

From: redacted@eastlothian.gov.uk>

Sent: 30 July 2020 20:10

To: (Redacted) (Redacted)@forestry.gov.scot>

Subject: FW: East Lothian Council Planning application 19/00895/P and 19/00903/LBC

Good evening (Redacted)

I refer to the above application and your previous comments.

Please see below and attached further information submitted by the applicant's agent relating to tree replanting in relation to the proposed scheme of development in response to the previous comments made by both the Council's Landscape Officer and Scottish Forestry for your information.

If you have any further comments to make on the application or this additional information I would be grateful to receive them at your earliest convenience.

Many thanks

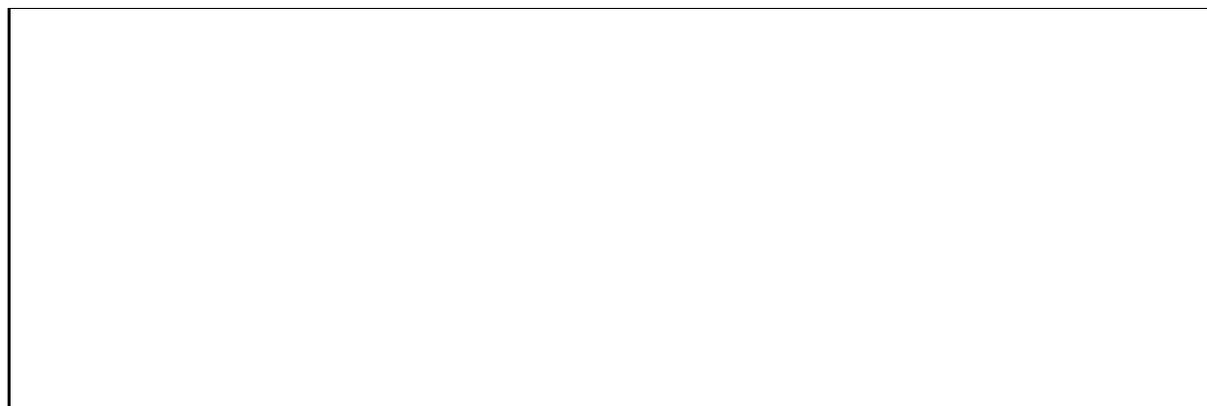
Regards

(Redacted)

Please note I work on Tuesdays, Wednesdays, and Thursdays only.

(Redacted) | **Planner, Planning Delivery** | East Lothian Council | John Muir House | Haddington EH41 3HA | 01620 827631 | (Redacted) @eastlothian.gov.uk | www.eastlothian.gov.uk | twitter: @ELCouncil

NHS Coronavirus Information



From: (Redacted) (Redacted)@pritchettplanning.co.uk>

Sent: 17 July 2020 15:58

To: (Redacted) (Redacted)@eastlothian.gov.uk>

Cc: (Redacted) (Redacted)@eastlothian.gov.uk>; (Redacted) (Redacted)@eastlothian.gov.uk>; (Redacted) (Redacted)@eastlothian.gov.uk>

Subject: RE: East Lothian Council Planning application 19/00895/P and 19/00903/LBC

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(Redacted)

As discussed and in order to find a positive way forward which will satisfy (redacted) I can confirm that the applicant would accept a condition that requires tree planting within land owned by the applicant to the west of house plot 4. This would be in addition to the tree planting scheme already submitted and would not be within the garden ground of house four. The footpath would be to the west of this area of additional planting and would be routed around the outside of the land following field boundaries. The applicants would accept a condition relating to ongoing maintenance of this additional area of tree planting which they would retain in their ownership. . We did not want to suggest this planting in earlier submissions as the land was not within the application but it has always been the intention to tree plant in this area in the fullness of time. As we have discussed earlier in the process we do not consider that there is any difference in the approach to tree planting between the council and applicant as both parties wish to see the steading curtilage set within a well-managed landscaped environment with substantial tree planting.

It is also important to note that the applicant does not consider that there has been any unauthorised felling of substantial numbers of trees in the area and the number and quality of future tree planting will be far in excess of any previous tree removal. In this regard I attach the letter from (redacted) who had been asked for advice on felling dead and dangerous trees on the plot early in the process. (Redacted) confirmed that only 30 trees were removed, the vast majority of which would have been exempt from any restocking processes. We do not wish to go over old ground on this, but I thought it worth pointing this out. As we have always stated it is surely better to have a new landscape and tree planting plan approved as part of this application process which can then be conditioned and controlled through this application and which the applicant would be happy to comply with. You will also note that the applicant owns land to the south of the Eel Burn and there is an intention to plant further specimen trees in this area also regardless of the terms of any planning consent granted.

If you and Sarah are happy that further planting can be covered by condition please can you confirm that this is an agreed way forward? If you can get back to me as soon as you are able that would be appreciated.

Regards

(Redacted)

Pritchett Planning Consultancy
PO Box 8052
Edinburgh, EH16 5ZF
D: (Redacted)
M: (Redacted)
E: (Redacted)[@pritchettplanning.co.uk](mailto:(Redacted)@pritchettplanning.co.uk)

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From: (Redacted) (Redacted)[@eastlothian.gov.uk](mailto:(Redacted)@eastlothian.gov.uk)
Sent: 15 July 2020 12:07
To: (Redacted) (Redacted)[@pritchettplanning.co.uk](mailto:(Redacted)@pritchettplanning.co.uk)>
Cc: (Redacted) (Redacted)[@eastlothian.gov.uk](mailto:(Redacted)@eastlothian.gov.uk)>; (Redacted) (Redacted)[@eastlothian.gov.uk](mailto:(Redacted)@eastlothian.gov.uk)>; (Redacted) (Redacted)[@eastlothian.gov.uk](mailto:(Redacted)@eastlothian.gov.uk)>
Subject: RE: East Lothian Council Planning application 19/00895/P and 19/00903/LBC

Good morning (Redacted)

Further to our telephone conversation this morning as discussed I have received (redacted) revised further comments which I attach for your information. As you will see the landscape position is maintained in relation to Policy NH8 Trees and Developments of the adopted East Lothian Local Development Plan 2018. Particularly in

relation to the fact that the proposed tree replanting is to be within the garden ground of house 4. I can also advise that I have also received further comments from Scottish Forestry stating:

Good Afternoon (Redacted)

Thank you for coming back to me, I appreciate it.

The appeal has still not reached its conclusion yet, but that aside I would still remind them and guide any decision making by the Planning Authority, that the land owner purposefully deforested an area of land classed as Woodland with the sole intention of achieving planning consent.

This goes completely against the Scottish Governments Control of Woodland Removal Policy and that the land owner will still be required to provide a suitable area to restock the amount of Woodland they removed to facilitate additional housing, over and above ELC's determined housing requirement.

We would wish to see this aspect conditioned and subject to monitoring, if the Authority were minded to approve the consent to build House 4, which is the only part of the development Scottish Forestry were in opposition too.

Kind regards

(Redacted)

(Redacted) **MIC For**

Regulations & Development Manager

Scottish Forestry

📍 Central Scotland Conservancy | Bothwell House | Caird Park | Hamilton | ML3 0QA

☎ Direct: (Redacted)

☎ Mobile: (Redacted)

💻 (Redacted) [@forestry.gov.scot](mailto:(Redacted)@forestry.gov.scot)

Website: forestry.gov.scot

Twitter: [@scotforestry](https://twitter.com/scotforestry)



Scottish Forestry / Coilltearachd na h-Alba

Scottish Forestry is the Scottish Government agency responsible for forestry policy, support and regulation

As discussed with regards to the replanting required, could an additional area of replanting be undertaken in the area to the west of the proposed garden ground for house 4 which I understand is in the applicant's ownership? I have not had the opportunity to discuss this with (Redacted) and as such I am not aware if this would be welcomed or acceptable from a landscape point of view but it may be something you wish to consider.

Regarding the matter of the footpath I am seeking further clarification from the Council's Access Officer regarding the proposed rerouted footpath and can advise that we are attempting to set up a call to discuss this matter with the hope of establishing a final position.

As discussed as soon as these outstanding issues have been addressed enabling the reports on the applications to be finalised, it will be my intention to report these applications on the Committee Delegated List which is circulated to Members every Thursday.

I trust this is of assistance.

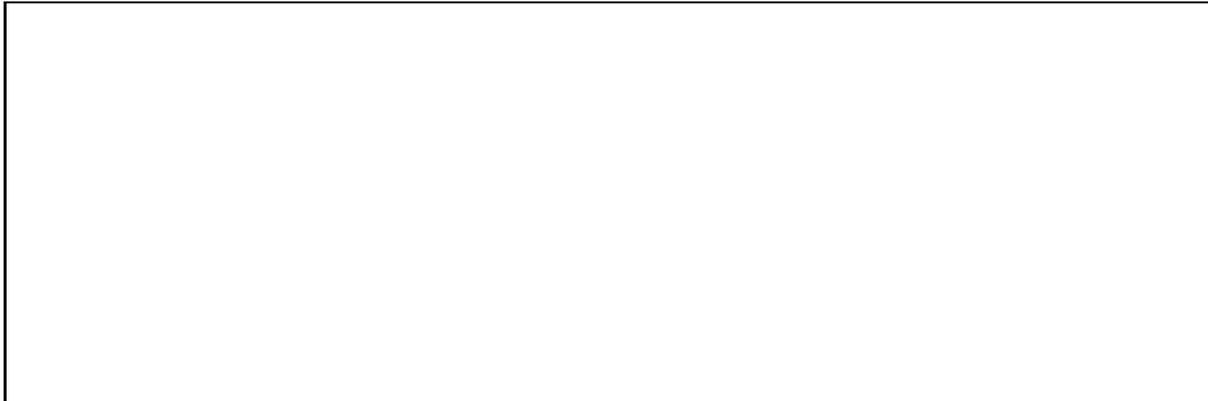
Regards

(Redacted)

Please note I work on Tuesdays, Wednesdays, and Thursdays only.

(Redacted) | **Planner, Planning Delivery** | East Lothian Council | John Muir House | Haddington EH41 3HA | 01620 827631 | (Redacted)@eastlothian.gov.uk | www.eastlothian.gov.uk | twitter: @ELCouncil

NHS Coronavirus Information



From: (Redacted) (Redacted)@pritchettplanning.co.uk>

Sent: 14 July 2020 15:11

To: (Redacted) (Redacted)@eastlothian.gov.uk>

Cc: (Redacted) (Redacted)@eastlothian.gov.uk>

Subject: RE: East Lothian Council Planning application 19/00895/P and 19/00903/LBC

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(Redacted)

Can you let me have an update please on the progress of the applications? I had hoped that you would have feedback from (redacted) and (redacted) by now so that we can move the application forward. I have advised the applicant that we really want to achieve a negotiated consent so if we haven't yet satisfied (redacted) or (redacted) I am sure we can make any adjustments or have final detailed conditions attached to consents that ensure that all matters can be satisfactorily controlled.

I look forward to hearing from you.

Regards

(Redacted) (Redacted)

Pritchett Planning Consultancy
PO Box 8052
Edinburgh, EH16 5ZF
D: (Redacted)

M: (Redacted)

E: (Redacted)@pritchettplanning.co.uk

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From: (Redacted)

Sent: 07 July 2020 10:25

To: (Redacted) (Redacted)@eastlothian.gov.uk>

Cc: (Redacted) (Redacted)@eastlothian.gov.uk>

Subject: RE: East Lothian Council Planning application 19/00895/P and 19/00903/LBC

(Redacted)

Thanks to both of you. As discussed on the phone the purpose of our discussion was to try and assess whether we are likely to achieve planning permission as the applicants are now considering whether to continue or to stop the process and put the site up for sale. I personally think this would be a pity as the scheme is of an exceptionally high quality and the clients had intended to live in the refurbished listed building as their family home. I have discussed with (Redacted) the issues that have arisen due to the applicants actions, but the remedy to all that has gone before I really believe is to grant the planning and listed building consents and to make sure the whole site is well conditioned with replanting and maintenance/management regimes in place so that the development can be an asset to the local area. In my view the scheme is infinitely better than the proposal granted in 2010 with only three houses now proposed on a very large site. I thank (redacted) for dealing with the scheme in a fair manner to date and I too am trying to stick rigidly to the planning issues that arise during the process rather than becoming distracted by issues which are unrelated.

I would really like to keep the applicants on board here and to give them a time frame when the application can be determined accepting that it is likely to have to be decided by committee. As an aside, the applicant is also a contractor and he is desperate to keep his workers employed by moving them on to this site. If the application can be decided in August that would be great.

I am hopeful that (redacted) will now be happy with the planting scheme produced and if not the applicant will plant more trees as there is no dispute that the steading will benefit from a well-managed landscaped environment. The aims of the council and the applicant are aligned on this.

The issue with the path is that this is a countryside circular route which follows field boundaries. We are proposing that it is realigned to follow the field boundaries around the site. If Nick wants a different solution then this can be discussed, but as we discussed as there is a right to roam then local walkers shouldn't have a difficulty in walking around the steading.

(Redacted) – perhaps you could give me a call so that we can bring matters to a satisfactory conclusion as it would be a pity if the site is sold on as this will not help the plight of the listed building. I also worry that if planning and listed building consent are refused then this starts to build a case for demolition.

Regards

(Redacted Redacted)

Pritchett Planning Consultancy

PO Box 8052

Edinburgh, EH16 5ZF

D: (Redacted)

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E: (Redacted)@pritchettplanning.co.uk

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From: (Redacted) (Redacted)@eastlothian.gov.uk]
Sent: 07 July 2020 09:37
To: (Redacted) (Redacted)@pritchettplanning.co.uk>
Cc: (Redacted) (Redacted)@eastlothian.gov.uk>
Subject: FW: East Lothian Council Planning application 19/00895/P and 19/00903/LBC

Morning (Redacted)

As requested, please find below the latest position on the application from (Redacted). You will see that Julie is awaiting the revised consultation responses from the Council's Landscape Officer and Access Officer to the information you submitted on 24 June and 30 June respectively and on receipt of these responses hopefully the application can move forward.

Regards,

(Redacted)

(Redacted) | Planning Service Manager | East Lothian Council | John Muir House | Haddington EH41 3HA
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at www.eastlothian.gov.uk



From: (Redacted) (Redacted)@eastlothian.gov.uk>
Sent: 07 July 2020 09:24
To: (Redacted) (Redacted)@eastlothian.gov.uk>
Cc: (Redacted) (Redacted)@eastlothian.gov.uk>; (Redacted) (Redacted)@eastlothian.gov.uk>; (Redacted) (Redacted)@eastlothian.gov.uk>; (Redacted) (Redacted)@eastlothian.gov.uk>; (Redacted) (Redacted)@eastlothian.gov.uk>
Subject: RE: East Lothian Council Planning application 19/00895/P and 19/00903/LBC

Morning (Redacted)

You can see from the email trail that (Redacted) has sent you I emailed him on Thursday last week to provide an update to him and agree an extension to the period of determination at his request.

As you are aware there are two main issues with the proposed scheme of development the trees/landscaping and the public footpath.

The applicant has been served a replanting directive by Scottish Forestry for allegedly illegally felling trees within the woodland on the western part of the application site. If the proposed scheme of development is approved then the replanting directive could not be implemented and as such any planning permission granted would essentially overrule the replanting directive. As a result both Scottish Forestry and the Council's Landscape Officer (Redacted) have raised objections to the application. (Redacted) has provided a number of consultation responses with comments which have been forwarded onto (Redacted) which provide guidance on what replanting and landscaping could be implemented as part of the scheme of development. (Redacted) sent in a revised landscape plan in an attempt to address the landscape/tree issues on 24 June however (Redacted) was on annual leave and

as such has not had the opportunity to review this submission or provide a further consultation response. (Redacted) was advised of this in my email to him on Thursday 3 July.

The second matter is the public footpath which has historically run through the application site. The applicant has removed the signage for the public footpath and blocked it off to prevent its use/access over the application site. (Redacted) and (Redacted) have been reviewing this path and the information provided by local residents and have established that there is sufficient evidence for this public footpath to be designated as a Right of Way. (Redacted) has requested that a suitable diversion/rerouting must be provided by the applicant. I believe (Redacted)/(Redacted) have also been in contact with the Right of way Society on this matter. (Redacted) sent in a revised plan on 30 June in an attempt to address (Redacted) previous comments but as (Redacted) has just returned from annual leave he has not yet had the opportunity to review it or provide further comments. Again (Redacted) was advised of this in my email to him on Thursday 3 July.

There is considerable local objection to the planning application as a result of both the trees being felled and the public footpath being blocked off by the applicant before the application was submitted. Additionally I have been contacted by the Local Police regarding activities which have taken place on the site and what the Local Officer described as 'Neighbour disputes' between the applicant and local residents. Indeed I understand that you also may have been contacted by the Local Member regarding activities at the site. Obviously it is not for the Council as Local Planning Authority to become involved in such matters but I did have to confirm to the Local Police Officer when asked the direct question that no planning permission or listed building consent has as yet been granted for works on the site.

In this regards as you are aware the applicant had proceeded with works on site which required both myself and (Redacted) to visit the site. We met with the applicant who advised that the work he had undertaken was essential work to make the building safe however the relevant procedure had not been followed, building services had not assessed the building or defined it as unsafe and in addition to the roof of the listed steading the southern wall had also been removed. The applicant was advised that no further works should be undertaken on site unless and until planning permission/listed building consent was granted.

I am not sure what further information (Redacted) is requiring regarding the position on the planning application at this time. Both (Redacted) and the applicant are well aware that the matter of the trees/landscaping and public footpath are matters which require to be satisfactorily addressed before the application can be reported to Members. As I advised (Redacted) in my email of 3 July I am awaiting the revised consultation responses from the Council's Landscape Officer and Access Officer to the information he has submitted on 24 June and 30 June respectively and on receipt of these responses hopefully the application can move forward.

Happy to discuss.

(Redacted)

From: (Redacted)@eastlothian.gov.uk>

Sent: 03 July 2020 13:52

To: @eastlothian.gov.uk>

Subject: FW: East Lothian Council Planning application 19/00895/P and 19/00903/LBC

Hi (Redacted)

I just had a call with PP, who advised that his client is very keen to get the latest position on this application. Seemingly he is considering mothballing the site or selling it on, as he feels it's taken a long time. I said that it was a contentious and complex application, and there was good reason why we hadn't been able to determine it before now. Could you please let me know what the current position is so that I can advise PP?

Many thanks,

(Redacted)

From: (Redacted)
Sent: 03 July 2020 13:03
To: (Redacted)@pritchettplanning.co.uk>
Subject: RE: East Lothian Council Planning application 19/00895/P and 19/00903/LBC

Thanks (Redacted) - I'll give you a call just now.

Regards,

(Redacted)

(Redacted) | Planning Service Manager | East Lothian Council | John Muir House | Haddington EH41 3HA
T. 01620 827229 | F. 01620 827723 | E. (Redacted)@eastlothian.gov.uk Visit our website
at www.eastlothian.gov.uk



From: (Redacted)@pritchettplanning.co.uk>
Sent: 03 July 2020 11:34
To: (Redacted) (Redacted)@eastlothian.gov.uk>
Subject: FW: East Lothian Council Planning application 19/00895/P and 19/00903/LBC

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(Redacted)

I wonder if you could give me a call please on the above planning application. I think you have been copied in on most correspondence recently by (Redacted) so I assume that you are up to date on how matters are progressing.

Unfortunately the applicants are now getting to the end of their tether with the whole situation having had to involve the police recently due to the actions of certain individuals in the village and also due to the very lengthy and costly processing of the planning and listed building applications. The process is now seriously affecting their plans to refurbish this 'at risk' listed building to a point where they may simply walk away which would then leave the building at risk once again with the site potentially sold on or mothballed indefinitely. I am sure that you would agree that this would not be a satisfactory outcome for anyone concerned as the current proposal is of extremely high design quality and would be an asset to the environment around this listed building.

The applications were also lodged in August last year and so we are nearing a year of discussion on this three house development. We have fully answered every question asked as this has been my advice to the applicants, but despite this we do not have a date for determination and there now seems to be more delay due to the summer holiday period being upon us with no end in sight. I do therefore sympathise with the applicants and despite my advice to them being to trust in the process and to continue to negotiate with (Redacted), I can understand their frustrations.

I need to give the applicant some comfort from you that it is worth continuing with this process, so your input would be welcome just now so I can advise (Redacted) and (Redacted) on the best way forward. Please can you call my mobile below? Thanks.

Regards

(Redacted)

Pritchett Planning Consultancy
PO Box 8052
Edinburgh, EH16 5ZF

D: (Redacted)

M: (Redacted)

E: (Redacted)@pritchettplanning.co.uk

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From: (Redacted) (Redacted)@eastlothian.gov.uk]

Sent: 02 July 2020 17:39

To: (Redacted) (Redacted)@pritchettplanning.co.uk>

Cc: (Redacted) (Redacted)@eastlothian.gov.uk>; (Redacted) (Redacted)@eastlothian.gov.uk>

Subject: RE: East Lothian Council Planning application 19/00895/P and 19/00903/LBC

Good afternoon (Redacted)

Thank you for your email. I can advise that I am currently working.

I understand that The Council's Landscape Officer (Redacted) is currently on annual leave and as such she has not had the opportunity to provide further comments on your email and attachments of 24 June regarding the matter of landscaping. I am sure she will endeavour to respond on her return from leave dependent on her workload.

Likewise the Council's Access Officer (Redacted) has just recently returned from annual leave and has a considerable workload to catch up on and has not the opportunity to review or provide comments on your email and attachments of 30 June regarding the footpath to date.

As requested on behalf of East Lothian Council as Planning Authority, and as a form of processing agreement, I write to agree that the period within which the Council may give notice to (Redacted) (Redacted) of their decision on the above named planning application and listed building consent application be extended to the 31 July 2020.

I trust this is of assistance.

Regards

(Redacted)

Please note I work on Tuesdays, Wednesdays, and Thursdays only.

(Redacted) | Planner, Planning Delivery | East Lothian Council | John Muir House | Haddington EH41
3HA | 01620 827631 | (Redacted)@eastlothian.gov.uk | www.eastlothian.gov.uk | twitter: @ELCouncil

From: (Redacted) (Redacted)@pritchettplanning.co.uk>

Sent: 02 July 2020 11:11

To: (Redacted) (Redacted)@eastlothian.gov.uk>

Subject: RE: East Lothian Council Planning application 19/00895/P and 19/00903/LBC

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Good morning (Redacted)

(Redacted) is asking for an update on where matters stand. Not sure if you are on leave or working at the moment. Could you please call my mobile and let me know please. Can we also agree an extension of time period for determination until 31 July 2020? If you can let me know that would be very helpful. Thanks.

Regards

(Redacted)

Pritchett Planning Consultancy
PO Box 8052
Edinburgh, EH16 5ZF
D: (Redacted)
M: (Redacted)
E: (Redacted)[@pritchettplanning.co.uk](mailto:(Redacted)@pritchettplanning.co.uk)

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From: (Redacted)

Sent: 30 June 2020 13:49

To: (Redacted) (Redacted)[@eastlothian.gov.uk](mailto:(Redacted)@eastlothian.gov.uk)>

Cc: (Redacted) (Redacted)[@eastlothian.gov.uk](mailto:(Redacted)@eastlothian.gov.uk)>; (Redacted) (Redacted)[@eastlothian.gov.uk](mailto:(Redacted)@eastlothian.gov.uk)>; (Redacted) (Redacted)[@eastlothian.gov.uk](mailto:(Redacted)@eastlothian.gov.uk)>; (Redacted) (Redacted)[@eastlothian.gov.uk](mailto:(Redacted)@eastlothian.gov.uk)>

Subject: RE: East Lothian Council Planning application 19/00895/P and 19/00903/LBC

(Redacted)

Further to the comments from (Redacted) we now attach a proposed updated plan indicating the proposed rerouted footpath extended to Ware Road. This would continue the path around the perimeter of the steading from west to east. The route would follow the edge of the properties and along field lines as the majority of the path does at present. I attach Plan B of the paths in this area which indicates the route of this path which is a meandering route from Core Path 251 to the west and which crosses Ware Road where it follows the northern boundary of Linkhouse Wood and then sharply turns south along the eastern edge of the wood and then through open fields south to Ferrygate. There is no formal surfacing to this path around the wood or through the fields. It is clear that the path does not link any particular places of interest and it forms part of a variety of paths in the local vicinity heading in a variety of different directions. If people wish to walk from Dirleton to Ferrygate in a direct manner then it would be far quicker to follow the main road route.

The only difference to the direction and routing of the footpath from that indicated on attached plan B is that it is proposed to reroute the path around the curtilages of Driftwood House and Lysander House and to the east of these curtilages the route would then turn south along the field boundary and then run eastwards along the northern boundary of the existing driveway. As a countryside path running along field boundaries it is not considered necessary to provide any formal surfacing of this route with the path being worn over time by users. If necessary it could be signed as to the direction the route takes, but given the right to roam there is no barrier to this route being formed now. There is also no need for the public to walk through Broadsands House and the residential curtilages to be formed in this vicinity given that it would appear that the purpose of the path is as a tranquil countryside walk which does not begin or end at any particular points of interest or nodes.

In addition it should be noted that during the application process you have asked for the proposed house on the site of the existing barns to the north of the steading to be deleted from the application and therefore this site will not be in residential use. The applicant is currently considering other forms of use for the buildings and the site. In earlier discussions (Redacted) suggested that planning policy would support some forms of employment use in the buildings and on the land and this is currently being

investigated. The vehicular access into this site as well as to all of the other occupiers in the vicinity take access from the east. This is a single track driveway. It would not be suitable for this driveway to also be used as a footpath given existing security issues that exist on site (vandalism and theft) and potential added security and amenity issues that may arise in the future as and when a new use is found for the barn area. It is therefore considered that routing the footpath around the whole curtilage of the wider site would provide a more tranquil country pathway. As we have stated previously, where this path is on land owned and controlled by the applicant we would accept a condition that requires the route to be kept free from obstacles. If surfacing is required then this can be provided but as the path continues into open farmland to the east it would not appear necessary to provide any form of surfacing with signage being adequate to guide users as is the case at present along the majority of the route which is on land in a variety of ownerships.

I am copying in (Redacted) to this email and we would be happy to discuss the details further should this be necessary.

Regards

(Redacted)

Pritchett Planning Consultancy
PO Box 8052
Edinburgh, EH16 5ZF
D: (Redacted)
M: (Redacted)
E: (Redacted)@pritchettplanning.co.uk

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From: (Redacted) (Redacted)@eastlothian.gov.uk]
Sent: 23 June 2020 17:08
To: (Redacted) (Redacted)@pritchettplanning.co.uk>
Cc: (Redacted) (Redacted)@eastlothian.gov.uk>; (Redacted) (Redacted)@eastlothian.gov.uk>; (Redacted) (Redacted)@eastlothian.gov.uk>;(Redacted) (Redacted)@eastlothian.gov.uk>
Subject: RE: East Lothian Council Planning application 19/00895/P and 19/00903/LBC

Good afternoon (Redacted),

Thank you for your email.

The issues of the trees/replanting/landscaping and the public footpath which ran through the application site until it was blocked off are matters which have been repeatedly raised by Council Officers with regards to the proposed scheme of development as requiring to be fully addressed and as such it is for the applicant/agent to promote a scheme of development which addresses the comments raised by Council Officers with regards to these matters.

That said the Council's landscape Officer has provided further additional comments and advice regarding the matter of trees, landscaping planting and maintenance which I attach for your information which will hopefully be of further assistance to you.

I can also advise that I am also now in receipt of the revised consultation response from the Council's Access Officer which I also attach for you information and action.

I trust this is of assistance.

Regards

(Redacted)

Please note I work on Tuesdays, Wednesdays, and Thursdays only.

(Redacted) | **Planner, Planning Delivery** | East Lothian Council | John Muir House | Haddington EH41 3HA | 01620 827631 | (Redacted)[@eastlothian.gov.uk](mailto:(Redacted)@eastlothian.gov.uk) | www.eastlothian.gov.uk | twitter: @ELCouncil

From: (Redacted) (Redacted)[@pritchettplanning.co.uk](mailto:(Redacted)@pritchettplanning.co.uk)>

Sent: 19 June 2020 11:38

To: (Redacted) (Redacted)[@eastlothian.gov.uk](mailto:(Redacted)@eastlothian.gov.uk)>

Cc: (Redacted) (Redacted)[@eastlothian.gov.uk](mailto:(Redacted)@eastlothian.gov.uk)>

Subject: RE: East Lothian Council Planning application 19/00895/P and 19/00903/LBC

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(Redacted)

Thanks for this.

I have spoken to (Redacted) and indicated that we need to provide a tree/landscape plan that (Redacted) can support. I wonder whether it would be useful to set up a Microsoft teams meeting with the three of us ((Redacted)/(Redacted)/(Redacted)) and the landscape consultant to agree an approach to tree planting that will be satisfactory to all. Scott has indicated to me that he has six Monterey pines that are now almost six metres high and ready to be shipped on to site and he would like to plant these as specimen trees within the development. In respect of the planting mix which (Redacted) suggests (Redacted)and (Redacted) are entirely happy with this and will also wish to plant trees which are semi mature rather than whips, so again there is no dispute on this as the applicants want to make sure the development is set within mature surroundings from the start.

Can you let me know if you are happy to set up a Teams call as I really do think that we can find a planting solution here that would provide a more than satisfactory solution.

I look forward to hearing from you.

Regards

(Redacted)

Pritchett Planning Consultancy

PO Box 8052

Edinburgh, EH16 5ZF

D: (Redacted)

M: (Redacted)

E: (Redacted)[@pritchettplanning.co.uk](mailto:(Redacted)@pritchettplanning.co.uk)

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From: (Redacted) (Redacted)[@eastlothian.gov.uk](mailto:(Redacted)@eastlothian.gov.uk)]

Sent: 18 June 2020 16:50

To: (Redacted) (Redacted)[@pritchettplanning.co.uk](mailto:pritchettplanning.co.uk)>

Cc: (Redacted) (Redacted)[@eastlothian.gov.uk](mailto:eastlothian.gov.uk)>

Subject: East Lothian Council Planning application 19/00895/P and 19/00903/LBC

Good afternoon (Redacted)

Further to my email of yesterday I can advise that I am now in receipt of the revised consultation response from the Council's Landscape Officer which is as follows:

(Redacted)

I write in response to the submission of revised plans for the above application with landscape comments.

The applicant has addressed some of the landscape concerns raised in my email of 1 May 2020. Notably the drainage has been reconfigured to remove it from the woodland area and root protection areas of existing trees. Also the boundary fence between the garages of houses 3 and 4 has been omitted and note 29 on the site plan drawing numbered 003-PL-001 rev C states that there is no boundary fence and that the boundary division will be formed by new trees and planting. Tree 901, damaged by formation of the driveway (not in accordance with the arboricultural advice submitted with the application), has been shown to be removed and its loss mitigated for by planting a young horse chestnut tree.

However several issues have not been addressed. The main two are:

No replacement planting within the woodland is shown.

A landscape planting plan and schedule has been submitted titled 'Planting Plan – Tree Planting'. I previously noted that the planting plan must include new tree planting within the woodland area where the trees have been removed and that the replacement planting species should be the same as those present within the woodland including Corsican pine, sycamore, Turkey oak and horse chestnut and that we would also support some smaller understorey trees within the woodland such as field maple, whitebeam and hawthorn. I also asked for the submission of a full woodland management plan indicating long term maintenance and management details for the woodland to the west of the site.

The submitted planting plan only indicates 2 new trees within the woodland area and these are shown as Monterey pines. These are not native trees or species felled from this woodland. Two areas of new tree planting have been indicated, both outwith the existing woodland boundary, one area to the west of the woodland and one area to the north of the site. The tree species proposed are small species and all planted as whips 60-80cm high. This new planting is supported, however it does not mitigate for the loss of the large species, mature trees from the woodland or retain the woodland within its historic location.

Management details have only been provided for the new planting. These are insufficient and do not cover the woodland. I would also question whether they are appropriate as they note tree planting at 1m centres with no timescale given for thinning and no thinning proposed for the birch planting at all.

The woodland is still shown within the property boundary of house 4.

Policy NH8 notes trees and woodlands should be within communal ground, not private garden ground. The applicant's agent makes the argument that this was not an issue for the previous application for the steading development.

We have a new local development plan and new policies since the 2010 application. The proposal is also markedly different. As can be seen on the extract from the site plan for application 10/00527/P below, only three fifths of the woodland was within the previous application site boundary and, of the woodland within the application site, only a small proportion to the west of the existing byre building was proposed to be fenced in as garden ground. The byre building was to be retained at its existing size with no building extension into the woodland.



Given the above, the proposals still appear contrary to policy NH8 of the ELLDP and could not be supported in landscape terms.

Regards

(Redacted)

(Redacted)

Landscape Projects Officer

Planning Service, East Lothian Council, John Muir House, Haddington, EH41 3HA

Direct Dial: (Redacted) E-mail: landscape@eastlothian.gov.uk

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As stated by the Council's Landscape Officer the scheme of development approved through the granting of planning permission 10/00527/P was for an entirely different scheme of development to the current scheme of development proposed. Planning permission 10/00527/P was granted in April 2012 and that application was determined against the Policies of the then adopted East Lothian Local Plan 2008. Since that time a new Local Plan has been adopted and as such the current application requires to be determined against the Policies of the now adopted East Lothian Local Development Plan 2018.

Also as previously advised with regard to the matter of trees and developments at its meeting on Tuesday 27th August 2019 East Lothian Council approved a motion declaring a Climate Emergency. This was not the case when the scheme of development approved through planning permission 10/00527/P was decided.

Given the comments of the Council's Landscape Officer I would suggest you may wish to address the issues she has raised particularly relating to the replanting and management of the woodland area in light of the previous request for the submission of a full woodland management plan indicating long term maintenance and management details for the woodland to the west of the site.

I can also advise I am still awaiting the revised consultation response from the Council's Access Officer regarding the footpath issue. On receipt of this response I will be provide a further update.

I trust this is of assistance.

Regards

(Redacted)

Please note I work on Tuesdays, Wednesdays, and Thursdays only.

(Redacted) | **Planner, Planning Delivery** | East Lothian Council | John Muir House | Haddington EH41
3HA | 01620 827631 | (Redacted)@eastlothian.gov.uk | www.eastlothian.gov.uk | twitter: @ELCouncil