

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997

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

Application for Planning Permission

Reference : 11/00157/PPP

**To : Lauder Farms Ltd per Edwin Thompson & Co (Galashiels) 76 Overhaugh Street
Galashiels Scottish Borders TD1 1DP**

With reference to your application validated on **10th February 2011** for planning permission under the Town and Country Planning (Scotland) Act 1997 for the following development :-

Proposal : Erection of dwellinghouse

at : Plot 2 Land North Of Boonraw Whiteburn Lauder Scottish Borders

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

**Dated 8th April 2011
Planning and Economic Development
Council Headquarters
Newtown St Boswells
MELROSE
TD6 0SA**

Signed


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Head of Planning and Regulatory Services

APPLICATION REFERENCE : 11/00157/PPP**Schedule of Plans and Drawings Refused:**

Plan Ref	Plan Type	Plan Status
GC1058	Location Plan	Refused

REASON FOR REFUSAL

- 1 The proposal would be contrary to Approved Structure Plan Policy H7 and Adopted Local Plan Policies D2(A) and G1, and the advice of the approved New Housing in the Borders Countryside Supplementary Planning Guidance (December 2008), in that the erection of a dwellinghouse on this site would not reflect or respect the character and amenity of the existing building group and would not relate to the established built form and pattern of development within the building group. Furthermore the proposal would not be contained within the identified sense of place created by the existing buildings and means of enclosure.

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 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.