

Mr Rob Cameron per Ferguson Planning 54 Island Street Galashiels Scottish Borders TD1 1NU

Please ask for: Paul Duncan 01835 825558

Our Ref: 22/01357/FUL

Your Ref:

E-Mail: paul.duncan@scotborders.gov.uk

Date: 14th December 2022

Dear Sir/Madam

PLANNING APPLICATION AT Land South of Ebbastrand Coldingham Sands Coldingham Scottish Borders

PROPOSED DEVELOPMENT: Erection of dwellinghouse and associated work

APPLICANT: Mr Rob Cameron

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



Regulatory Services

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997 (as amended)

Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Application for Planning Permission Reference : 22/01357/FUL

To: Mr Rob Cameron per Ferguson Planning 54 Island Street Galashiels Scottish Borders TD1 1NU

With reference to your application validated on **8th September 2022** for planning permission under the Town and Country Planning (Scotland) Act 1997 (as amended) for the following development:-

Proposal: Erection of dwellinghouse and associated work

at: Land South of Ebbastrand Coldingham Sands Coldingham Scottish Borders

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

Dated 8th December 2022 Regulatory Services Council Headquarters Newtown St Boswells MELROSE TD6 0SA

> John Hayward Planning & Development Standards Manager



Regulatory Services

APPLICATION REFERENCE: 22/01357/FUL

Schedule of Plans and Drawings Refused:

Plan Ref	Plan Type	Plan Status
GA 13 GA 16	Location Plan Proposed Sections Proposed Elevations	Refused Refused Refused
GA-08 GA-09 GA-18	Proposed Plans Proposed Plans Proposed Flourities	Refused Refused Refused
GA-16 GA11 GA12	Proposed Elevations Proposed Plans & Sections Proposed Sections	Refused Refused
GA14 GA15 IM01	Proposed Sections Proposed Elevations 3D View	Refused Refused Refused
IM02 IM03	3D View 3D View	Refused Refused
	3D View 3D View 3D View	Refused Refused Refused
	3D View 3D View	Refused Refused
	3D View 3D View 3D View	Refused Refused Refused
GA-03	3D View 3D View Proposed Site Plan	Refused Refused

REASON FOR REFUSAL

- The proposed development is contrary to Local Development Plan 2016 policy HD2 (Housing in the Countryside) and EP14 (Coastline) in that the site is not well related to the Coldingham Sands building group and the building group has no further capacity for expansion within the current plan period. The development would result in unacceptable harm to Coldingham Sands' sense of place and would cause unacceptable cumulative impact to the character of the building group and the undeveloped coast.
- The proposed erection of a dwellinghouse at this location would be contrary to Local Development Plan 2016 policy PMD2 (Quality Standards) criterion (Q) in that the additional traffic generated by the development would have an adverse impact on road safety. The section of road between St Veda's House and the application site is considered incapable of accommodating such further traffic. In particular, the lack of forward visibility at a blind corner outside St Veda's House results in vehicles meeting on a narrow section of road with the need for one vehicle to reverse to the detriment of road and pedestrian safety.
- The proposed development is considered contrary to Local Development Plan 2016 policies PMD2 criterion (L), EP1 (International Nature Conservation Sites and Protected Species), EP3 (Local Biodiversity) and EP5 (Special Landscape Areas) in that it has not been demonstrated that the development can be satisfactorily accommodated within the site without unacceptable harm to the Berwickshire Coast Special Landscape Area, internationally designated sites, and to the local environment. It has not been demonstrated that the risk of coastal erosion and land slippage can be avoided or mitigated in a manner without unacceptable detrimental impacts to these interests.



Regulatory Services

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).