



John Hayward
Planning & Development Standards Manager

Granton Homes Limited
per Pritchett Planning Consultancy
PO Box
8052
Edinburgh
EH16 5ZF

**Please ask
for:**
☎

Ranald Dods
01835 825239

Our Ref:
Your Ref:

24/00030/FUL

E-Mail:

ranald.dods@scotborders.gov.uk

Date:

16th December 2024

Dear Sir/Madam

**PLANNING APPLICATION AT Site in Grounds of Kingsmeadows House Kingsmeadows Road
Peebles Scottish Borders**

PROPOSED DEVELOPMENT: Application under section 42 to vary planning condition 2 of
planning permission 19/00182/PPP (erection of residential
apartments) to vary wording of condition

APPLICANT: Granton Homes Limited

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 : 24/00030/FUL

To : Granton Homes Limited per Pritchett Planning Consultancy PO Box 8052 Edinburgh EH16 5ZF

With reference to your application validated on **5th January 2024** for planning permission under the Town and Country Planning (Scotland) Act 1997 (as amended) for the following development :-

Proposal : Application under section 42 to vary planning condition 2 of planning permission 19/00182/PPP (erection of residential apartments) to vary wording of condition

at : Site in Grounds of Kingsmeadows House Kingsmeadows Road Peebles Scottish Borders

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

**Dated 9th December 2024
Planning, Housing & Related Services
Council Headquarters
Newtown St Boswells
MELROSE
TD6 0SA**

**John Hayward
Planning & Development Standards Manager**

APPLICATION REFERENCE : 24/00030/FUL**Schedule of Plans and Drawings Refused:**

Plan Ref	Plan Type	Plan Status
329-002	Location Plan	Refused

REASON FOR REFUSAL

- 1 The application is contrary to Policy EP11 of the Scottish Borders Council Local Development Plan 2024 in that the development would result in the loss of trees and green space. The need for development does not outweigh the need to protect or retain the existing mature trees and green space.
- 2 The application is contrary to Policy EP13 of the Scottish Borders Local Development Plan 2024 in that the proposed development would result in loss of an existing woodland resource and the benefits of development do not outweigh the loss of landscape, or the ecological and historical value of the woodland resource.
- 3 The application is contrary to Policy 6 of National Planning Framework 4 in that the development would result in the loss of ancient woodland and cause ecological impact on trees of historical value.

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 (as amended) within three months from the date of this notice. The notice of the appeal should be addressed to Planning and Environmental Appeals Division, Scottish Government, Ground Floor, Hadrian House, Falkirk, Callendar Business Park, Callendar Road, FK1 1XR. A copy of the notice of the appeal must, at the same time, be 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 (as amended).