

Mr Stephen Lamb
per Border Architects Ltd
The Courthouse
High Street
Peebles
EH45 8SW

Please ask for: Ranald Dods
☎ 01835 825239
Our Ref: 21/00486/FUL
Your Ref:
E-Mail: ranald.dods@scotborders.gov.uk
Date: 7th June 2021

Dear Sir/Madam

**PLANNING APPLICATION AT 3 Rowan Court Suite 3 Cavalry Park Peebles Scottish Borders
EH45 9BU**

PROPOSED DEVELOPMENT: Part Change of Use of ground floor to Class 10 and
alterations to form additional office space from attic floor

APPLICANT: Mr Stephen Lamb

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 : 21/00486/FUL

To : Mr Stephen Lamb per Border Architects Ltd The Courthouse High Street Peebles EH45 8SW

With reference to your application validated on **2nd April 2021** for planning permission under the Town and Country Planning (Scotland) Act 1997 (as amended) for the following development :-

Proposal : Part Change of Use of ground floor to Class 10 and alterations to form additional office space from attic floor

at : 3 Rowan Court Suite 3 Cavalry Park Peebles Scottish Borders EH45 9BU

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

**Dated 31st May 2021
Regulatory Services
Council Headquarters
Newtown St Boswells
MELROSE
TD6 0SA**

**John Hayward
Planning & Development Standards Manager**

APPLICATION REFERENCE : 21/00486/FUL

Schedule of Plans and Drawings Refused:

Plan Ref	Plan Type	Plan Status
PA01	Location Plan	Refused
PA02	Proposed Site Plan	Refused
PA03	Existing Plans	Refused
PA04	Existing Elevations	Refused
PA05	Proposed Plans	Refused
PA06	Proposed Plans	Refused
PA07	Proposed Elevations	Refused

REASON FOR REFUSAL

- 1 The development would be contrary to policies ED1 and PMD3 of the Local Development Plan 2016 in that the use as a day centre for the elderly (falling within class 10 of The Town and Country Planning (Use Classes)(Scotland) Order 1997) would not be a commercial activity that would be complementary or ancillary to the Cavalry Park Strategic High Amenity Site and would result in the loss of high quality office accommodation and its replacement with potentially less attractive accommodation. This would not serve to protect the business park adequately for employment purposes. This conflict with the Development Plan is not overridden by other material considerations.

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).