


Mr Andrew Douglas-Home  
per Camerons Strachan Yuill Architects  
1 Wilderhaugh  
Galashiels  
Scottish Borders  
TD1 1QJ

**Please ask  
for:**  


Cameron Kirk  
01835 825253

**Our Ref:  
Your Ref:**

22/01416/PPP

**E-Mail:**

cameron.kirk@scotborders.gov.uk

**Date:**

8th February 2023

Dear Sir/Madam

**PLANNING APPLICATION AT Land South Of 1 Kelso Road Coldstream Scottish Borders**

**PROPOSED DEVELOPMENT:**            **Erection of 2no dwellinghouses**

**APPLICANT:**                            **Mr Andrew Douglas-Home**

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 : 22/01416/PPP**

**To : Mr Andrew Douglas-Home per Camerons Strachan Yuill Architects 1 Wilderhaugh Galashiels  
Scottish Borders TD1 1QJ**

With reference to your application validated on **25th October 2022** for planning permission under the Town and Country Planning (Scotland) Act 1997 (as amended) for the following development :-

**Proposal : Erection of 2no dwellinghouses**

**at : Land South Of 1 Kelso Road Coldstream Scottish Borders**

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

**Dated 7th February 2023  
Regulatory Services  
Council Headquarters  
Newtown St Boswells  
MELROSE  
TD6 0SA**

**John Hayward  
Planning & Development Standards Manager**

**APPLICATION REFERENCE : 22/01416/PPP**

**Schedule of Plans and Drawings Refused:**

<b>Plan Ref</b>	<b>Plan Type</b>	<b>Plan Status</b>
10148_1_1	Location Plan	Refused

**REASON FOR REFUSAL**

- 1 The proposed development would be contrary to Policy PMD4 and Policy HD2 of the Scottish Borders Local Development Plan 2016, as well as the Council's Supplementary Planning Guidance 'New Housing in the Borders Countryside 2008' in that it would erode the integrity of the development boundary for the settlement of Coldstream, it would not relate well to an existing building group, it would break into an undeveloped field outwith the group's sense of place, to the detriment of the character and appearance of the building group.

Furthermore, the development is contrary to Policy ED10 of the Local Development Plan 2016 as the development would result in the permanent loss of prime quality agricultural land, which is a valuable and finite resource.

This conflict with the development plan is not overridden by any 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 should be addressed to Corporate Administration, Council Headquarters, Newtown St Boswells, Melrose TD6 OSA.

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).