

**TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997**

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

**Application for Planning Permission**

**Reference : 09/00839/OUT**

**To : Mrs D Aitchison per Bain Swan Architects (Eyemouth) 28 Harbour Road Eyemouth Scottish Borders TD14 5HY**

With reference to your application validated on **16th June 2009** for planning permission under the Town and Country Planning (Scotland) Act 1997 for the following development :-

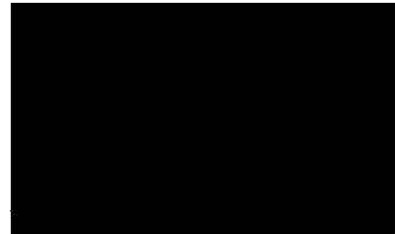
**Proposal : Erection of dwellinghouse**

**at : Plot 3 Land North Of Ebba Strand Milldown Farm Coldingham Scottish Borders**

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

**Dated 5th August 2009  
Planning and Economic Development  
Council Headquarters  
Newtown St Boswells  
MELROSE  
TD6 0SA**

Signed .....  
**Head of Planning & Building Standards**



**APPLICATION REFERENCE : 09/00839/OUT**

**Schedule of Plans and Drawings Refused:**

<b>Plan Ref</b>	<b>Plan Type</b>	<b>Plan Status</b>
L/302	Location Plan	Refused

**REASON FOR REFUSAL**

- 1 The proposed development is contrary to Policy H5 of the Scottish Borders Structure Plan 2001-2011, and Policies G1 and D2 of the Scottish Borders Local Plan 2008, in that:
  - the application site relates poorly to the building group because it is totally outwith the firm boundaries created by the road and adjoining property boundaries
  - the development would be situated within an area of open agricultural field with no definable borders forming the site.The development would therefore constitute an inappropriate form of sporadic development in the countryside as it would expand the group beyond its logical margins.
- 2 The proposed development is contrary to the Supplementary Planning Guidance 2008 'New Housing in the Borders Countryside', in that:
  - the public road between St Vedas and the site does not have the capacity to accommodate the increase in traffic the new development would generate, the road being narrow and tortuous with absence of parking and passing provision.The development would therefore give rise to overriding issues relating road safety.

**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 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.