




Aver Chartered Accountants
per Bidwells
Broxden House
Lamberkine Drive
Perth
PH1 1RA

**Please ask
for:**


Paul Duncan
01835 825558

Our Ref:
Your Ref:

23/00507/PPP

E-Mail:
Date:

paul.duncan@scotborders.gov.uk
21st June 2023

Dear Sir/Madam

**PLANNING APPLICATION AT Plot C Land West of Hedgehope Cottage Winfield Berwick-upon-tweed
Scottish Borders**

PROPOSED DEVELOPMENT: **Erection of dwellinghouse**

APPLICANT: **Aver Chartered Accountants**

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 : 23/00507/PPP

To : Aver Chartered Accountants per Bidwells Broxden House Lamberkine Drive Perth PH1 1RA

With reference to your application validated on **21st April 2023** for planning permission under the Town and Country Planning (Scotland) Act 1997 (as amended) for the following development :-

Proposal : Erection of dwellinghouse

at : Plot C Land West of Hedgehope Cottage Winfield Berwick-upon-tweed Scottish Borders

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

**Dated 20th June 2023
Regulatory Services
Council Headquarters
Newtown St Boswells
MELROSE
TD6 0SA**

**John Hayward
Planning & Development Standards Manager**

APPLICATION REFERENCE : 23/00507/PPP

Schedule of Plans and Drawings Approved:

Plan Ref	Plan Type	Plan Status
A.57,647b	Location Plan	Refused
A.57,647L 3	Location Plan	Refused

REASON FOR REFUSAL

- 1 The development is contrary to policies 1, 2 and 17 of National Planning Framework 4 and PMD1 and HD2 of the Local Development Plan 2016 because it would constitute unsustainable, car dependent, sporadic housing development in the open countryside, unrelated to any existing building group and would be out of keeping with the character of the area. 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. To seek a review of the decision, please complete a [request for local review](#) form and return it to the Clerk of the Local Review Body, Democratic Services, 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).