

**REPORT TO:** Planning Committee

**MEETING DATE:** Tuesday 4 September 2012

**BY:** Executive Director (Services for Communities)

**SUBJECT:** Application for Planning Permission for Consideration

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*Note: this application was called off the Scheme of Delegation by Councillor Caldwell for the following reason: the Planning Committee should see the location of the building in relation to the surrounding area it sits in.*

Application No. **11/01045/P**

Proposal Erection of 5 houses and associated works

Location **Carberry Candles  
Carberry  
East Lothian  
EH21 8PZ**

Applicant Langlee Developments (Carberry) Ltd

Per McLaren Murdoch and Hamilton

Ward 2

RECOMMENDATION Application Refused

#### PLANNING ASSESSMENT

This application relates to two existing vacant industrial buildings and associated land on what is known as the 'Carberry Candles' site, at Carberry to the southeast of Whitecraig.

The application site is bounded to the northeast and southeast by parts of the extensive grounds of Carberry Tower. To the southwest is the A6124 public road with houses beyond. To the northwest are the vacant stone and brick industrial buildings of the other part of the 'Carberry Candles' site. An existing 1.4 metres high stone wall encloses the boundary of the site with the public footpath of the A6124 road.

The site is in a countryside location within the Edinburgh Green Belt. It is within the southwestern edge of the Carberry Tower Designed Landscape. The house of Pentland View, listed Category C(S) as being of special architectural or historic interest, is located a short distance away to the northeast of the site.

The two existing buildings on the application site are modern buildings with rendered walls and pitched roofs clad with a form of roof sheeting. One of the buildings is one storey in height; the other is two storeys in height.

In August 2009 it was resolved, through the Council's Scheme of Delegation, to grant planning permission (Ref: 08/00563/FUL) for the conversion of all of the existing buildings of the Carberry Candles site to form seven houses and two flats, for alterations to the existing house of Woodside Cottage, for the widening of the existing vehicular access to the Carberry Candles site and for associated works including the formation of parking areas and private garden ground, subject to the satisfactory conclusion of an agreement under Section 75 of the Town and Country Planning (Scotland) Act 1997 in respect of required developer contributions for education provision and affordable housing provision. That agreement has not as yet been concluded and the decision to grant planning permission has not, therefore, been issued.

That proposed scheme of conversion includes for a conversion of the two existing vacant modern industrial buildings into two houses and two flats.

What is now proposed is that those two modern industrial buildings be demolished and that five new build houses be erected in their place, together with a building to contain a biomass generator to serve those proposed houses and the houses proposed to be formed by the conversion of the stone and brick built industrial buildings of the former Carberry Candles.

The proposed 5 new build houses would be laid out in a terrace of three houses positioned on the southern part of the application site and a pair of semi-detached houses on the central part of the site. They would be aligned on a northeast-northwest access, parallel to the stone and brick buildings of the former Carberry Candles, with an access road and parking spaces between the proposed houses and those existing buildings. The proposed biomass generator building would be positioned on the northern part of the site. Access to the proposed houses from the A6124 public road would be via the access road which forms part of the proposed scheme of development for which there is the resolution to grant planning permission (ref.08/00563/FUL). Eight car parking spaces would be formed alongside that access road. A further two car parking spaces would be provided at the end of a turning head positioned between the two groups of houses.

The proposed houses are described in the applicant's Supporting Statement as one and three quarter storeys in height. They would have pitched roofs. The proposed house at the south end of the terrace and the north-most proposed house of the semi-detached pair would have gabled front elevations. The other three houses would have gable window features at first floor level. The pitched roofs of the end terrace houses would be hipped. The pitched roofs of the south-most semi-detached house would be gabled and that of the north-most one would be hipped.

The front gable elevations of the north-most and south-most houses would be clad with reconstituted stone blocks. The other elevations of the 5 houses would be finished with cream coloured render. The roofs of the houses would be clad with grey, slate-effect concrete roof tiles. Smooth cement window bands would be formed around the window openings of the proposed houses. Window frames and rainwater goods would be white in colour. No specification of materials is given for the windows or rainwater goods.

All of the proposed houses would have garden ground to the rear. The north-most and south-most houses would have garden ground to the side also. The northeast and southwest boundaries of the site would be enclosed by 1.2 metres high post and wire

fencing. Timber fences 1.2 metres in height would be erected to delineate the garden boundaries between each house.

The proposed biomass generator building would be one storey in height with a mono-pitched roof. Its walls would be finished with cream render. Its mono-pitched roof would be clad with grey coloured un-insulated profiled metal cladding.

Section 25 of the Town and Country Planning (Scotland) Act 1997 requires that the application be determined in accordance with the development plan, unless material considerations indicate otherwise.

The development plan is the approved Edinburgh and the Lothians Structure Plan 2015 and the adopted East Lothian Local Plan 2008.

Relevant to the determination of the application are Policies ENV2 (Green Belt), ENV1C (International and National Historic or Built Environment Designations) and ENV1G (Design of New Development of the approved Edinburgh and the Lothians Structure Plan 2015 and Policies DC1 (Development in the Countryside and Undeveloped Coast), DC2 (Development in the Green Belt), INF3 (Infrastructure and Facilities Provision), H4 (Affordable Housing), DP2 (Design), DP14 (Trees on or Adjacent to Development Sites), DP22 (Private Parking), T2 (General Transport Impact), ENV3 (Listed Buildings) and ENV8 (Historic Gardens and Designed Landscapes) of the adopted East Lothian Local Plan 2008.

Also material to the determination of the application is Scottish Planning Policy: February 2010 and Planning Advice Note 72: Housing in the Countryside.

Material to the determination of the application are Section 59 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 and the Scottish Government's policy on development affecting a listed building or its setting given in Scottish Planning Policy: February 2010.

Scottish Planning Policy echoes the statutory requirements of Section 59 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 that in considering whether to grant planning permission for development which affects a listed building or its setting a planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

It is also stated in Scottish Planning Policy: February 2010 that the Scottish Government's objectives of creating successful places and achieving quality residential environments should guide the whole process of delivering new housing.

Further policy and advice on design is provided in Designing Places. Planning Advice Note 72: Housing in the Countryside explains how Designing Places should be applied to new housing in rural areas. In PAN 72 it is stated that groupings of new houses should not be suburban, that they should be small in size, and sympathetic in orientation, topography, scale, proportion and materials to other buildings in the locality. PAN 72 also states that careful design of housing in the countryside is essential. Traditional buildings can be an inspiration but new or imaginative re-interpretation of traditional features should not be excluded. Where possible, the aim should be to develop high quality modern designs which maintain a sense of place and support local identity.

On the subject of Green Belts Scottish Planning Policy: February 2010 states that the purpose of their designation in the development plan as part of the settlement strategy

for an area is to: (i) direct planned growth to the most appropriate locations and support regeneration; (ii) protect and enhance the quality, character, landscape setting and identity of towns and cities; and (iii) protect and give access to open space within and around towns and cities. Green belt designation should be used to direct development to suitable locations, not to prevent development from happening. Where a proposal would not normally be consistent with green belt policy it may still be considered appropriate either as a national priority or to meet an established need if no other suitable site is available. Development in a designated green belt should be of a high design quality and a suitable scale or form.

Two written objections were submitted and subsequently withdrawn.

Eleven written representations have been received.

One representation, which is from The Architectural Heritage Society of Scotland, is neither in objection to nor in support of the application. In its comments are made on the opportunity to enhance the setting of the listed building of Pentland View by the demolition of the two modern industrial buildings; that the proposed form of development is very much at odds with the character of existing development which is characterised by isolated buildings each set in an extensive curtilage; and that it would be better visually if the proposed houses faced south and related to the main road.

The other ten representations, which are from local residents, support the proposed demolition of the existing two modern industrial buildings and their replacement with new houses.

In a letter forwarded to the Council by the applicant, Musselburgh Conservation Society supports the principle of the development but expresses concerns about the proposed suburban form of development and use of reconstituted stone and concrete roof tiles rather than natural stone and slate.

As part of the Carberry Candles site the application site is in a Green Belt location within the East Lothian countryside.

The scheme of development the subject of the resolution to grant planning permission (ref.08/00563/FUL) does not include for any new build housing development. It is a scheme of sensitive alteration and conversion of the whole group of existing industrial buildings on the Carberry Candles site, including the two modern buildings. Such alteration and conversion of the existing buildings would not radically alter the architectural form, character and appearance of them and thus there would not be significant change to their established affect on the built form, character and appearance of this part of the Green Belt.

What is now proposed is new build housing development in this part of the Green Belt and East Lothian countryside.

In Paragraph 84 of Scottish Planning Policy: February 2010 it is stated that the majority of housing land requirements will be met within or adjacent to existing settlements and this approach will help to minimise servicing costs and sustain local schools, shops and services. Authorities should also set out the circumstances in which new housing outwith settlements may be appropriate, particularly in rural areas.

In Paragraph 93 it is stated that the character of rural areas and the challenges they face vary greatly across the country, from remote and sparsely populated regions to pressurised areas of countryside around towns and cities. The strategy for rural

development set out in the development plan should respond to the specific circumstances in an area, whilst reflecting the overarching aim of supporting diversification and growth of the rural economy.

As is stated in paragraphs 2.10 and 2.11 of the adopted East Lothian Local Plan 2008 "East Lothian's countryside and undeveloped coast exhibits little need for regeneration, renewal or action to redress population decline. It is not a remote rural area where a more permissive planning policy approach to new housing in the countryside might be appropriate on these grounds. Rather it is an area where few, if any, locations are more than 1 hours travel time of Edinburgh and, on the whole, is characterised by increasing population and economic growth and a continuing pressure for housing development both within and outwith its towns and villages. Characteristic of the countryside is its wide range of types and sizes of attractive vernacular buildings that contribute greatly to its character."..."For these reasons, and consistent with Structure Plan Policy ENV3, new development, particularly housing, is directed to existing settlements. New development in the countryside is permitted only in the specific circumstances defined in Policy DC1."

In paragraph 2.18 of the adopted East Lothian Local Plan 2008 it is stated that "Local Plan Policy DC1 provides the detailed context for the consideration of development proposals in East Lothian's countryside and coast. The Edinburgh Green Belt also includes countryside and coast, its specific purpose being to maintain the identity and landscape setting of the City and neighbouring towns and to prevent their coalescence. Thus, the local plan's Green Belt policy must take these additional considerations into account. Most parts of Policy DC1 remain relevant to a consideration of development within the Edinburgh Green Belt, but new build development must be restricted further than in the wider East Lothian countryside."

Policy DC2 of the adopted East Lothian Local Plan 2008 states that development in the Edinburgh Green Belt will only be permitted in circumstances:

- a) where it is necessary for agricultural, horticultural or forestry operation, for countryside recreation, or where by its scale and nature it will not harm the rural character of the area; and
- b) where it meets the requirements of Local Plan Policy DC1 Part 5;
- c) in all cases where it does not detract from the landscape setting of Edinburgh and its neighbouring towns, or lead to their coalescence.

Part 5 (g) of Policy DC1 states that where an existing building is demolished, any proposals for a replacement building will be treated as new build and considered as such against Policy DC1.

Part 1(b) of Policy DC1 presumes against new build housing development other than where it can be justified as being a direct operational requirement of an agricultural, horticultural, forestry or other employment use.

Policy ENV2 of the approved Edinburgh and the Lothians Structure Plan 2015 presumes against development or changes of use in the Edinburgh Green Belt unless necessary for the purposes of agriculture, horticulture, forestry, countryside recreation or other uses appropriate to the rural character of the area.

Carberry, and thus the Carberry Candles site, is not designated as a settlement by the adopted East Lothian Local Plan 2008. The land of the application site is not allocated in

the Local Plan for new build housing development. It is part of the countryside of East Lothian and part of the Edinburgh Green Belt.

What is proposed in this application is five new build houses as replacements for the two existing vacant industrial buildings. To enable this, the two existing buildings will have to be demolished. In which case, and through the provisions of Part (b) of Local Plan Policy DC2 and Part 5(g) of Local Plan DC1 the proposal has to be assessed against Part 1(b) of Policy DC1.

The proposed new build housing development is not necessary for agriculture, horticulture, forestry or other employment use and thus is contrary to Part 1 (b) of Policy DC1 and, by association Policy DC2 of the adopted East Lothian Local Plan 2008 and Policy ENV2 of the approved Edinburgh and the Lothians Structure Plan 2015.

It follows to be assessed whether or not there are other material considerations to outweigh this development plan policy position.

In his Supporting Statement the applicant refers to other material considerations of national planning policy and guidance and strategic planning policy in respect of the development of brownfield land, green belts, design, sustainable development and climate change, housing and housing density.

The applicant contends that the site complies with the definition of 'brownfield land' within Scottish Planning Policy, and therefore that its redevelopment would accord with principles set out in the development plan, which seeks to prioritise the use of brownfield land over greenfield sites.

The approved Edinburgh and the Lothians Structure Plan 2015 and the adopted East Lothian Local Plan 2008 defines brownfield sites as land which has previously been developed, including land occupied by redundant or unused buildings, as is the case with the Carberry Candles site and thus with the application site. However as the application site is in the Edinburgh Green Belt and countryside of East Lothian there is no development plan policy support for new build housing as a form of redevelopment of it. The simple fact that the application site is a brownfield site does not outweigh the strict presumption of the development plan against new build housing development on the application site due to it being in the Edinburgh Green Belt and countryside of East Lothian.

The applicant contends that the application site is within a settlement of some 30 houses and should therefore be excluded from the green belt, and there should be a suitable area for future expansion. He refers to Scottish Planning Policy on Green Belts which states that existing settlements should be excluded from green belt designations in development plans. He concludes from this that settlement boundaries should be drawn so as to allow for appropriate expansion. He refers also to how the Main Issues Report for the City of Edinburgh's Local Development Plan addresses this issue of excluding settlements from the Green Belt and states that a consistent approach should be adopted across both authorities.

Carberry, and thus the Carberry Candles site, is not designated as a settlement by the adopted East Lothian Local Plan 2008.

The consideration of whether an area in the Green Belt and countryside should be re-defined as a settlement is one to be made through the development plan process.

Accordingly, the Policy and Projects Manager advises that it will be for the current due process of preparation of the new East Lothian Local Development Plan to address this matter.

The applicant also contends that the proposed 5 new build houses would be more in keeping with the local environment than the existing buildings on the application site and that they would comply with Scottish Planning Policy and guidance and development plan policy on design.

Through the scheme of development the subject of the resolution to grant planning permission (ref.08/00563/FUL) it is demonstrated how the existing two buildings on the application site could be converted to houses and flats in a manner in keeping with the character and appearance of the area.

The existing houses of the area are comprised of the two storey Category C listed house of Pentland View to the northeast of the site, the one storey modern houses to the northwest of the stone and brick buildings of Carberry Candles and the roadside row of traditional one storey houses to the southwest of the application site. Pentland View and the other traditional houses are finished with stone or render and slate other than the brick house of 7 Springfield Cottages. The two modern houses are finished with dry dash render and concrete roof tiles. The other buildings of Carberry Candles are built of stone, brick and slate.

The proposed five houses would have a footprint smaller than that of the two existing industrial buildings. At two storeys in height with their pitched roofs they would be higher than the existing one storey building and of a similar height to the existing two storey building.

Notwithstanding the variety of architectural form and finishes of the existing buildings in the locality, the proposed five new build houses by their layout and similarity of style and character would be radically different from the group of older buildings of Carberry Candles that they would be positioned alongside. In that context the proposed five new houses would be an alien form of suburban development disruptive of the established character and appearance of this countryside place.

On this consideration the proposed development conflicts with Policy ENV1G of the approved Edinburgh and the Lothians Structure Plan 2015, Policies DC1 (Part 5) and DP2 of the adopted East Lothian Local Plan 2008 and with Scottish Planning Policy: February 2010 and Planning Advice Note 72: Housing in the Countryside.

Historic Scotland have no objection to the proposals. They offer no comment on them. Thus it can be concluded that the proposed development would not harm the conservation objectives of the Carberry Designed Landscape.

The applicant states that the conversion of the two buildings on the application site proposed as part of the scheme of development for which there is the resolution to grant planning permission (ref.08/00563/FUL) is poorly designed and energy inefficient, in contrast to the proposed new-build houses. He contends that the existing buildings do not lend themselves to conversion and that conversion is not economically viable. However, the applicant has presented no case to substantiate any of this.

The applicant makes no comment as to why the conversion of the other Carberry Candles buildings that is part of the the scheme of development for which there is the resolution to grant planning permission (ref.08/00563/FUL) would be viable whilst contending that the conversion of the two modern buildings would not. If the principle of

replacement of the two modern buildings by five new build houses were to be accepted, then this might be used as a precedent to justify replacement of the other Carberry Candles buildings with more new build houses, contrary to the policy provisions of the development plan and as a further radical change to the character and appearance of this countryside place.

The applicant states that in respect of sustainable development and climate change objectives the site is ideally suited to make use of extensive public transport routes from Wallyford and Musselburgh into Edinburgh City centre.

This point also applies to the proposed scheme of conversion of the existing two industrial buildings to houses and flats and would apply to any other proposed scheme of conversion of the two buildings to residential use. It is not a consideration specific to the proposed scheme of new building housing development.

The applicant contends that conversion of the two existing industrial buildings on the site would compromise the marketability of the houses that might be formed from conversion of the other Carberry Candles buildings. He contends that the proposed scheme of conversion of the two existing industrial buildings would be inappropriate, damaging and likely to have a harmful impact on the character and appearance of the "existing settlement". He states that the two existing industrial buildings should ideally be demolished.

There is no reason to prevent someone from applying to the Council, as Planning Authority for a prior approval to demolish the two buildings. The material consideration in the determination of such an application would merely be the proposed method of demolition and restoration of the site (i.e. that the site would not be left unsightly following the demolition of the buildings).

The applicant further seeks to justify his proposed development of five new build houses by the provision of a biomass district heating system that would conform with the provisions on climate change within Scottish Planning Policy: February 2010 and the Climate Change (Scotland) Act 2009.

The proposed biomass system is supported by Scottish Planning Policy. The Council is supportive of renewable energy developments in principle. There are no current local plan policies specific to biomass systems or any that require the inclusion of renewable energy technology in development proposals. The adopted East Lothian Local Plan 2008 was prepared prior to legislative requirements for such policies. Whilst the intention to provide a biomass district heating system as part of the proposed development of five new build houses is to be commended it is not of a sufficient material consideration to outweigh the strict policy provisions of the development plan against the five new build houses.

The residential accommodation of each of the proposed five new build houses would be of a satisfactory size and layout and each house would be provided with a sufficient amount of garden space. In respect of privacy it is the practice of the Council as Planning Authority to apply the general rule of a 9 metres separation distance between the windows of a proposed new building and the garden boundaries of neighbouring residential properties and an 18 metres separation distance between directly facing windows of the proposed new building and the windows of existing neighbouring residential properties.

None of the window openings proposed to be formed on the elevations of the proposed houses would be within 9 metres of an existing garden boundary or within 18 metres of



any directly facing windows of a house. Due to their positioning, none of those openings would be within 18 metres of any directly facing windows to be formed on the southeast elevation of the stone and brick buildings of Carberry Candles should they be converted as part of the scheme of development for which there is the resolution to grant planning permission (ref.08/00563/FUL). On this consideration of residential amenity the proposed development does not conflict with Policy DP6 of the adopted East Lothian Local Plan 2008, but is not a material consideration to outweigh the strict policy provisions of the development plan against the five new build houses.

The Council's Policy and Projects Manager raises no objections to the proposed development on landscape grounds. He informs that the site is bounded to the northeast and southeast by mature trees with several trees growing within the site and that there are three trees positioned along the southwest boundary of the site with the A6124. He advises that the proposed houses would be outwith the root protection area for the trees along the southeast and northeast boundaries of the site, except for the proposed bin store proposed to be positioned between the terrace and semi-detached pair of houses. In respect of the proposed bin store he advises that provided that the surrounds to the bin store are timber fences and all holes for fence posts are dug and backfilled by hand and repositioned as required to minimise damage to tree roots leaving any tree roots encountered with a diameter of 25mm or more unsevered, then the proposed location of the bin store is acceptable.

The site boundary to the southeast and northeast is indicated as a 1200mm high post and wire fence on the submitted drawing 'Site Layout Plan' with ref. 2568/PH2/PL/11A. This lies within the RPA for the woodland trees to the southeast and northeast and care should be taken when digging postholes to avoid severing any roots with a diameter of greater than 25mm.

In respect of the three trees positioned along the southwest boundary of the site with the A6124, the Policy and Projects Manager informs that they are semi-mature maple trees which are important in this location, helping to soften views into the site and linking the site with the surrounding wooded area. He advises that the two proposed parking spaces proposed along the south boundary of the site to the west of the southernmost house affect these trees. The middle tree of the three would have to be felled as it lies within the proposed two car parking spaces whilst the proposed two car parking spaces lie within the root protection area of the other two trees. However the Policy and Projects Manager recommends that these two trees be retained. He advises that this would be possible if the parking spaces were to be formed using a no dig construction method with a porous surface.

The Policy and Projects Manager also recommends that in order to protect the existing trees to the northeast, southeast and southwest during both demolition and construction, temporary protective fences should be erected around them.

Access to the proposed houses would be from the existing private vehicular access that serves the buildings of Carberry Candles and 5 existing houses. The Council's Transportation service does not object to the proposed development. They advise that the site can be safely and satisfactorily accessed using the existing private access provided that the junction of it with the classified A6124 public road is upgraded to include the provision of a visibility splay of 2.5 metres by 120 metres on each side of it. This would require the realignment of part of the existing stone roadside boundary wall and the repositioning of an existing electricity substation adjacent to that wall. The lengths of wall which would require realignment and the electricity substation are all on land owned by the applicant and the application drawings have been amended to demonstrate how the required sightlines can be met.

Additionally it is recommended by the Transportation service that a dropped kerb footway crossing should be constructed at the junction of the access road with the A6124. The proposed amount of car parking spaces and the turning areas to be provided within the site and the positioning and layout of them would all be to a satisfactory standard. The Transportation service is satisfied that the proposed development is acceptable in respect of the traffic movements it would generate to and from the site.

On these considerations the proposed development complies with Policies T2 and DP22 of the adopted East Lothian Local Plan 2008.

The Council's Senior Environmental and Consumer Services Manager advises that due to the previous industrial use of the site there may be localised contamination of the soils on the site. He recommends that a detailed site investigation be carried out in relation to land contamination and a report on this be submitted to the Council for approval prior to the commencement of site works.

The Council's Executive Director (Services for People) informs that the application site is located within the primary school catchment area of Whitecraig Primary School with its nursery class and the secondary school catchment area of Musselburgh Grammar School. He confirms that there would be sufficient capacity at Whitecraig Primary School to accommodate children that could arise from the proposed development but not at Musselburgh Grammar School. Thus the Executive Director (Services for People) objects to the application. However, he confirms that he will withdraw this objection if the applicant is required to make a financial contribution to the Council of £9,806.75 (£1,961.35 per new house) towards the provision of additional secondary school accommodation at Musselburgh Grammar School. The required contribution would have to be secured through an Agreement under Section 75 of the Town and Country Planning (Scotland) Act 1997. The basis of this is consistent with the tests of a planning agreement set in Planning Circular 1/2010: Planning Agreements. Subject to the Council securing the appropriate developer contribution the proposal would be consistent with Policy INF3 of the adopted East Lothian Local Plan 2008, which stipulates that new housing will only be permitted where the developer makes appropriate provision for infrastructure required as a consequence of their development.

The Council's Housing Strategy and Development Services Section advise that the requirement for the provision of affordable housing arising from this proposed housing development is determined by the Council's Affordable Housing Policy approved by the Council in January 2006. Accordingly, they advise through assessment of the current application that 25% of the five houses proposed should be affordable housing, which amounts to one unit. The terms for the provision of an affordable housing requirement would have to be the subject of an agreement under Section 75 of the Town and Country Planning (Scotland) Act 1997.

Notwithstanding such requirements for developer contributions the determination in this case has to be that the proposed development of five new houses is in principle and in design terms contrary to the relevant policy provisions of the development plan.

#### REASONS FOR REFUSAL:

- 1 The proposed new build housing development is not necessary for agriculture, horticulture, forestry or other employment use and thus is contrary to Part 1 (b) of Policy DC1 and to Policy DC2 of the adopted East Lothian Local Plan 2008 and to Policy ENV2 of the approved Edinburgh and the Lothians Structure Plan 2015.

- 2 If approved the proposed development would set an undesirable precedent for the development of new houses within the Edinburgh Green Belt and East Lothian countryside, the cumulative effect of which could result in a detrimental impact on the character and amenity of the Edinburgh Green Belt, the landscape setting of Edinburgh and of the settlements around Edinburgh and the suburbanisation of the countryside to the detriment of its character and amenity.
- 3 The proposed five new build houses by their layout and similarity of style and character would be radically different from the group of older buildings of Carberry Candles that they would be positioned alongside. In that context the proposed five new houses would be an alien form of suburban development disruptive of the established character and appearance of this countryside place, contrary to Policy ENV1G of the approved Edinburgh and the Lothians Structure Plan 2015, Policies DC1 (Part 5) and DP2 of the adopted East Lothian Local Plan 2008 and with Scottish Planning Policy: February 2010 and Planning Advice Note 72: Housing in the Countryside.