

Mr Robert Gaston
per Edwin Thompson & Co (Berwick)
44/48 Hide Hill
Berwick Upon Tweed
TD15 1AB

Please ask for: Cameron Kirk
☎ 01835 825253
Our Ref: 22/00576/FUL
Your Ref:
E-Mail: cameron.kirk@scotborders.gov.uk
Date: 1st November 2022

Dear Sir/Madam

PLANNING APPLICATION AT Ravelaw Farm Duns Scottish Borders

PROPOSED DEVELOPMENT: Erection of agricultural building (retrospective)

APPLICANT: Mr Robert Gaston

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 : 22/00576/FUL

**To : Mr Robert Gaston per Edwin Thompson & Co (Berwick) 44/48 Hide Hill Berwick Upon
Tweed TD15 1AB**

With reference to your application validated on **7th April 2022** for planning permission under the Town and Country Planning (Scotland) Act 1997 (as amended) for the following development :-

Proposal : Erection of agricultural building (retrospective)

at : Ravelaw Farm Duns Scottish Borders

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

**Dated 27th October 2022
Regulatory Services
Council Headquarters
Newtown St Boswells
MELROSE
TD6 0SA**

**John Hayward
Planning & Development Standards
Manager**

APPLICATION REFERENCE : 22/00576/FUL

Schedule of Plans and Drawings Refused:

Plan Ref	Plan Type	Plan Status
BG4755-001(PL)002	Location Plan	Refused
BG4755-001(PL)002	Existing Site Plan	Refused
BG4755-001(PL)003	Existing Plans & Elevations	Refused

REASON FOR REFUSAL

- 1 The development fails to comply with Policy HD3 of the Scottish Borders Local Development Plan 2016, in that the addition of a further agricultural building to house livestock at the farm could potentially exacerbate existing issues, which would negatively impact upon the amenity of nearby residential properties.

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).