

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997

Town and Country Planning (General Development Procedure) (Scotland) Order 1992

Application for Outline Planning Permission

Reference :06/01423/OUT

To : Mrs Nancy Maxwell per John R Harris & Partners Palma Place Melrose Scottish Borders TD6 9PR

With reference to your application received on **18th July 2006** for outline planning permission under the Town and Country Planning (Scotland) Act 1997 for the following development :-

Proposal : Erection of dwellinghouse

at : Land South East Of Pinewoodend Adjacent To Tomb Plantation Rachan Broughton Scottish Borders

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

**Dated 27th November 2006
Planning and Economic Development
Council Headquarters
Newtown St Boswells
MELROSE
TD6 0SA**

Signed
Head of Planning & Building Standards

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REASONS FOR REFUSAL

- 1 The proposal would be contrary to Policies 7 and 8, of the Tweeddale Local Plan 1996, Policies H5 and H6 of the Approved Structure Plan 2001-2011 and Policy D2 of the Finalised Scottish Borders Local Plan 2005 in that the proposed site is not part of a recognised building group and the need for the house has not been adequately substantiated.

FOR THE INFORMATION OF THE APPLICANT

If the applicant is aggrieved by the decision of the Planning Authority, an appeal may be made to the Scottish Ministers under Section 47 of the Town and Country Planning (Scotland) Act 1997, within six months from the date of this notice. The appeal should be addressed to the Chief Reporter, Scottish Executive Inquiry Reporter's Unit, 4 The Courtyard, Callendar Business Park, Callendar Road, Falkirk, FK1 1XR.

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 V of the Town and Country Planning (Scotland) Act, 1997.