

Granton Homes Ltd  
per EMA Architecture and Design  
42 Charlotte Square  
Edinburgh  
Scotland  
EH2 4HQ

**Please ask for:** Ranald Dods  
☎ 01835 825239  
**Our Ref:** 22/00422/AMC  
**Your Ref:**  
**E-Mail:** ranald.dods@scotborders.gov.uk  
**Date:** 20th May 2022

Dear Sir/Madam

**PLANNING APPLICATION AT Site In Grounds Of Kingsmeadows House Kingsmeadows  
Kingsmeadows Road Peebles Scottish Borders**

**PROPOSED DEVELOPMENT:** Erection of block of residential flats comprising 14 No  
units with associated parking and access (approval of all matters specified in planning  
permission 19/00182/PPP)

**APPLICANT:** Granton Homes Ltd

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: 22/00422/AMC**

**To: Granton Homes Ltd per EMA Architecture and Design 42 Charlotte Square Edinburgh Scotland EH2 4HQ**

With reference to your application validated on **17th March 2022** for planning permission under the Town and Country Planning (Scotland) Act 1997 (as amended) for the following development :-

**Proposal: Erection of block of residential flats comprising 14 No units with associated parking and access (approval of all matters specified in planning permission 19/00182/PPP)**

**At: Site In Grounds Of Kingsmeadows House Kingsmeadows Kingsmeadows Road Peebles Scottish Borders**

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

**Dated 19th May 2022  
Regulatory Services  
Council Headquarters  
Newtown St Boswells  
MELROSE  
TD6 0SA**

**John Hayward  
Planning & Development Standards Manager**

**APPLICATION REFERENCE: 22/00422/AMC**
**Schedule of Plans and Drawings Refused:**

Plan Ref	Plan Type	Plan Status
20121(OS)001-A	Location Plan	Refused
20121-PL-001	Existing Site Plan	Refused
20121-PL-014	Proposed Site Plan	Refused
20121-PL-013	Proposed Site Plan	Refused
20121-PL-005	Proposed Plans	Refused
20121-PL-006	Proposed Plans	Refused
20121-PL-007	Proposed Plans	Refused
20121-PL-008	Proposed Plans	Refused
20121-PL-009	Proposed Roof Plan	Refused
20121-PL-012	Proposed Sections & Elevations	Refused
20121-PL-010	Proposed Elevations	Refused
20121-PL-011	Proposed Elevations	Refused
599-01-01	Landscaping Plan	Refused
599-01-04	Landscaping Plan	Refused
22-005-600	Landscaping Plan	Refused
22-005-VS-01	Other	Refused
22-005-AT-01	Other	Refused
22-005-AT-04	Other	Refused
22-005-700	Other	Refused
22-005-701	Other	Refused

**REASON FOR REFUSAL**

- 1 The design, layout and details of the proposed development would not respect the character or appearance of the conservation area, the setting of the listed building and the locally designated landscape. As a result, the proposal does not fulfil the requirements of conditions 1 and 8 of the planning permission in principle. In doing so, the application fails to comply with Scottish Borders Local Development Plan 2016 policies PMD2; PMD5; EP7; EP9 and; EP10. Other material considerations have been accounted for but these do not outweigh the harm that would result from the development.
- 2 The proposal would result in the loss of trees over and above what was accepted in the planning permission in principle. That would be to the detriment of the character and appearance of the conservation area and the locally designated landscape. As a result, the proposal does not fulfil the requirements of conditions 1 and 6. In doing so, the application fails to comply with Scottish Borders Local Development Plan 2016 policies EP9; EP10 and; EP13. Other material considerations have been accounted for but these do not outweigh the harm that would result from the development.
- 3 The applicant has not submitted information relating to ecology and the proposal does not fulfil the requirements of conditions 10, 11, 12, 13 and 14 of the planning permission in principle. In doing so, the application fails to comply with Scottish Borders Local Development Plan 2016 policies EP1; EP2 and; EP3. Other material considerations have been accounted for but these do not outweigh the harm that would result from the development.
- 4 An insufficient level of information has been provided to allow the proposal to be assessed fully against the matters referred to within conditions 5, 7 and 9 of the planning permission in principle.

**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

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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).