

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997

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

Application for Planning Permission

Reference: 13/01062/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 **17th September 2013** 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 9th December 2013
Planning and Economic Development
Council Headquarters
Newtown St Boswells
MELROSE
TD6 0SA**

Signed
Head of Planning and Regulatory Services

APPLICATION REFERENCE: 13/01062/PPP

Schedule of Plans and Drawings Refused:

Plan Ref	Plan Type	Plan Status
AT1806-L-LOC	Location Plan	Refused
AT1806-L-01-A	Site Plan	Refused
AT1806-L-02	Floor Plans	Refused
AT1806-L-03	Floor Plans	Refused
AT1806-L-04	Elevations	Refused
AT1806-SA SITE APPRAISAL	Other	Refused
SUPPORTING STATEMENT	Other	Refused

REASON FOR REFUSAL

- 1 The proposed care home would be contrary to Policy G8 Development outwith Development Boundaries of the Consolidated Local Plan 2011 in that the site is located outwith the development boundary of Coldstream as defined on the Local Plan Proposals Map and would represent 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 Business, Tourism and Leisure Development in the Countryside 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 in general, and the application site in particular, 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 NE4 Trees, Woodlands and Hedgerows of the Consolidated Local Plan 2011 in that the development would cause the loss of, or serious damage to the woodland resource and the benefits of the development have not been demonstrated to outweigh the loss of landscape value
- 4 The proposed care home would be contrary to Policy R1 Protection of Prime Quality Agricultural Land of the Consolidated Local Plan 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 appeal to the Scottish Ministers under Section 47 of the Town and Country Planning (Scotland) Act 1997 within three months from the date of this notice. The notice of the appeal should be addressed to The Directorate for Planning and Environmental Appeals, 4 The Courtyard, Callendar Business Park, Falkirk FK1 1XR. A copy of the notice of the appeal must, at the same time, be

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sent to the Legal Services Section, Scottish Borders Council, 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.