

Mr and Ms Neil / Valerie Fortune / Mauchlen  
per Dan-Wood Concept Plus Ltd  
1 Wilderhaugh  
Galashiels  
Scottish Borders  
TD1 1QJ

**Please ask for:** Brett Taylor  
X6628  
**Our Ref:** 20/00486/FUL  
**Your Ref:**  
**E-Mail:** brett.taylor@scotborders.gov.uk  
**Date:** 31st July 2020

Dear Sir/Madam

**PLANNING APPLICATION AT Land North West Of Strathmyre Old Belses Jedburgh Scottish Borders**

**PROPOSED DEVELOPMENT:** Erection of dwellinghouse with detached garage

**APPLICANT:** Mr and Ms Neil / Valerie Fortune / Mauchlen

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 : 20/00486/FUL**

**To : Mr and Ms Neil / Valerie Fortune / Mauchlen per Dan-Wood Concept Plus Ltd 1 Wilderhaugh Galashiels Scottish Borders TD1 1QJ**

With reference to your application validated on **7th May 2020** for planning permission under the Town and Country Planning (Scotland) Act 1997 (as amended) for the following development :-

**Proposal : Erection of dwellinghouse with detached garage**

**At : Land North West Of Strathmyre Old Belses Jedburgh Scottish Borders**

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

**Dated 30th July 2020  
Regulatory Services  
Council Headquarters  
Newtown St Boswells  
MELROSE  
TD6 0SA**

**John Hayward  
Planning & Development Standards Manager**

**APPLICATION REFERENCE : 20/00486/FUL**

**Schedule of Plans and Drawings Refused:**

<b>Plan Ref</b>	<b>Plan Type</b>	<b>Plan Status</b>
SP01	Location Plan	Refused
	Proposed Site Plan	Refused
PP01	Proposed Plans & Elevations	Refused

**REASON FOR REFUSAL**

- 1 The development would be contrary to Policy HD2 of the Local Development Plan 2016 and New Housing in the Borders Countryside Guidance 2008 in that the development would not relate sympathetically to an existing building group and would lead to an unjustified and sporadic expansion of development into a previously undeveloped field. The proposal would therefore not relate sympathetically to the character and sense of place of an existing building group and there is no overriding economic or other justification to support the development.
- 2 The development is contrary to policy PMD2 of the Local Development Plan 2016 in that the means of access onto a B Class Road out with a settlement boundary would unacceptably adversely affect the road safety of the B 6400
- 3 The development is contrary to policies PMD2 and HD2 of the Local Development Plan 2016 and the Supplementary Planning Guidance on Placemaking and Design 2010 and New Housing in the Borders Countryside 2008 in that its form and design would not be sympathetic to the character and appearance of the building group or countryside setting.

**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](mailto: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).