6, H7 and H8; Adopted Local Plan Policy D2; and the advice of Supplementary Planning Guidance - New Housing in the Borders Countryside (December 2008), in that the site lies outwith the Development Boundary, is not well-related to the existing pattern of development, and the need for new dwellinghouses on this site has not been adequately substantiated.
- 2 The proposed development is contrary to Policy G8 of the Scottish Borders Local Plan 2011 in that the site lies outwith the Development Boundary at Greenlaw, with no exceptional justification for development in this location.
- 3 The proposed development is contrary to Policies G1 and G8 of the Scottish Borders Local Plan 2011 in that the site does not represent a logical extension of the built-up area; would prejudice the character, visual cohesion and natural built-up edge of the settlement at Greenlaw; and is not compatible with, and does not respect, the character of the surrounding area, neighbouring uses or neighbouring built form.

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 appeal to the Scottish Ministers under Section 47 of the Town and Country Planning (Scotland) Act 1997 within three months from the date of this notice. The notice of the appeal should be addressed to The Directorate for Planning and Environmental Appeals, 4 The Courtyard, Callendar Business Park, Falkirk FK1 1XR. A copy of the notice of the appeal must, at the same time, be sent to the Legal Services Section, Scottish Borders Council, Council Headquarters, Newtown St. Boswells, Melrose TD6 0SA.

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.