


Mr JM and Mrs G Barton
per Ferguson Planning
54 Island Street
Galashiels
Scottish Borders
TD1 1NU

Please ask for: Ranald Dods
 01835 825239
Our Ref: 22/01935/FUL
Your Ref:
E-Mail: ranald.dods@scotborders.gov.uk
Date: 24th January 2023

Dear Sir/Madam

PLANNING APPLICATION AT Church House Raemartin Square West Linton Scottish Borders EH46 7ED

PROPOSED DEVELOPMENT: Installation of timber gates (retrospective)

APPLICANT: Mr JM and Mrs G Barton

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 : 22/01935/FUL

To : Mr JM and Mrs G Barton per Ferguson Planning 54 Island Street Galashiels Scottish Borders TD1 1NU

With reference to your application validated on **13th December 2022** for planning permission under the Town and Country Planning (Scotland) Act 1997 (as amended) for the following development :-

Proposal : Installation of timber gates (retrospective)

at : Church House Raemartin Square West Linton Scottish Borders EH46 7ED

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

**Dated 20th January 2023
Regulatory Services
Council Headquarters
Newtown St Boswells
MELROSE
TD6 0SA**

**John Hayward
Planning & Development Standards Manager**

APPLICATION REFERENCE : 22/01935/FUL

Schedule of Plans and Drawings Refused:

| Plan Ref | Plan Type | Plan Status |
|-----------------|---------------------|--------------------|
| 1 of 7 | Location Plan | Refused |
| 2 of 7 | Proposed Plans | Refused |
| 3 of 7 | Proposed Elevations | Refused |
| 4 of 7 | Proposed Elevations | Refused |
| 5 of 7 | Photos | Refused |
| 6 of 7 | Photos | Refused |
| 7 of 7 | Photos | Refused |

REASON FOR REFUSAL

- 1 The development would be contrary to policies EP9 and PMD2 of the Local Development Plan 2016 in that the alterations to the gates would have an unacceptably adverse impact on the character and appearance of the conservation area and on the visual amenity of this residential area. There are no other material considerations that are sufficient to overcome the adverse visual impact resulting from the proposed development.

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).