

**TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997**

**Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008**

**Application for Planning Permission**

**Reference : 12/00281/PPP**

**To : Mr Andrew Douglas-Home per Aitken Turnbull Architects Ltd 9 Bridge Place Galashiels  
Scottish Borders TD1 1SN**

With reference to your application validated on **5th March 2012** for planning permission under the Town and Country Planning (Scotland) Act 1997 for the following development :-

**Proposal : Erection of 32 bed care home**

**at : Land East 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 24th September 2012  
Planning and Economic Development  
Council Headquarters  
Newtown St Boswells  
MELROSE  
TD6 0SA**

Signed .....  
**Head of Planning and Regulatory Services**

**APPLICATION REFERENCE : 12.00281/PPP****Schedule of Plans and Drawings Refused:**

<b>Plan Ref</b>	<b>Plan Type</b>	<b>Plan Status</b>
SUPPORTING STATEMENT	Report	Refused
AERIAL PHOTO	Photos	Refused
AT1806-L-LOC	Location Plan	Refused
AT1806-L-L01	Site Plan	Refused
AT1806-L-L02	Floor Plans	Refused
AT1806-L-L03	Floor Plans	Refused
AT1806-L-L04	Elevations	Refused

**REASON FOR REFUSAL**

- 1 The proposed erection of a care home would be contrary to Policy G8 of the Consolidated Local Plan 2011 in the site is located outwith the development boundary of Coldstream as defined on the Local Plan Proposals Map and therefore the proposed development represents an unjustified intrusion into the woodland and countryside beyond the settlement edge. Furthermore, the proposed care home is not considered to offer significant community benefits that outweigh the need to protect the development boundary which is strongly defined in this location.
- 2 The proposed care home would be contrary to Policy D1 of the Consolidated Local Plan 2011 in that the erection of a care home on this site in the countryside has not been adequately justified. An economic and operational need specific to Coldstream has not been identified and it has not been demonstrated that the care home cannot reasonably be accommodated within the Development Boundary.
- 3 The proposed care home would be contrary to Policy R1 of the Consolidated Local Plan and Policy E1 of the Consolidated Structure Plan 2001-2018 in that the development would result in the permanent loss of prime quality agricultural land.

**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 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 0SA.

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.