

## Local Review Body: Review of Planning Application Reg. No. 16/00460/PPP

Mr Colin Robert Campbell  
White Heather Cottage  
Ruddenleys Farm  
1 Lamancha  
West Linton  
Peebleshire  
EH46 7BQ

Midlothian Council, as Planning Authority, having considered the review of the application by Mr Colin Robert Campbell, White Heather Cottage, Ruddenleys Farm, 1 Lamancha, By West Linton, Peebleshire, which was registered on 9 January 2017 in pursuance of their powers under the above Act, hereby **refuse** permission to carry out the following proposed development:

**Land 200m South West of Wellington School, Penicuik**, in accordance with the application and the following plans:

<u>Drawing Description.</u>	<u>Drawing No/Scale</u>	<u>Dated</u>
Location Plan		11.10.2016

The reason(s) for the Council's decision are set out below:

- 1. It has not been demonstrated to the satisfaction of the Planning Authority that the house is required for the furtherance of an established countryside activity and so the proposal is contrary to policies RP1 and DP1 of the adopted Midlothian Local Plan.*
- 2. It has not been demonstrated to the satisfaction of the Planning Authority that the house can be sited and integrated without having a significant detrimental impact on the landscape character of the area and therefore the proposal is contrary to policy RP7 of the adopted Midlothian Local Plan.*

The Local Review Body (LRB) considered the review of the planning application at its meeting of 7 March 2017. The LRB carried out a site visit on the 6 March 2017.

In reaching its decision the LRB gave consideration to the following development plan policies and material considerations:

Development Plan Policies:

1. RP1 Midlothian Local Plan – Protection of the Countryside
2. RP7 Midlothian Local plan - Landscape Character
3. DP1 Midlothian Local Plan – Development in the Countryside
4. DP2 Midlothian Local Plan – Development Guidelines

Material considerations:

1. The individual circumstances of the proposal

Dated: 07/03/2017

A handwritten signature in dark ink, appearing to read 'Peter', with a large, stylized initial 'P' and a flourish at the end.

Peter Arnsdorf  
Planning Manager (Advisor to the Local Review Body)  
Communities and Economy  
Midlothian Council  
On behalf of:

Councillor J Bryant  
Chair of the Local Review Body  
Midlothian Council

## NOTICE TO ACCOMPANY REFUSAL ETC.

### TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997

***Notification to be sent to applicant on refusal of planning permission or on the grant of permission subject to conditions, or***

***Notification to be sent to applicant on determination by the planning authority of an application following a review conducted under section 43A(8)***

1. If the applicant is aggrieved by the decision of the planning authority to refuse 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 question the validity of that decision by making an application to the Court of Session. An application to the Court of Session must be made within 6 weeks of the date of the decision.
2. If permission to develop land is refused or granted subject to conditions 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 carrying out of any development which has been or would be permitted, the owner of the land may serve on the planning authority a purchase notice requiring the purchase of the owner of the land's interest in the land in accordance with Part V of the town and Country Planning (Scotland) Act 1997

*Advisory note:*

*If you have any questions or enquiries regarding the Local Review Body procedures or this decision notice please do not hesitate to contact Peter Arnsdorf, Planning Manager tel: 0131 2713310 or via [peter.arnsdorf@midlothian.gov.uk](mailto:peter.arnsdorf@midlothian.gov.uk)*