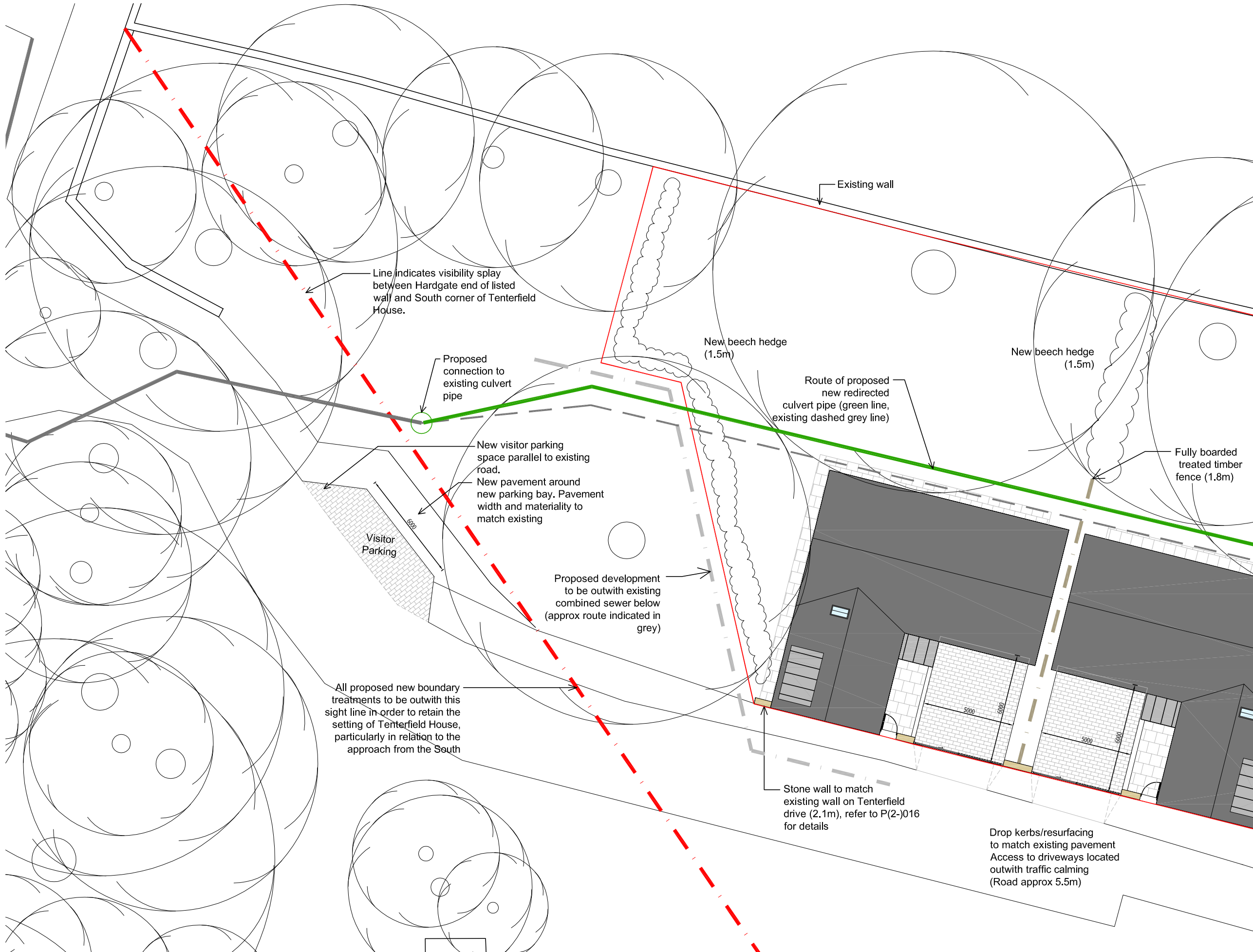


REV. DESCRIPTION	DATE	DRAWN	CHKD.	STAGE	STATUS	PROJECT	DRAWING TITLE	Chartered architects and interior designers The Design Place One 39 Bead Farm Road Edinburgh EH10 6LE T: 0131 452 8590 F: 0131 452 8591 admin@kraarchitects.co.uk www.kraarchitects.co.uk	DATE 20.08.2015	SCALE 1:1000@A3	DRAWN MM	CHECKED KR
				PLANNING	FORMAL	RESIDENTIAL DWELLINGS	LOCATION PLAN		CONTRACT NO. 1169	DRAWING NO. P(2)-001	REVISION C	

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Construction Materials:

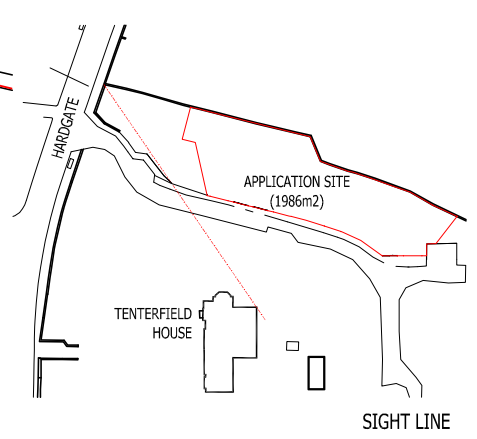
Roof to be natural slate with 40° roof pitch. Dormer roof/flashings /cheeks to be zinc. Porch roof/flashings to be zinc

All gates and fences to be treated timber.

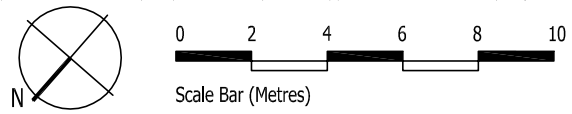
Wall fronting Tenterfield drive to be natural stone to match existing new wall at entrance of Tenterfield drive. Refer to P(2)-016 for details

Vehicular surfaces within site to be grey natural stone cobbles to match existing housing on Tenterfield Drive

Pedestrian surfaces within site to be light grey natural stone flags to match existing housing on Tenterfield drive



All proposed new boundary treatments to be outwith this sight line in order to retain the setting of Tenterfield House, particularly in relation to the approach from the South



REV.	DESCRIPTION	DATE	DRAWN	CHKD	STAGE	STATUS	PROJECT	DRAWING TITLE	Chartered architects and interior designers The Design Place One 39 Braid Farm Road Edinburgh EH10 6LE T: 0131 452 8590 F: 0131 452 8591 admin@krarchitects.co.uk www.krarchitects.co.uk		DATE	SCALE	DRAWN	CHECKED
					PLANNING	FORMAL	RESIDENTIAL DWELLINGS	SITE PLAN HOUSE 1			20.08.2015	1:200@A3	MM	KR
					CLIENT						CONTRACT NO.	DRAWING NO.	REVISION	
					KRA						1169	P(2)-002	I	
© KENNETH REID ARCHITECTS - ALL DIMENSIONS TO BE CONFIRMED ON SITE														

Construction Materials:

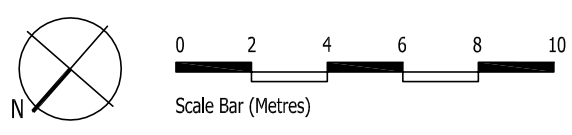
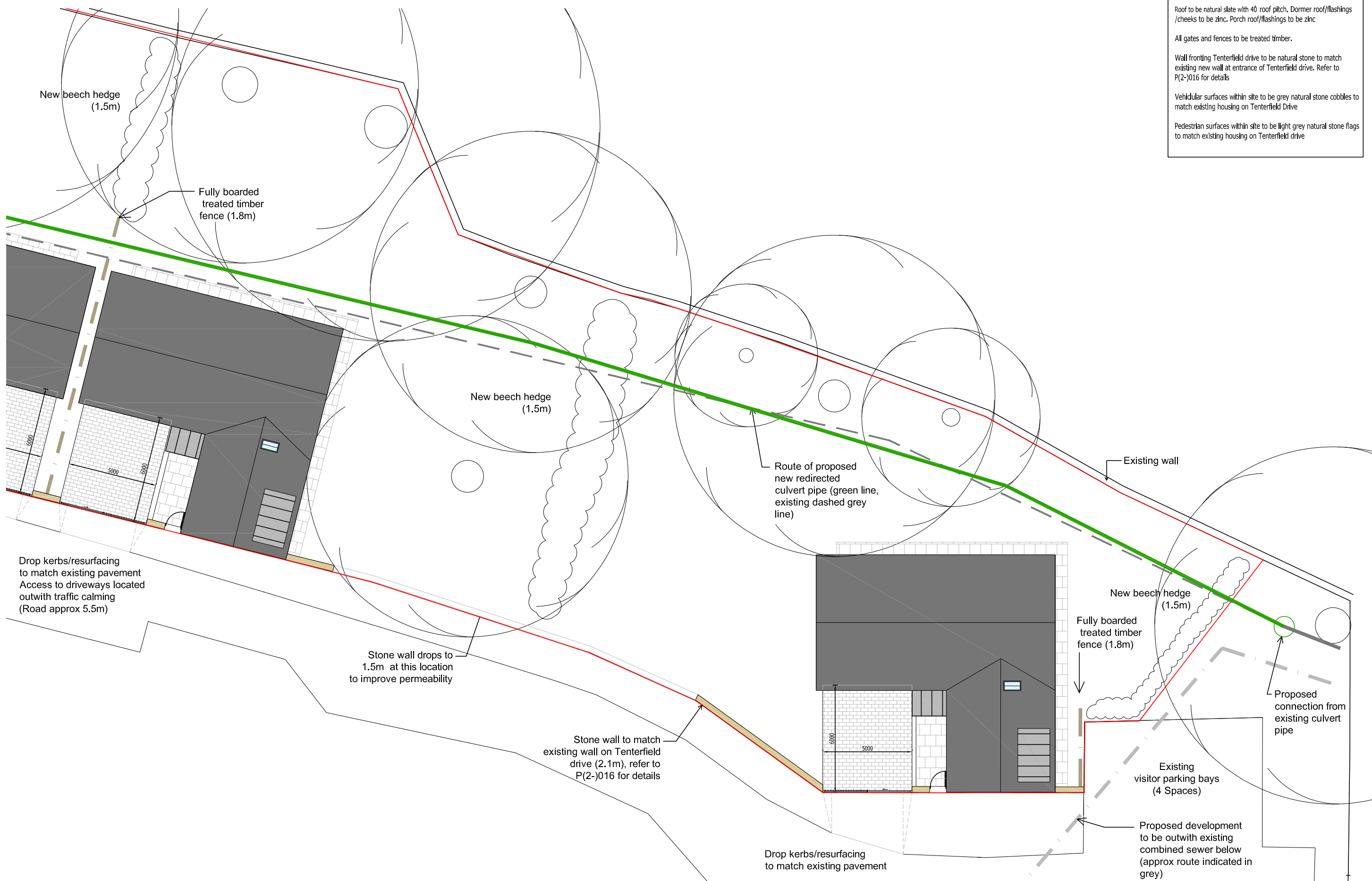
Roof to be natural slate with 40° roof pitch. Dormer roof/flashings /cheeks to be zinc. Porch roof/flashings to be zinc.

All gates and fences to be treated timber.

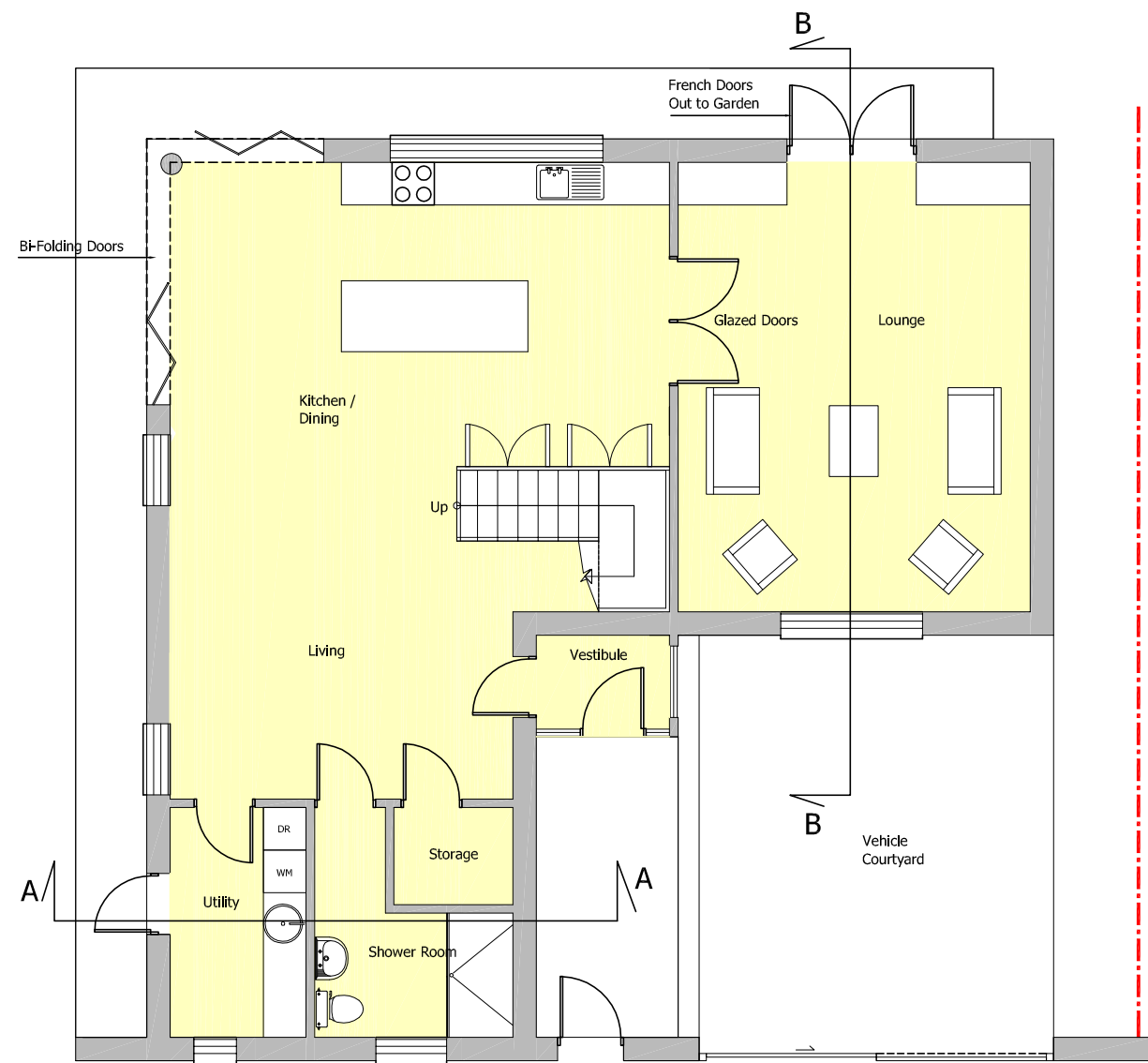
Wall fronting Tenterfield drive to be natural stone to match existing new wall at entrance of Tenterfield drive. Refer to P(2-)016 for details

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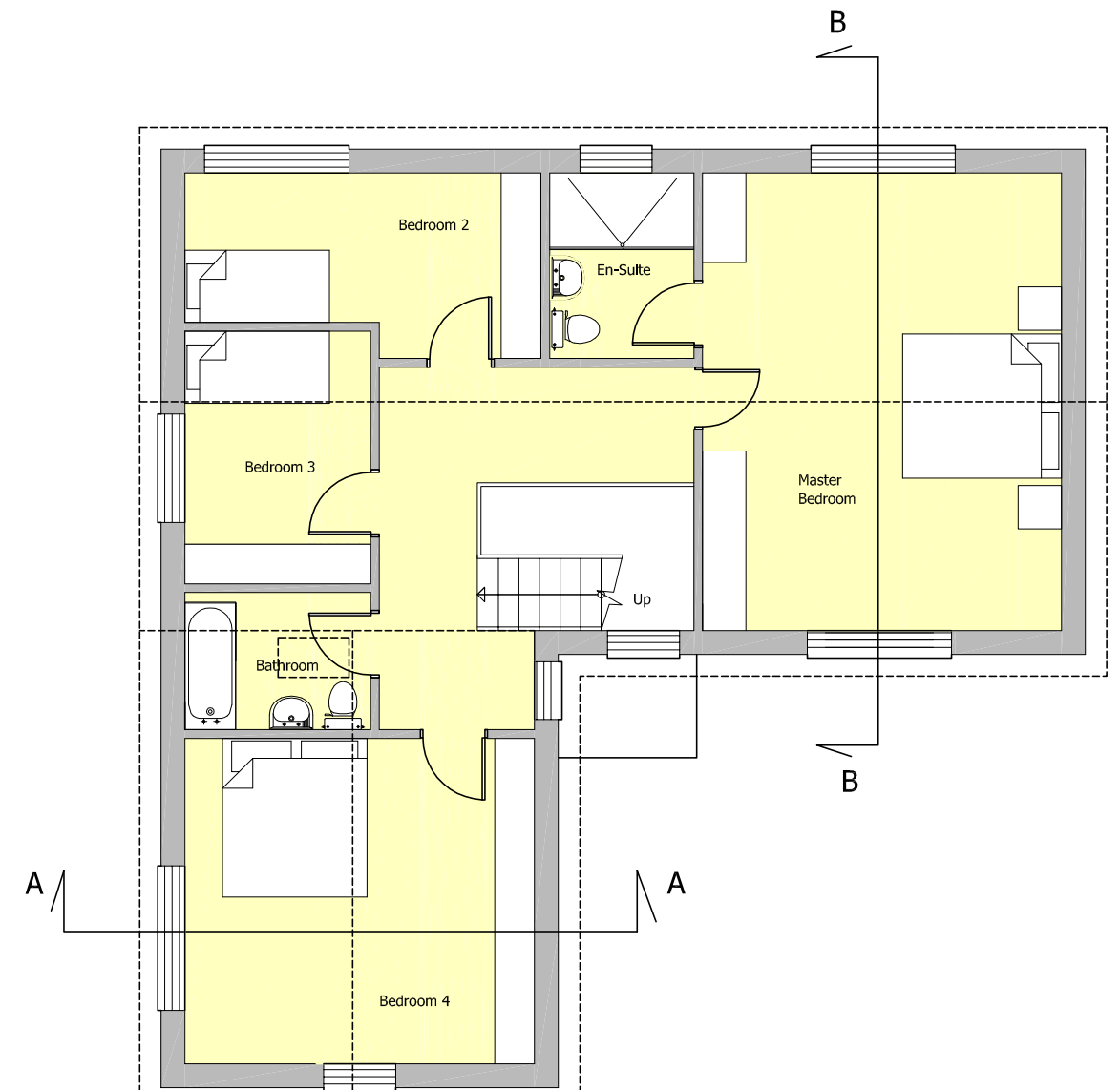
Pedestrian surfaces within site to be light grey natural stone flags to match existing housing on Tenterfield drive



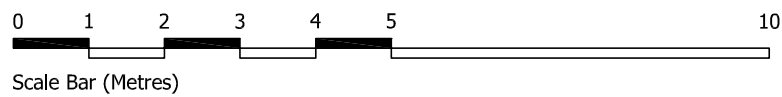
REV.	DESCRIPTION	DATE	DRAWN	CHKD.	STAGE	STATUS	PROJECT	DRAWING TITLE	Chartered architects and interior designers The Design Place One 39 Braid Farm Road Edinburgh EH10 6LE T: 0131 452 8590 F: 0131 452 8591 admin@krcarchitects.co.uk www.krcarchitects.co.uk		DATE	SCALE	DRAWN	CHECKED
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					CLIENT						CONTRACT NO.	DRAWING NO.	REVISION	
					KRA						1169	P(2-)003	F	
© KENNETH REID ARCHITECTS - ALL DIMENSIONS TO BE CONFIRMED ON SITE														



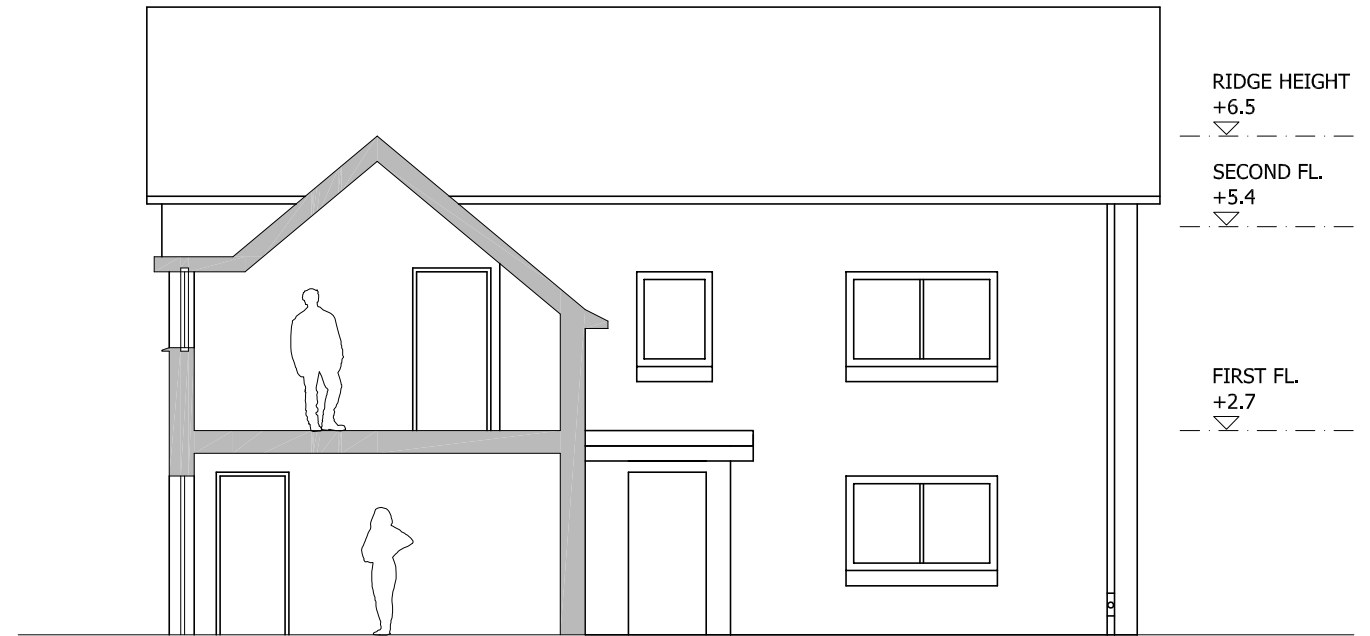
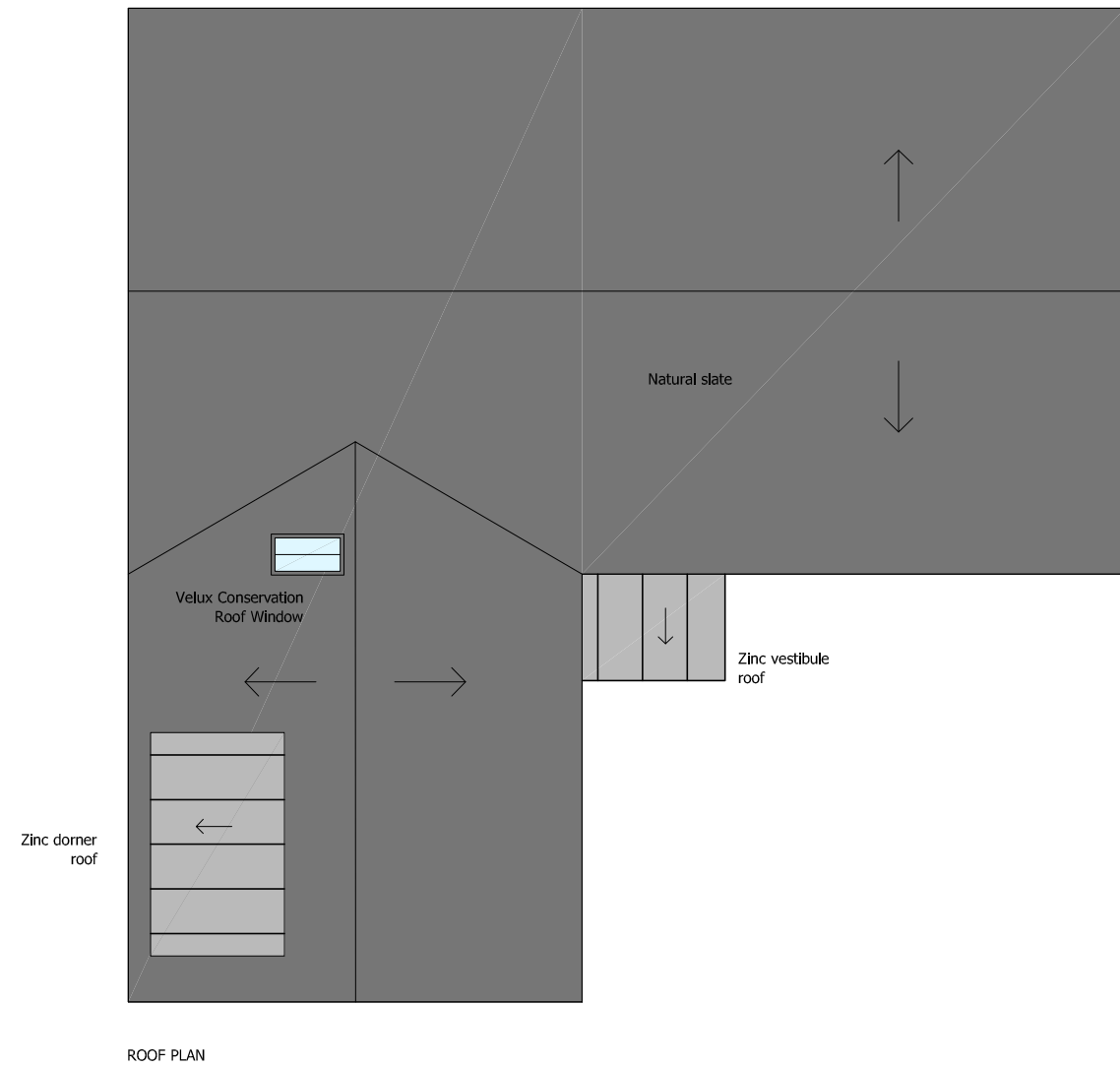
GROUND FLOOR PLAN
AREA 119 m²



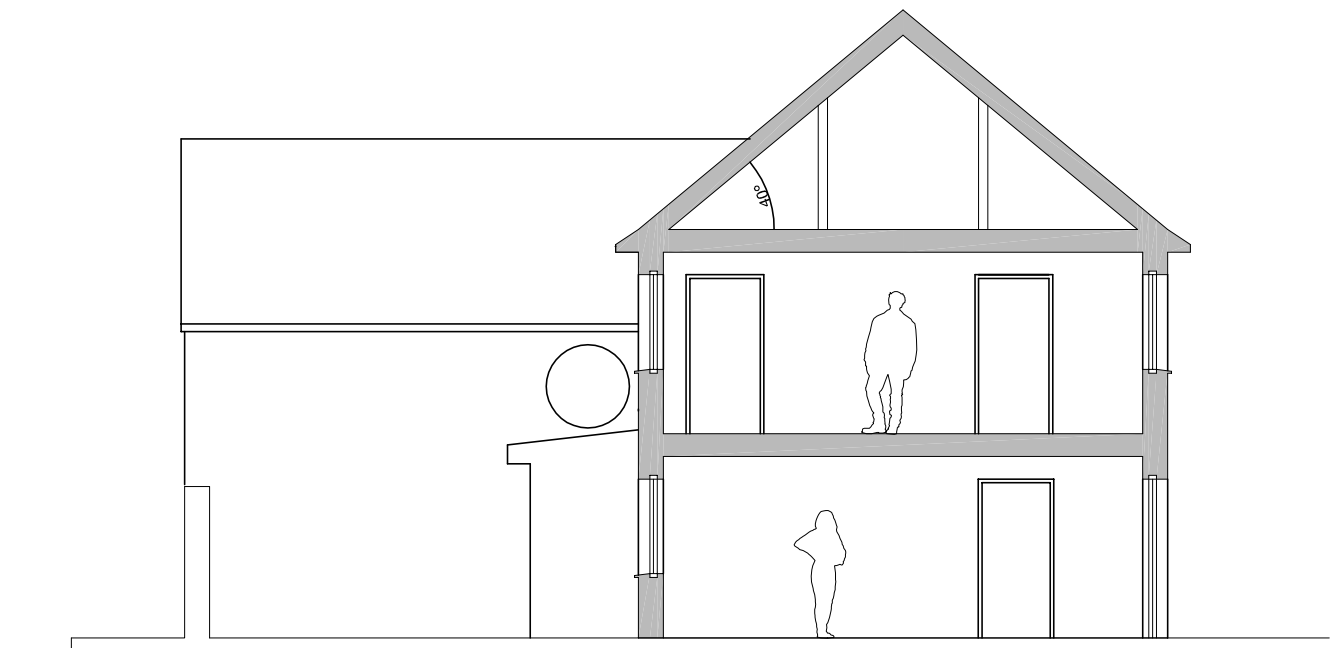
FIRST FLOOR PLAN
AREA 117 m²



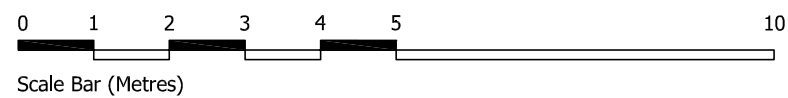
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					CLIENT					CONTRACT NO.	DRAWING NO.	REVISION	
					KRA					1169	P(2)-004	C	
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SECTION AA



SECTION BB



REV.	DESCRIPTION	DATE	DRAWN	CHKD.	STAGE	STATUS	PROJECT	DRAWING TITLE	Chartered architects and interior designers The Design Place One 39 Braid Farm Road Edinburgh EH10 6LE T: 0131 452 8599 F: 0131 452 8591 admin@krarchitects.co.uk www.krarchitects.co.uk	KRA KENNETH REID ARCHITECTS	DATE	SCALE	DRAWN	CHECKED
					PLANNING	FORMAL	RESIDENTIAL DWELLINGS	HOUSE 1 - ROOF PLAN/SECTIONS			20.08.2015	1:100@A3	MM	KR
					CLIENT						CONTRACT NO.	DRAWING NO.	REVISION	
					KRA						1169	P(2)-005	B	

Construction Materials:
 Roof to be natural slate with 40° roof pitch.
 Dormer roof/flashings/cheeks to be zinc
 Porch roof/flashings to be zinc

 All windows to be double glazed, timber painted white, with stone slip sill. Ground Floor Shower Room window to be frosted glass

 All doors to be timber, double glazed (where glazed) and either painted white or with natural finish as indicated on drawings

 External walls to be dry dash render/natural stone as indicated on the drawings.



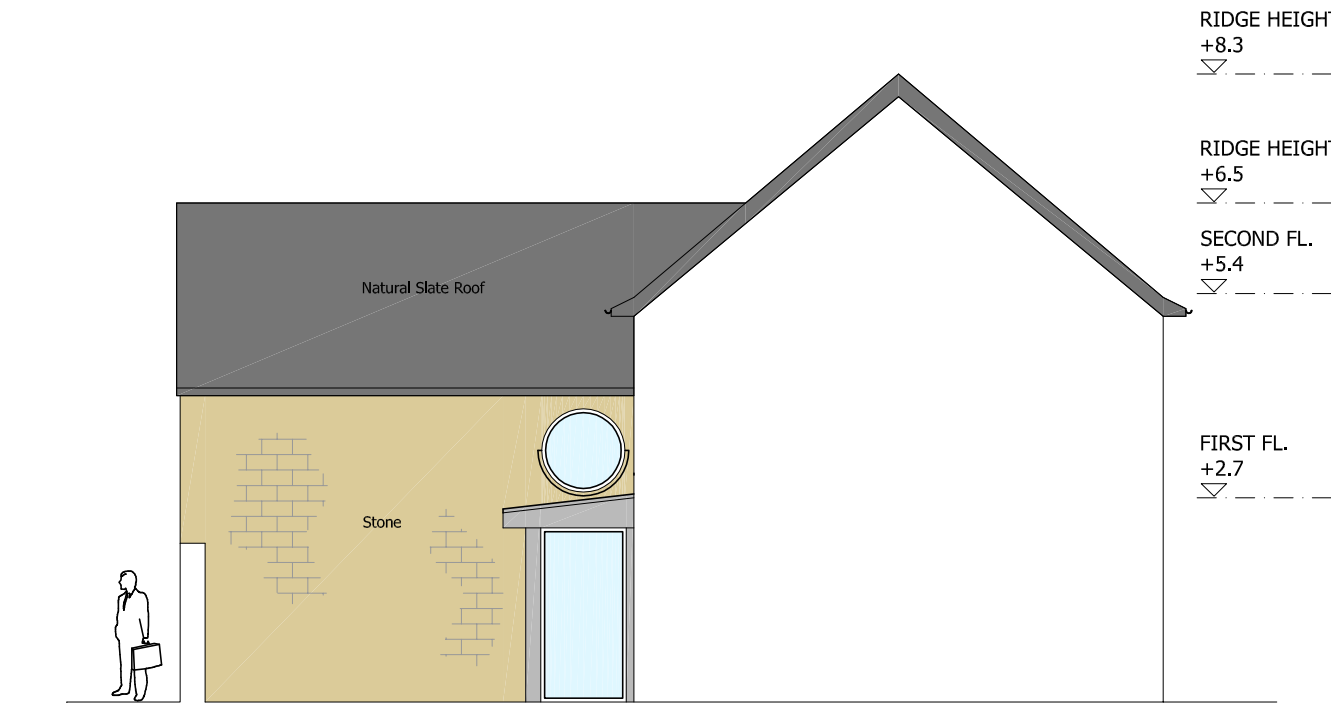
North Elevation



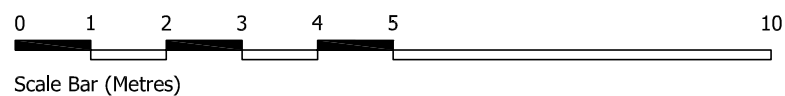
East elevation



South Elevation



West elevation

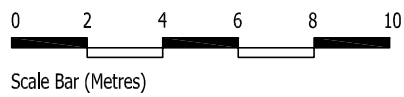
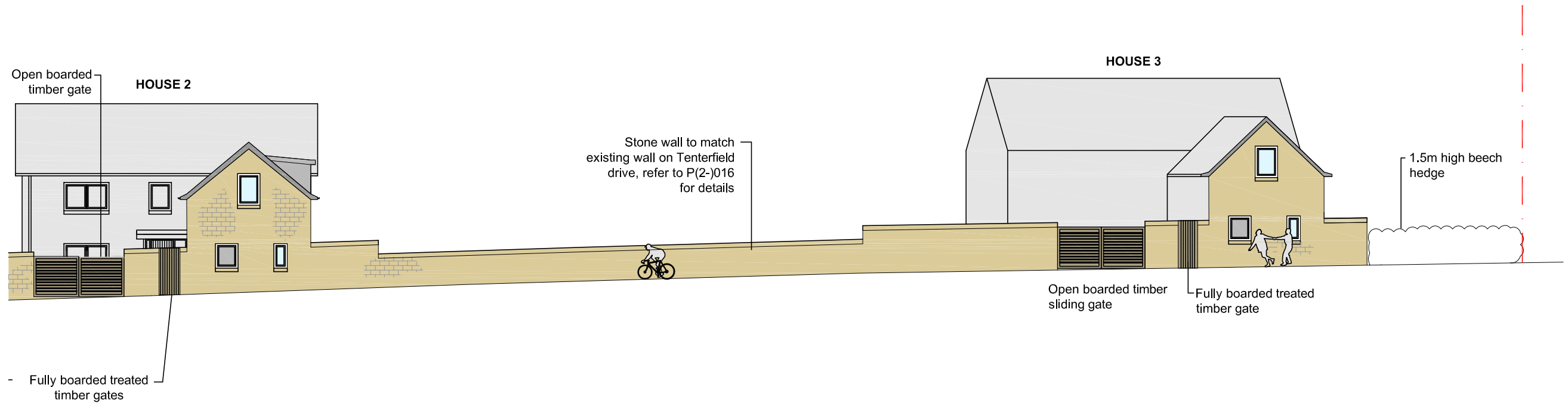
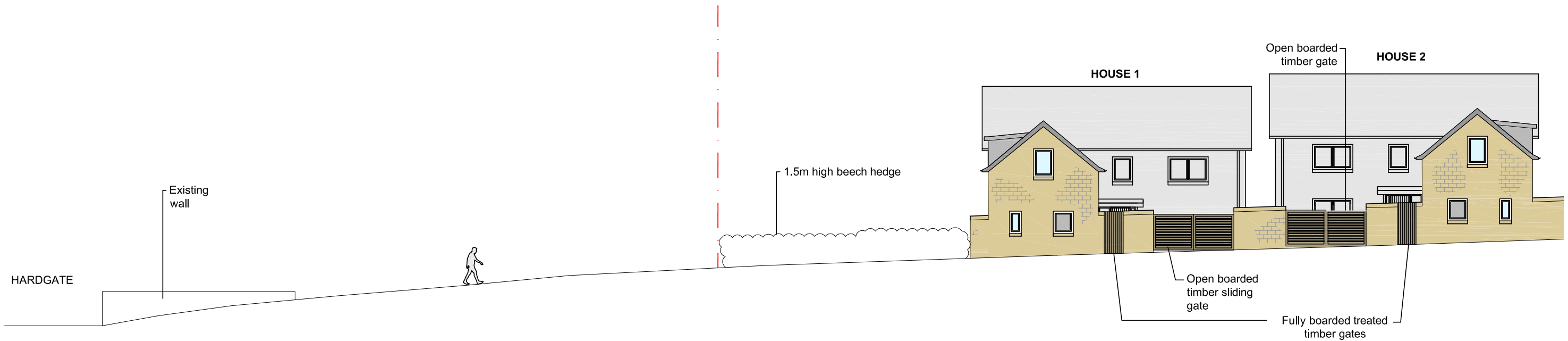


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					CLIENT				KRA	1169	P(2)-006		B



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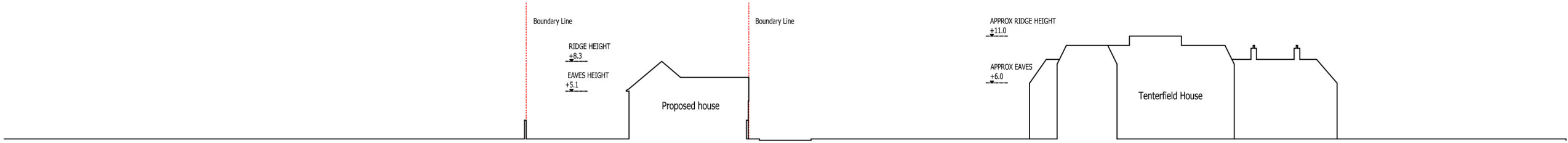
Construction Materials:
 Roof to be natural slate with 40° roof pitch. Dormer roof/flashings /cheeks to be zinc. Porch roof/flashings to be zinc
 All gates and fences to be treated timber
 Wall fronting Tenterfield drive to be natural stone to match existing new wall at entrance of Tenterfield drive. Refer to P(2-)016 for details



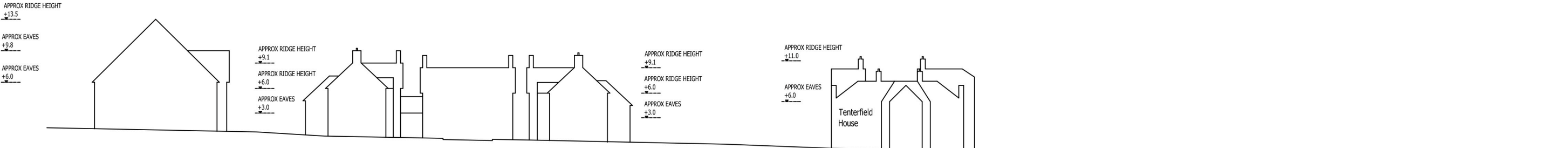
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					CLIENT	KRA						CONTRACT NO.	DRAWING NO.	REVISION	
												1169	P(2-)010		C
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— Site Boundary for 3 New Dwelling Houses



01 SECTION A-A
SCALE:1:500




02 SECTION B-B
SCALE:1:500




REV.	DESCRIPTION	DATE	DRAWN	CHKD.	STAGE	PLANNING	STATUS	FORMAL	PROJECT	DRAWING TITLE	Chartered architects and interior designers	DATE	SCALE	DRAWN	CHECKED
									RESIDENTIAL DWELLINGS	SITE SECTIONS	The Design Place One 39 Brad Farm Road Edinburgh EH10 6LE T. 0131 452 8590 F. 0131 452 8591 sara@krsarchitects.co.uk www.krsarchitects.co.uk	SEPT 2015	1:500@A3	MM	KR
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												1169	P(2-011)	B	

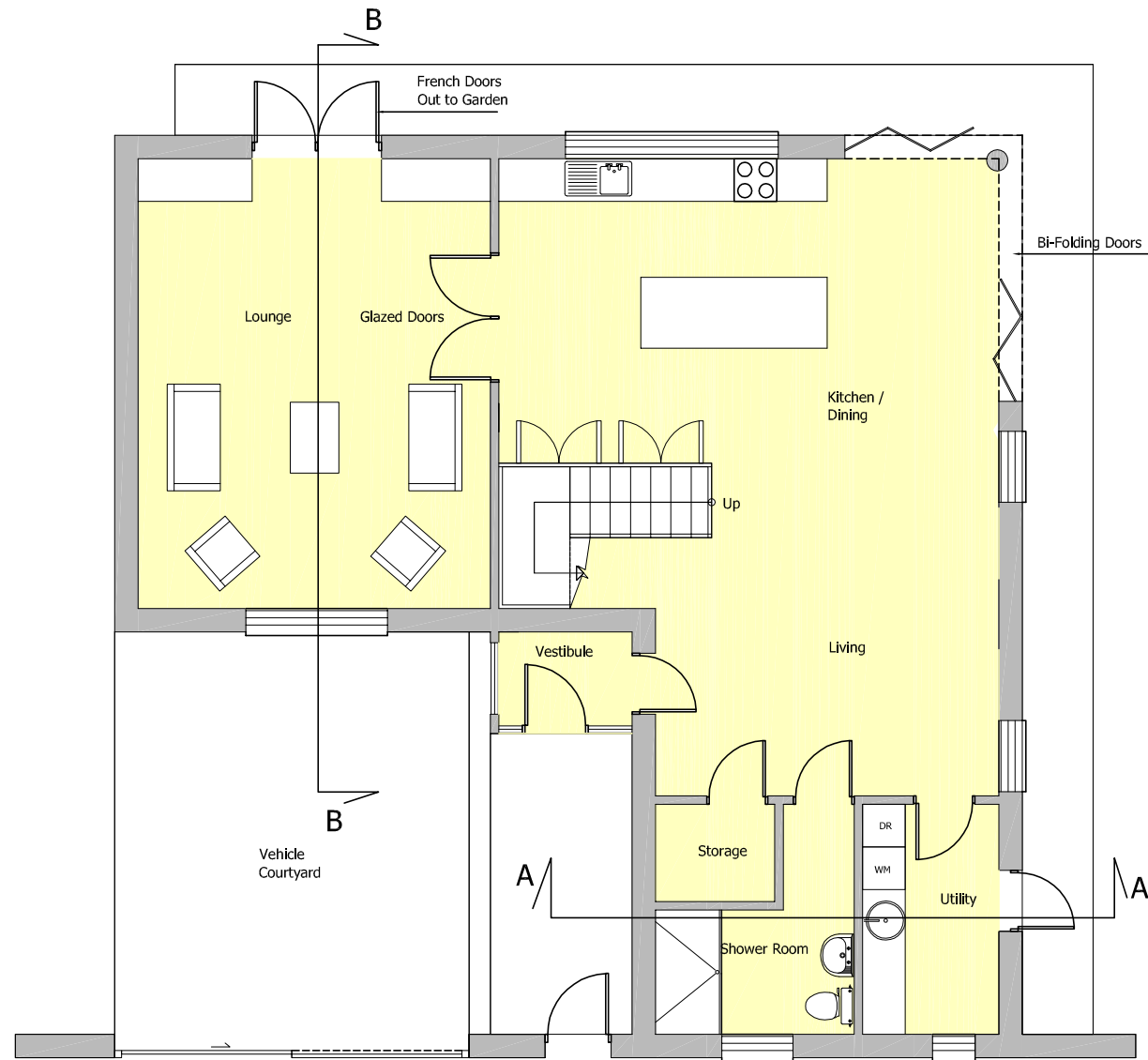
© KENNETH REID ARCHITECTS - ALL DIMENSIONS TO BE CONFIRMED ON SITE



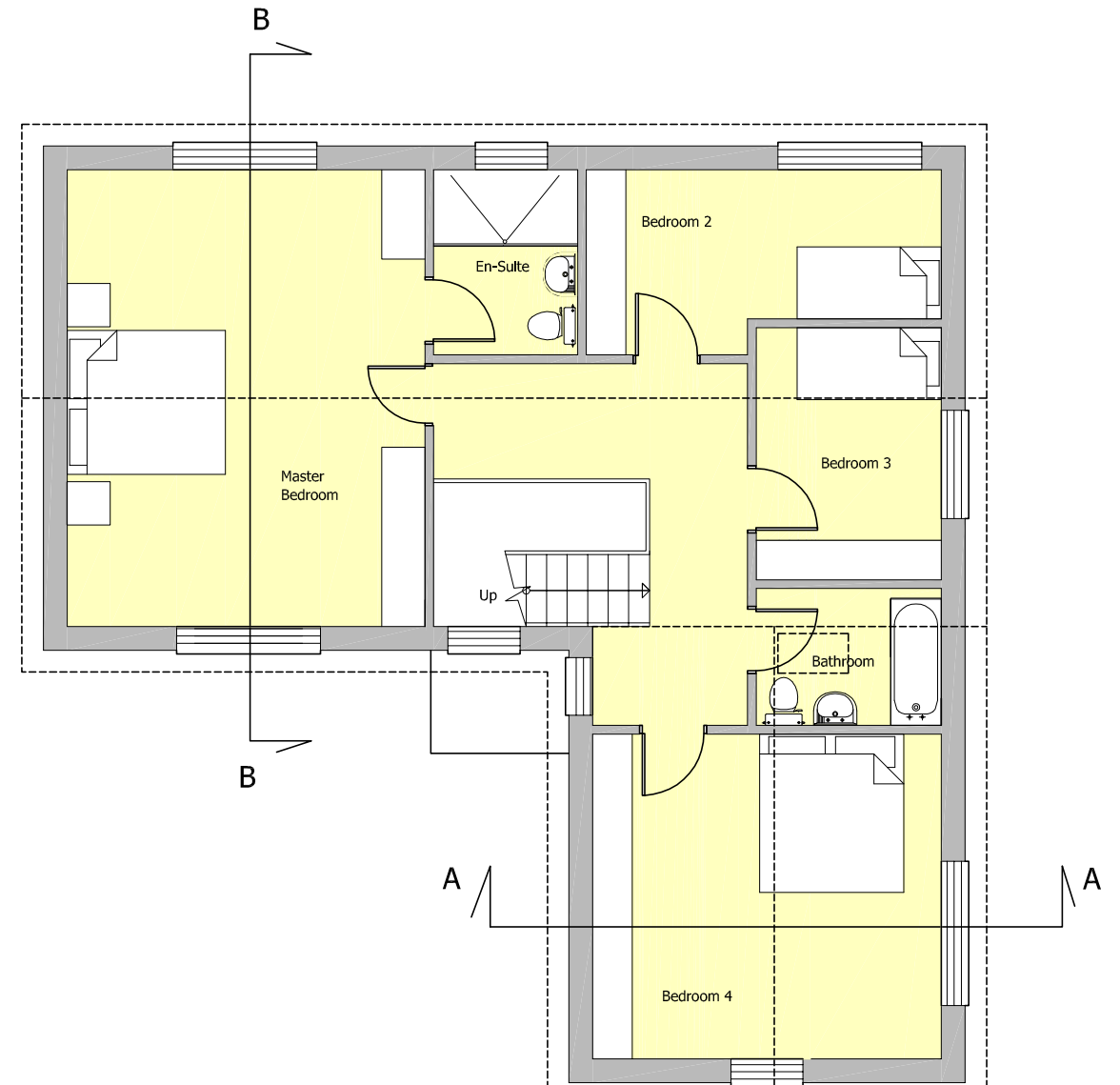
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					PLANNING	FORMAL	RESIDENTIAL DWELLINGS	3D VIEWS		CONTRACT NO. 1169	DRAWING NO. P(2)-012	REVISION B	
<small>© KENNETH REID ARCHITECTS - ALL DIMENSIONS TO BE CONFIRMED ON SITE</small>													



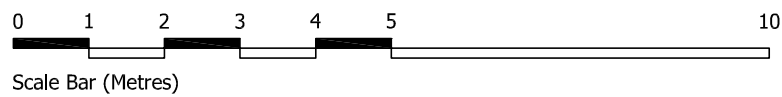
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					PLANNING	FORMAL	RESIDENTIAL DWELLINGS	3D VIEWS		CONTRACT NO. 1169	DRAWING NO. P(2)-012	REVISION B	
<small>© KENNETH REID ARCHITECTS - ALL DIMENSIONS TO BE CONFIRMED ON SITE</small>													



GROUND FLOOR PLAN
AREA 119 m²



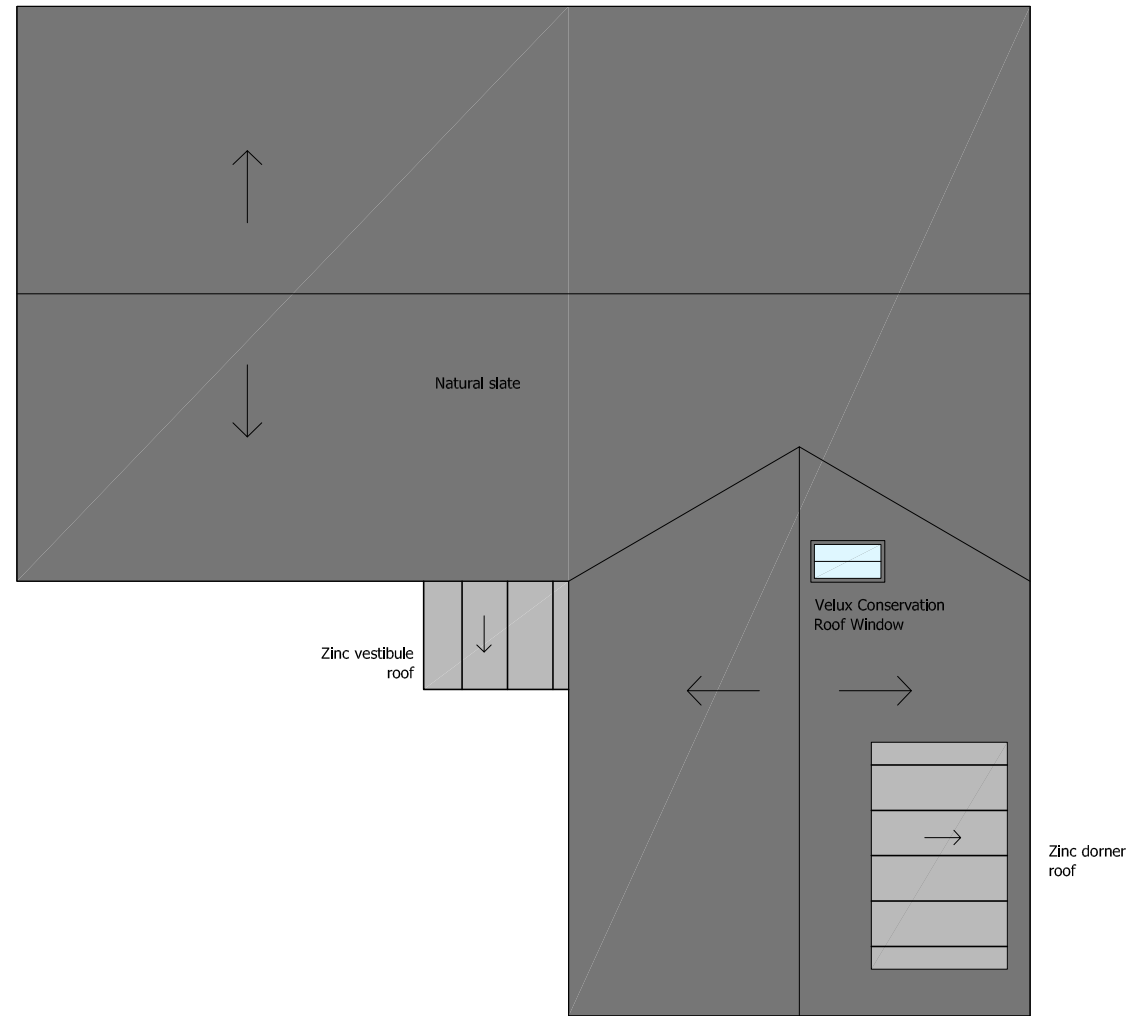
FIRST FLOOR PLAN
AREA 117 m²



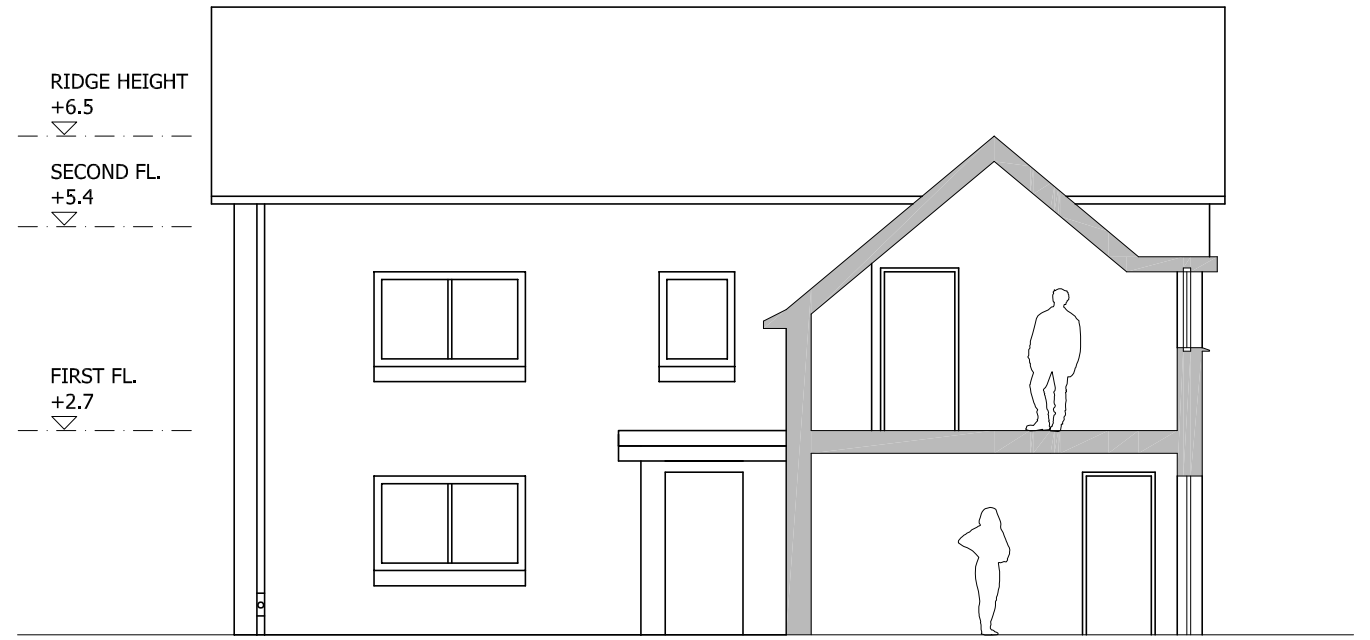
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										CONTRACT NO.		REVISION	
										1169		B	



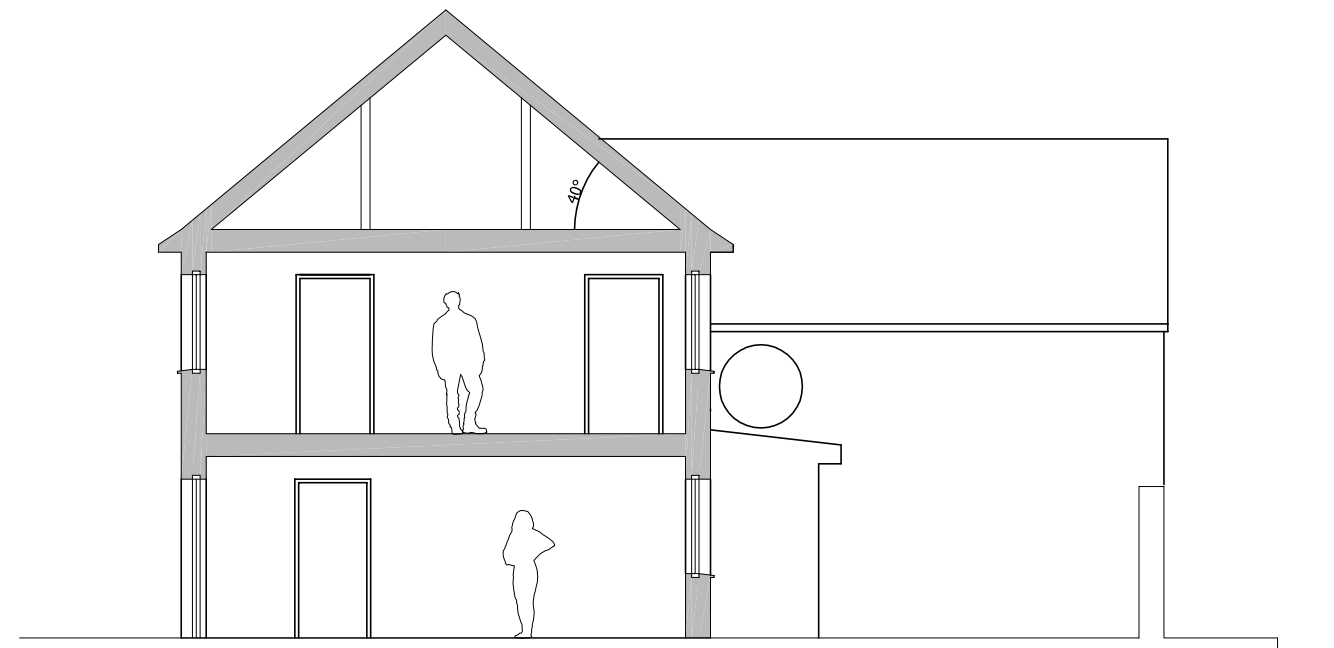
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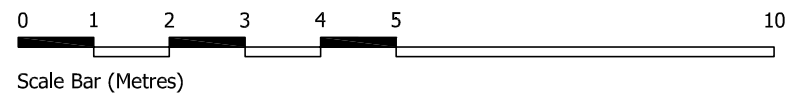
ROOF PLAN



SECTION AA



SECTION BB



REV.	DESCRIPTION	DATE	DRAWN	CHKD.	STAGE	STATUS	PROJECT	DRAWING TITLE	Chartered architects and interior designers 39 Braid Farm Road Edinburgh EH10 6LE T: 0131 452 8590 F: 0131 452 8591 admin@krarchitects.co.uk www.krarchitects.co.uk	DATE	SCALE	DRAWN	CHECKED
					PLANNING	FORMAL	RESIDENTIAL DWELLINGS	HOUSE 2+3 - ROOF PLAN/SECTIONS		20.08.2015	1:100@A3	CS	KR
					CLIENT					CONTRACT NO.	DRAWING NO.	REVISION	
					KRA					1169	P(2)-014		B

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Construction Materials:

Roof to be natural slate with 40° roof pitch.
 Dormer roof/flashings/cheeks to be zinc
 Porch roof/flashings to be zinc

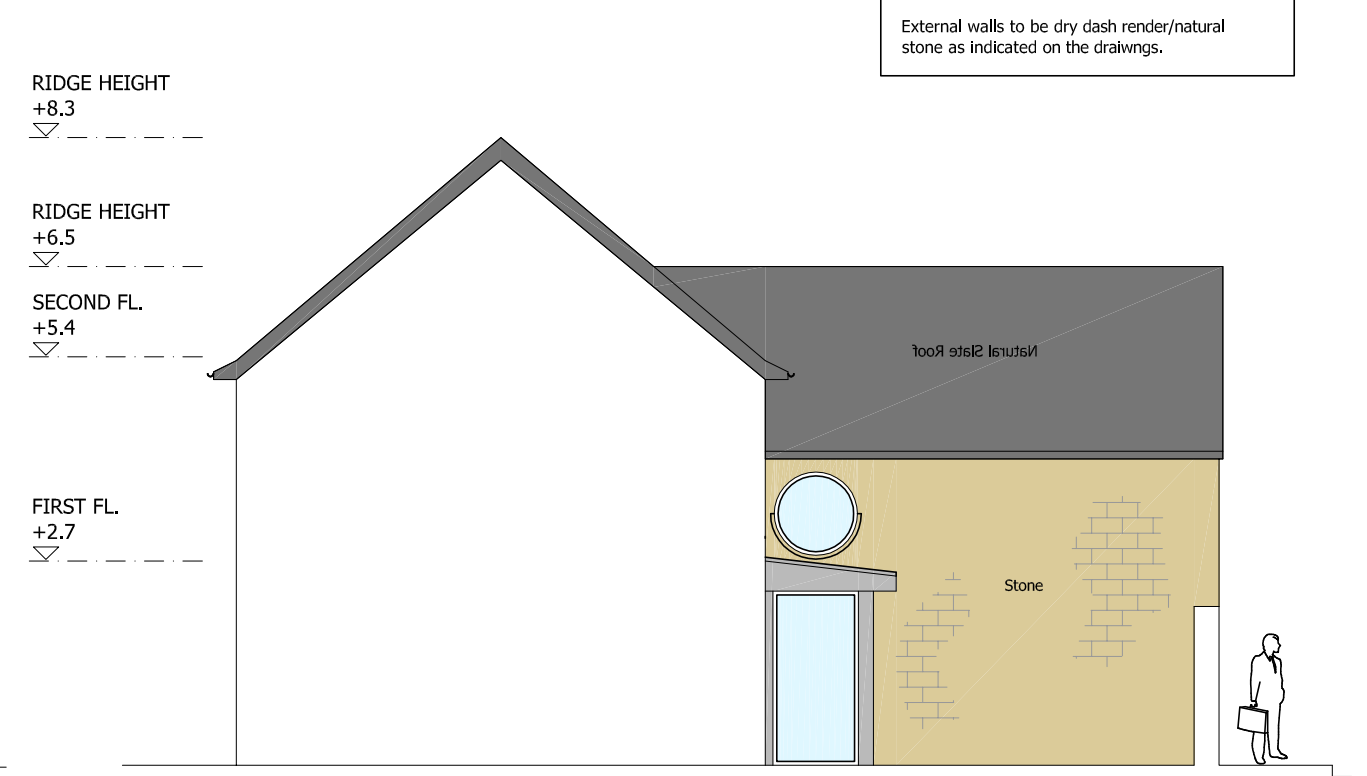
All windows to be double glazed, timber painted white, with stone slip cill. Ground Floor Shower Room window to be frosted glass

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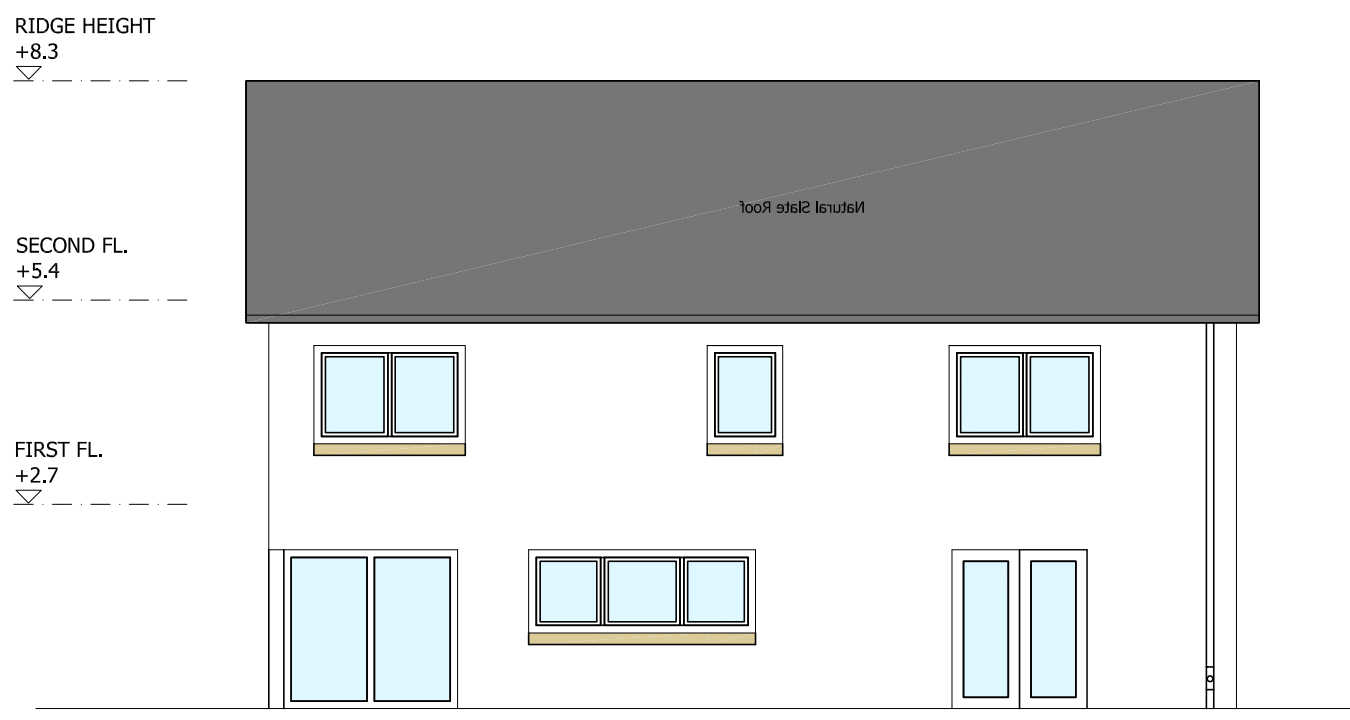
External walls to be dry dash render/natural stone as indicated on the drawings.



North Elevation



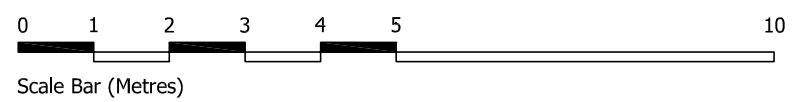
East elevation




South Elevation

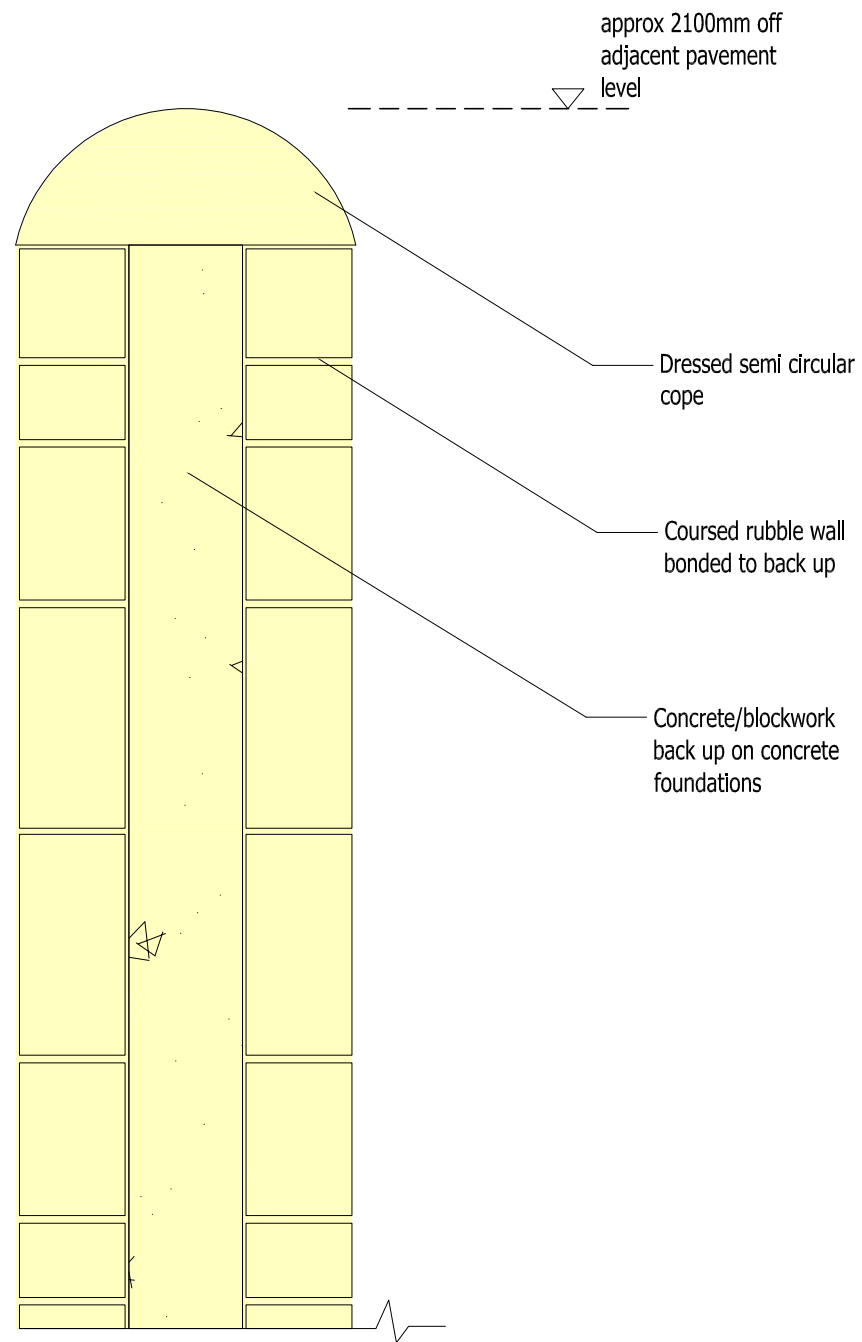


West elevation




REV.	DESCRIPTION	DATE	DRAWN	CHKD.	STAGE	STATUS	PROJECT	DRAWING TITLE	Chartered architects and interior designers The Design Place One 39 Braid Farm Road Edinburgh EH10 6LE T: 0131 452 8590 F: 0131 452 8591 admin@krsarchitects.co.uk www.krsarchitects.co.uk		DATE	SCALE	DRAWN	CHECKED
					PLANNING	FORMAL	RESIDENTIAL DWELLINGS	HOUSE 2+3 ELEVATIONS	20.08.2015 1:100@A3 CS KR		CONTRACT NO.	DRAWING NO.	REVISION	
					CLIENT						1169	P(2)-015	B	

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DETAIL 1 - PROPOSED WALL
 (REFER TO P(2-)002+003 FOR LOCATIONS)
 1:10@A3

REV.	DESCRIPTION	DATE	DRAWN	CHKD.	STAGE	STATUS	PROJECT	DRAWING TITLE	Chartered architects and interior designers The Design Place One 39 Braid Farm Road Edinburgh EH10 6LE T: 0131 452 8590 F: 0131 452 8591 admin@krcarchitects.co.uk www.krcarchitects.co.uk		DATE	SCALE	DRAWN	CHECKED
					PLANNING	FORMAL	RESIDENTIAL DWELLINGS	WALL DETAILS			20.08.2015	AS NOTED	CS	KR
					CLIENT						CONTRACT NO.	DRAWING NO.	REVISION	
					KRA						1169	P(2-)016	A	
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1406/1169



Rod Duncan

From: Stalker, Brian <bstalker@eastlothian.gov.uk>
Sent: 23 December 2004 15:47
To: Rod Duncan
Subject: Tenterfield, Haddington - Proposed Residential Development

Dear Mr Duncan

I refer to your email of last Friday requesting a site meeting to discuss your client's proposal for further residential development at Tenterfield. As I said to you in our telephone conversation earlier this afternoon I am prepared to meet on site at 2.30pm on 11 January 2005. However my advice to you will again be that it is most unlikely that further residential development at Tenterfield would gain the support of the Council, as Planning Authority. This advice will be based upon the planning history of development proposals for the land of Tenterfield and the planning status of that land (i.e. it being the historic grounds and lanscape setting of the Category B listed Tenterfield House and part of the intrinsic character of Haddington Conservation Area) and the controls applied to the land through current national, strategic and local planning policy.

Yours sincerely

Brian Stalker
Development Control Manager

Tel: 01620 827230

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DESIGN STATEMENT

FOR PROPOSALS TO CREATE THREE DWELLING HOUSES ON LAND TO THE SOUTH OF TENTERFIELD DRIVE, HADDINGTON



Character Form and Materials;

- There are clearly defined ideas behind the design of the dwellings, which is a result of the existing site's opportunities and limitations
- A simple and compact plan results in pleasant naturally lit and ventilated living spaces
- The dwellings are traditional in form but contemporary in detailing and their attitude to place-making
- A simple palette of high quality materials have been used in order to enhance the existing context



- The dwellings have a human scale and feel welcoming, secure and protected from the elements by the enclosure and privacy created by the 'L' shaped plans
- The principal entrance is expressed and provides shelter and interest to the front facade
- The design takes advantage of available sunlight and allows it to permeate much of the plan at varying times of the day
- External materials and careful detailing will both be of the highest quality



Place-making;

- The three dwellings have been located specifically to avoid the removal of any of the existing established trees on the application site
- Proposals to extend the existing stone walls at the entrance to Tenterfield Drive adds to interest to the streetscape while increasing security to the proposed dwellings
- The gable ends of the three new dwellings front the street and integrate seamlessly into the new boundary treatments, timber and stone, which activate the approach along the street
- The difference in massing front to rear and the 'L' shaped plan enhance this interest and lead to a constantly changing experience of texture and views along the street
- The traditional and recognisable silhouette of the dwellings tie them into their context

DESIGN STATEMENT

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Ms K Slater
East Lothian Council
John Muir House
Haddington
East Lothian
EH41 3HA

5th April 2016

by e mail and post

Our Ref 1169/2.1/KCR

Dear Ms Slater,

Chartered architects
and interior designers

The Design Place One
39 Braid Farm Road
Edinburgh EH10 6LE

T. 0131 452 8590
F. 0131 452 8591

edin@krarchitects.co.uk
www.krarchitects.co.uk

**ERECTION OF 3 HOUSES AND ASSOCIATED WORKS , TENTERFIELD DRIVE,
HADDINGTON, Application Reference 15/00835/P**

We attach a HH drawing 201035-101N for the development at Victoria Park and wish this to be registered as part of our current Application, on the basis that it highlights the removal of tress adjacent to the new development and also the removal of part of the old town boundary wall.

We further write further to our letter dated 7th March 2016 and with reference to extending the determination period to the 7th March 2016.

We wish to note that the above extension to the period of Determination has now elapse and we are not prepared to extend it further.

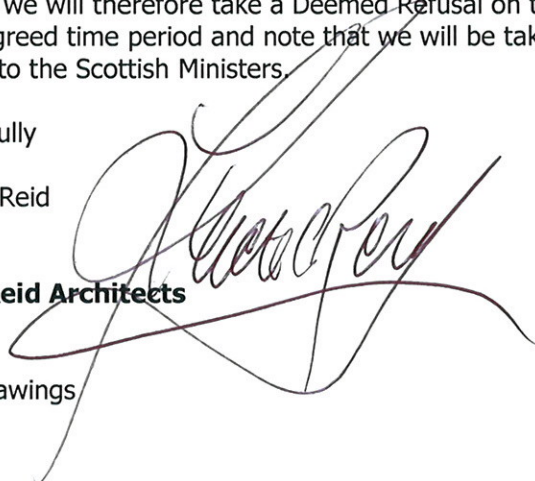
Accordingly we will therefore take a Deemed Refusal on the grounds of non- determination within an agreed time period and note that we will be taking the next step to refer our Application to the Scottish Ministers.

Yours faithfully

Kenneth C. Reid
for

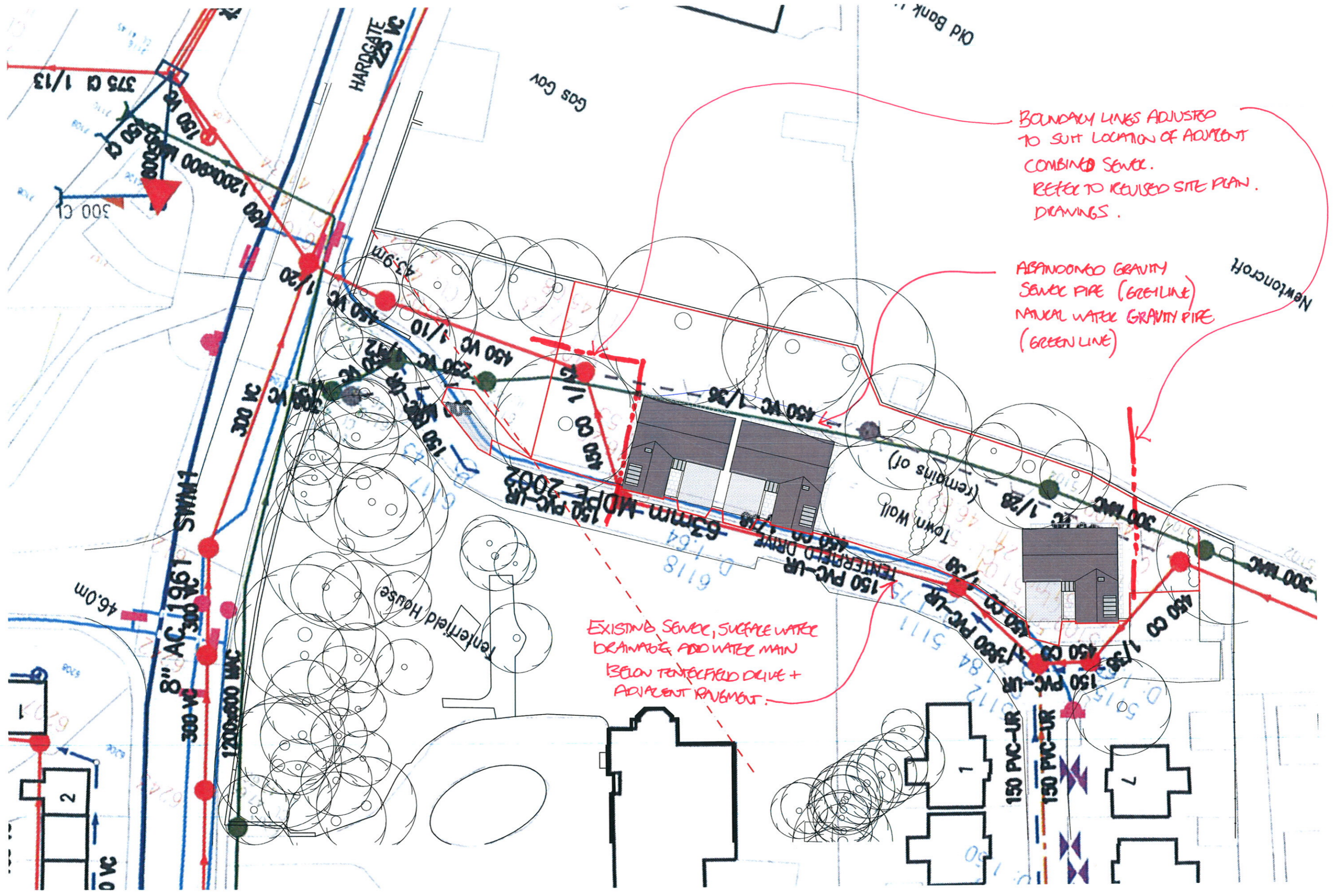
Kenneth Reid Architects

Encl. HH drawings
CC Client



Directors:
Kenneth C. Reid BArch (Hons) Dip
Arch ARIAS RIBA Past Chair SJCC
Chair GPP
Elsbeth M.G. Reid
Company Secretary:
Elsbeth M.G. Reid

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REV. DESCRIPTION	DATE	DRAWN	CHKD	STAGE	STATUS	PROJECT	DRAWING TITLE	Checked architect and interior designers The Design Place One 25 Dand Farm Road Edinburgh EH10 6LE T: 0131 452 8590 kramr@ken-reid.co.uk www.ken-reid.co.uk	DATE 13.01.16	SCALE 1:500@A3	DRAWN CS	CHECKED KR
				SKETCH	INFORMAL	RESIDENTIAL DWELLINGS	SITE PLAN + DRAINAGE		CONTRACT NO. 1169	DRAWING NO. SK101	REVISION -	© KENNETH REID ARCHITECTS - ALL DIMENSIONS TO BE CONFIRMED ON SITE



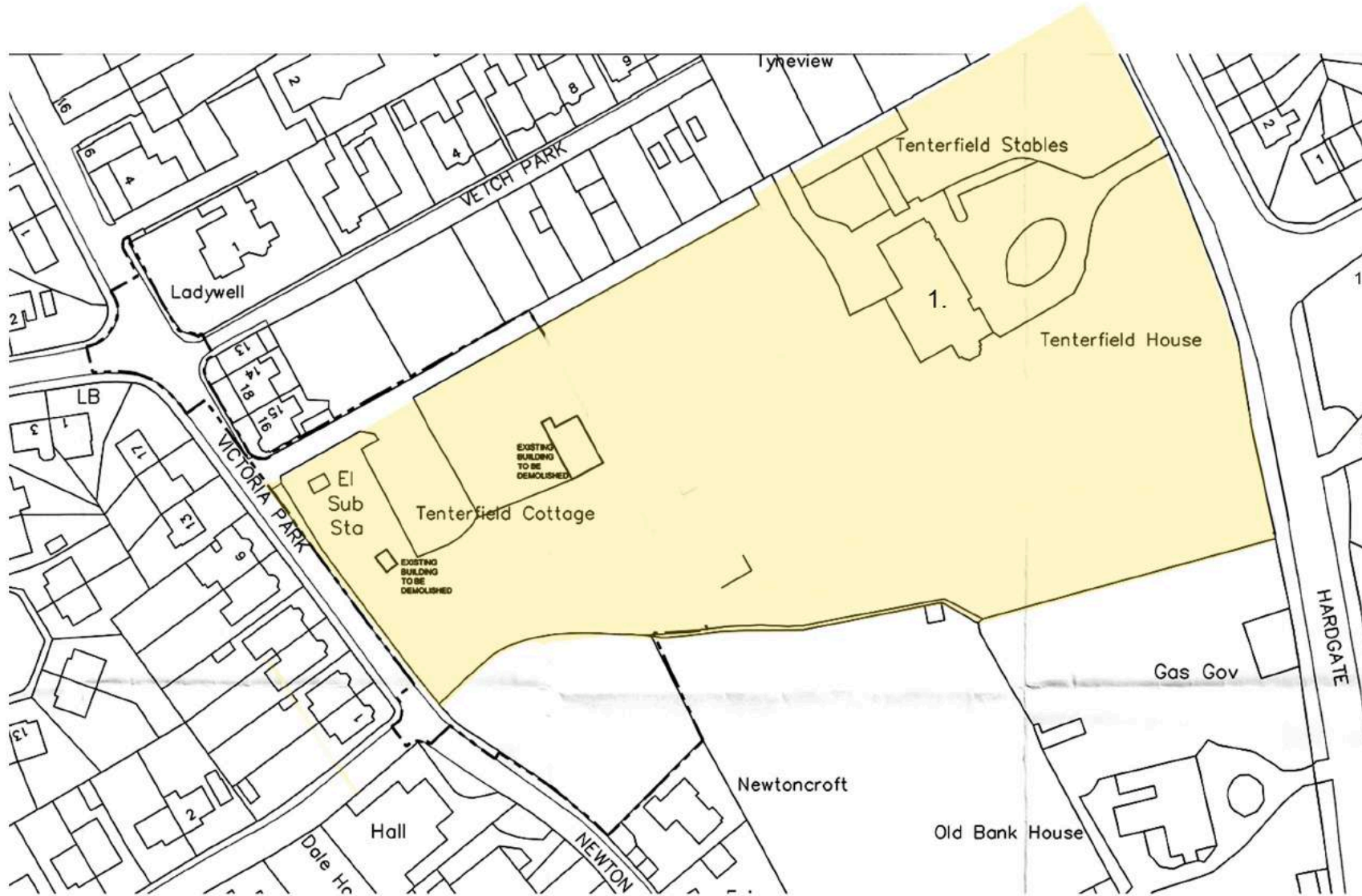
Original Sunnybank House and Gardens (later changed to Tenterfield House)





Sunnybank House (now Tenterfield house) and Gardens





1. Application Summary

Reference: 97/00288/HIS_P

Alternative Reference: P970288

Application Received: 03 Apr 1997

Address: Tenterfield House Dunbar Road Haddington East Lothian EH41 3JU

Proposal: Variation of condition 4 (3) of planning permission p/0982/94. (change of use and alteration to house to form 5 flats)

Status: Application Granted

Tenterfield House



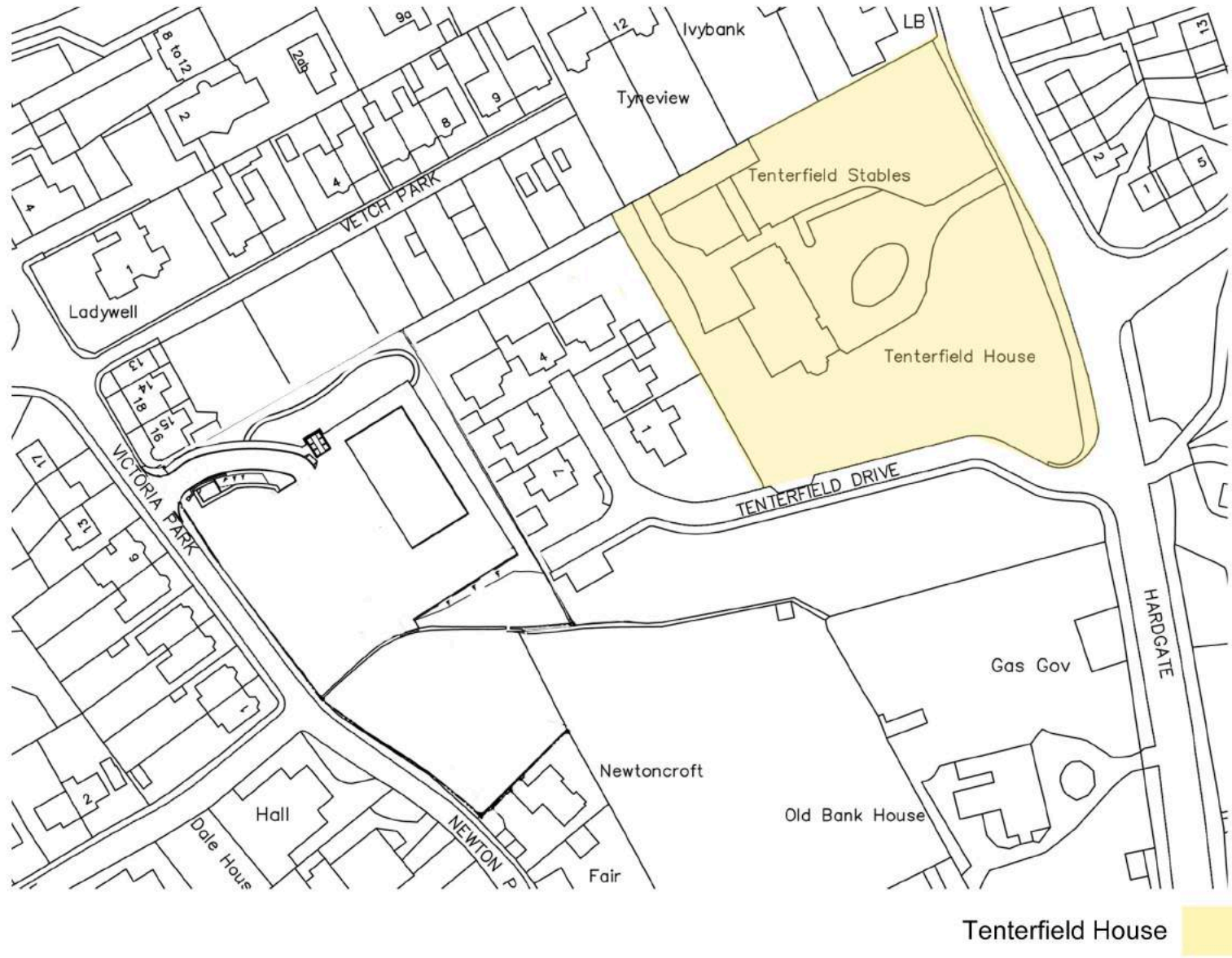
Tenterfield - history of development



Tenterfield House and Tenterfield Cottage



Tenterfield - history of development



2012 - Demolition of Tenterfield Cottage and Proposal of Special Need Housing on Former Tenterfield Cottage Site



Site Boundary for 3 New Dwelling Houses



Tenterfield House





1168 Residential Development, Tenterfield Drive, Haddington 15.09.16

Planning Application Ref: 15/00835/P

Notice of Review – List of Documents

KRA were advised by East Lothian Council Planning on 15th September 2016 that the councils portal would be made available to the LRB and documents uploaded there form part of the documents under consideration. Notwithstanding any of the documents noted below and submitted as part of this Notice of Review we would reiterate our expectation that all documents/comments and consultations (publicly accessible or otherwise) uploaded to the portal form part of this review

Drawings;

The below drawings are noted on the list of drawings on planning permission refusal letter of 17th June 2016 and are lodged again as part of this notice of review

P(2-)001C – Location Plan

P(2-)002I – Site Plan

P(2-)003F – Site Plan

P(2-)004C – Plans House 1

P(2-)005B – Section and Roof House 1

P(2-)006B – Elevation House 1

P(2-)010C – Street Elevation

P(2-)011B – Site Sections

P(2-)012B – 3D Views

P(2-)013B – Plans House 2+3

SK101

The below drawings were submitted on 10.02.16 but do not form part of the list of drawings on planning permission refusal letter of 17th June 2016

P(2-)014B – Section and Roof House 2+3 (10.02.16)

P(2-)015B – Elevations House 2+3 (10.02.16)

P(2-)-16A – Wall and Fence Details (10.02.16)

The below drawings are noted on the list of drawings on planning permission refusal letter of 17th June 2016. KRA does not recognise these references and we trust these are either available to the LRB via the portal or can be made available

DWG001 (ELC's own notation)

DWG002 (ELC's own notation)

DWG003 (ELC's own notation)

DWG004 (ELC's own notation)

DWG005 (ELC's own notation)

Reports/Consultation/Photographs;

The below reports and photographs were submitted in the course of the planning application largely in relation to consultation comments received from 'Policy and Projects' via the Planning Officer.

KRA

1169 History of Development RevA

1169 Design Statement

1169 Council Letter of Dec 04, ref x 5 images March 16

1169 x 5 images March 16

1169-2.1-KCR - Letter to Kirsty Slater

HH Drawing 201035-101N

VLM

A1526 LVIA for Proposed 3no. Detached Dwellings, Tenterfield Drive

VLM Comments L&V matters

VLM Comments Existing Tree Cover Tenterfield Drive 01-02-16

VLM Comments 30.03.16

Alan Motion Tree Consulting Ltd

Tenterfield Dr Tree Survey 1-2-16

Excavations Standard Method Statement

Alan Motion Emailed Comments 28.03.16

East Lothian Council

Policy and Projects comments 27.10.15

Policy and Projects comments 23.12.15

Policy and Projects comments 02.03.16



1168 Residential Development, Tenterfield Drive, Haddington 15.09.16

Planning Application Ref: 15/00835/P

Notice of Review - Statement

Reasons cited for refusal of planning permission;

1. In their design and contemporary detailing the proposed houses and the works associated with them would appear incongruous in their visual relationship with the architectural style of the built form of the area and would not preserve or enhance but would detract from the character and appearance of the Conservation Area, contrary to Policy 1B of the approved South East Scotland Strategic Development Plan (SESplan), Policies ENV4, DP2 AND DP7 of the adopted East Lothian Local Plan 2008 and planning advice on designing new housing for place given in Planning Advice Note 67 : Housing Quality
2. The proposed houses by virtue of their positioning would be an intrusive and inharmonious form of infill development harmful to the character of layout of development of the streetscape of Tenterfield Drive and would not be in keeping with their surroundings or appropriate to their location. Consequently the proposed houses are contrary to Policy 1B of the approved South East Scotland Strategic Development Plan (SESplan), Policies ENV4, DP2 and DP7 of the adopted East Lothian Local Plan 2008 and the advice on designing for place given in Planning Advice Note 67: Housing Quality
3. The proposed development would be imposing and disruptive features that would encroach on the parkland setting of Tenterfield House and Haddington Town Wall which is an intrinsic part of the wider setting of Haddington Conservation Area. The proposed development does not preserve the setting of Tenterfield House or Haddington Town Wall nor does it preserve or enhance the character and appearance of the conservation area, but is instead harmful to the setting of Tenterfield House and Haddington Town Wall and the character and appearance of Haddington Conservation Area. Consequently it is contrary to Policy 1B of the approved South East Scotland Strategic Development Plan (SESplan), Policies ENV3, ENV4, DP2 and DP7 of the adopted East Lothian Local Plan 2008 and the advice on designing for place given in Planning Advice Note 67: Housing Quality
4. The development as proposed would harmfully impact on the root protection area of Tree Preservation Order trees on the site and result in the removal of one of them all to the detriment of the positive contribution they make to the setting of Tenterfield House, Haddington Town Wall and the character and visual amenity of the Conservation Area contrary to policies, ENV4, ENV4, DP2, DP7 and NH5 of the adopted East Lothian Local Plan 2008 and the advice on designing for place given in Planning Advice Note 67: Housing Quality

Key Policies cited;

Policy 1B of the approved South East Scotland Strategic Development Plan (SESplan)

Policies ENV3, ENV 4, DP2, DP7 and NH5 of the adopted East Lothian Local Plan 2008

The advice on designing for place given in Planning Advice Note 67: Housing Quality

Statement on reasons for request for review;

We believe our Client has been unfairly treated with respect to this application. We were asked to submit extra materials, respond to and resolve several issues, extend the determination date at the case officers behest to then be told the application was headed for refusal, mainly on Item 6 (as noted below). We are seeking a review of the planning Authorities decision on Planning application Ref: 15/00835/P;

1. The application was registered on 5th November 2015 with a target date of 4th January for determination. KRA agreed to extend the period targeted for determination on two occasions by request to 7th March 2016. The application was determined on 17th June 2016 by report despite a letter to Planning on 5th April noting that the applicant would not be happy to extend the period of determination further and would accept a deemed refusal on the grounds on non-determination.
2. (Ref: Reason for Refusal 1) KRA were not given the opportunity to examine or revise the *'design and contemporary detailing'* of their proposals as there was no mention throughout the process of the application that the materials/forms proposed (natural slate roofs with zinc dormer flashings, conservation type rooflights, white painted timber windows with stone cils, stained timber doors, dry dash render and natural stone walls, pitched roofed, 'L' shaped plan) *'would not preserve or enhance but would detract from the character and appearance of the Conservation Area'*. There is no suggestion that the design and contemporary detailing of the Victoria Park Development or the development immediately adjacent on Tenterfield Drive detracts from the character and appearance of the Conservation Area. Both use a similar palate of widely accepted materials used throughout conservation areas.
3. (Ref: Reason for Refusal 2) Refusal on the grounds that the position of the houses are *'intrusive and inharmonious form of infill development harmful to the character of layout of development of the streetscape of Tenterfield Drive'* completely ignores the current form of the street. Tenterfield Drive as it currently exists is an 'L' shaped road terminating in a cul de sac around which seven large 2.5 storey houses are clustered. The 'streetscape' can be categorised in two very separate parts - the 'cul de sac' itself (the short leg of the 'L' shape) and the 'approach road' (the long leg of the 'L' shape). The approach road defines an already existing boundary of well-established trees on its North side which separate the South boundary of the immediate grounds of Tenterfield House from the wider context of the 'parkland' formerly associated with the House. Proposals do not affect the North side of the approach road in any way, nor do they affect the cul de sac. Proposals slot in between existing established stand-alone trees to the South of the approach. Given the off street parking associated with the seven houses within the cul de sac it is unlikely that the approach road sees much foot traffic. The topography of the approach road, a gradual hill, again separates it from the cul de sac which is flat. Proposals were developed throughout the course of the application in response to comments on boundary position and treatment to soften and increase permeability in relation to the established trees and the Town Wall which forms the South Boundary. It is our contention however that the current visibility and

state of the wall relative to both Tenterfield Drive and Hardgate give it a negligible status in relation to how it is read from these roads at the location of our site.

4. (Ref: Reason for Refusal 3) Refusal on the grounds that proposals '*encroach on the parkland setting of Tenterfield House*' and are '*harmful to the setting of Tenterfield House and Haddington Town Wall*' is in complete opposition with the History of Development in and around Tenterfield House and in opposition to the *actual* setting of Tenterfield House itself. As demonstrated by our History of Development document – the current 'setting' of Tenterfield House (now several apartments) is now within its *immediate* grounds. Established trees border the House on all four sides making it at certain times of the year, impossible to read from the North, South, East or West. A glimpse of it can be read from Hardgate at the location of its access from this road. Landscape and Visual Appraisals and subsequent rebuttal of 'Policy and Projects' consultation make this clear. Photos were submitted during the course of the application however the use of 'Google Street View' along Hardgate and Tenterfield Drive serve to highlight the detachment of Tenterfield House from Tenterfield Drive. During the course of the application process KRA produced drawings indicating an indicative 'sight line' from the corner of the development, where the site becomes visible traveling North along Hardgate to Tenterfield House. Our proposed development boundary was reduced (and later splayed and softened) to be out with this notional line to preserve the 'setting' of the house itself (as read on a Site Plan and notwithstanding the fact that the House cannot be read through the established treeline and new hedge planting to the North of Tenterfield Drive. Tenterfield Drive and its existing seven houses and the Victoria Park development all have served to erode the 'parkland' context of Tenterfield House in recent years, in what would appear to be despite the advice/wishes of ELC's planners in 2004 (email uploaded for consideration). If there was a need to maintain this 'wider' context of Tenterfield House then Tenterfield Drive (and its associated housing) should not have been built, nor should the Victoria Park development which required substantial removal of trees associated with the 'wider' context of Tenterfield House. If there was a dire need to preserve the setting of the Haddington Town Wall it should not have been partially removed to facilitate development at Victoria Park. It is our contention that there was a failure by the Planning Officer to adequately take into consideration the effect that previous development in the immediate vicinity of Tenterfield House has had on what can be considered the 'setting' of the Tenterfield House and the Town Wall. Should planning be granted it is the intention of the developer to apply for consent to remove dense ivy which is growing along most of the extent of the Town Wall and repair it where necessary to ensure its survival as it is currently visually 'lost' with respect to the Hardgate and Tenterfield Drive.
5. There appears to have been heavy reliance put on the consultation responses made by Sarah Cheyne of 'Policy and Projects'. What KRA were advised of as Policy and Projects initial consultation response would in fact appear to have been a response to KRA's pre application discussion and did not have the benefit of assessment of the actual planning submission drawings themselves, alongside the Landscape and Visual Appraisal and the investigation by KRA of the History of Development to the 'setting' of Tenterfield House. Although full planning drawings and reports were later passed to Policy and Projects for comment this

appears to have coloured the opinions of this consultee and submission of amended planning drawings to take account of these comments/subsequent rebuttals of comments submitted (as prepared by VLM and Alan Motion) seem to not have found any traction.

6. (Ref: Reason for Refusal 4) *'The development as proposed would harmfully impact on the root protection area of Tree Preservation Order trees on the site and result in the removal of one of them all to the detriment of the positive contribution they make to the setting of Tenterfield House'* Notwithstanding the previously noted comments on the *actual* setting of Tenterfield House, refusal on the grounds that the development would harmfully impact on the RPA of existing trees completely ignores the report and subsequent professional opinions of Alan Motion Tree Consulting Ltd whose survey was carried out in accordance with BS5837:2012 "Trees in relation to design, demolition and construction – Recommendations." Removal of one tree was suggested in this report due to its current condition relative to other existing trees and not necessarily to facilitate the development. Management of these protected trees would in fact be improved by safe development adjacent to them. Alan Motions report, method statement and subsequent professional opinions serve to prove that there would be no harmful impact on existing trees and therefore no impact on the 'setting' of the site and the Town Wall. Particularly to be noted are his professional opinions in rebuttal of Policy and Projects simplistic comments on the effect of trees growing in close proximity to the Town Wall on root protection areas. As we have previously noted the adjacent Victoria Park development (and photos and drawings submitted as part of this application) took a much more aggressive approach to the 'parkland setting' (as was prior to its development) of Tenterfield House and established trees formerly part of this site.



1168 Residential Development, Tenterfield Drive, Haddington 15.09.16

Planning Application Ref: 15/00835/P

Notice of Review - Timeline and Summary of Anticipated Conditions of Planning Consent

Timeline;

29th August 2015 – Pre-application pack of drawings submitted to East Lothian Council. Pre-application response received (Ref: DEV56153) from ELC (Kirsty Slater) by phone. Advised on the challenge of proposals and their relationship to the existing Tenterfield House. Landscape Appraisal and investigation into the history of Tenterfield House and its grounds carried out for submission with application.

9th October 2015 – Planning Application submitted (Drawings/Design Statement/History of Development Documentation/Landscape and Visual Appraisal by VLM Landscape Design)

28th October 2016 – ‘Invalid Schedule’ received from ELC

4th November 2015 – Revised drawings and response to Invalid Schedule issued

5th November 2015 – Application registered. **Determination advised as 4th January 2016.**

2nd December 2015 – Email from Planning Officer enclosing comments received from ‘Policy and Projects’. It should be noted that comments are dated 27th October and in response to Planning Officer’s email of 3rd September enclosing pre-application drawings. ‘Road Services’ comments were also enclosed and notification that responses are still awaited from ‘Environmental Protection’, ‘Archaeology’, ‘Structures Flooding + Street Lighting’ and ‘Scottish Water’

9th December 2015 - Response of ‘Archaeology Service’ received. Condition recommended for any consent that trail trench evaluation and reporting take place prior to development

10th December 2015 – Package of revised drawings and VLM Landscape Design rebuttal of ‘Policy and Projects’ comments submitted to Planning Officer.

23rd December 2015 – Planning Officer passed comments from ‘Structures Flooding + Street Lighting’ that they have concerns regarding the proposed position of the houses in relation to a culvert that runs through the site

23rd December 2015 – Response received from ‘Policy and Projects’. Advised that hedging should be proposed as a boundary treatment more in keeping with the developments setting. Advised that development would (quote) ‘*significantly change the composition of this part of the historic conservation area, views of the historic town walls and the setting of Tenterfield House; it would be interesting to see Historic Scotland’s view on such significant changes*’ and recommending that a Tree Survey and Constraints Plan be undertaken (quote) ‘*it is therefore our opinion that positioning three houses within this site would lead to future pressure to fell trees*’. Historic Scotland later confirmed that they had no interest in the case (ref: email of 20th May 2016).

13th January 2016 – Response to Planning Officer’s consultation letter (noted as dated 23rd December 2016) received from SEPA. Condition proposed for any consent that no development should take place on top of or immediately adjacent to a watercourse or drain that is *to remain operational*

15th January 2016 – Revised Site Plan drawings and overlay of Scottish Water plans submitted in response to comments from ‘Structures Flooding + Street Lighting’ and ‘Policy and Projects’, softening boundary treatments, adjusting boundary to suit Scottish Water plans and proposing to divert any operational surface water to the more recent lines of drainage constructed below Tenterfield Drive. This submission results in modification of the proposed site application boundary.

2nd February 2016 – Package of drawings submitted, updated to accord with boundary changes. Requested Tree Survey (Alan Motion Tree Consulting Ltd) submitted alongside further VLM Landscape Design rebuttal of ‘Policy and Projects’ comments of 23rd December 2016. Tree Survey concludes that (quote) *‘Proposed house positions are out with the canopy spread and Root Protection Areas of all the existing trees, except very minor encroachment by house plot 2...providing adequate precautions are taken such a minor infringement will not cause any significant impact’*

8th February 2016 – Letter from Planning requesting extension of period of determination due to the need to re advertise the development to neighbours and because final consultation responses are outstanding from ‘Policy and Projects’ ‘Structures Flooding + Street Lighting’ and Scottish Water.

9th February – Planning Officer advise the Victoria Park (development to the West) has surface water connected to new drainage on Tenterfield Drive and at this time CCTV survey of the culvert to the South of the application site identified it was damaged by tree routes but potentially still carrying water

11th February – KRA letter sent to Planning agreeing to the revised **date of determination of 22nd February 2016**

17th February 2016 – KRA meeting with Alex Coull and David Northcott of ‘Structures Flooding + Street Lighting’

18th February 2016 – Further adjustments requested to accord with revised site boundary and requested location of redirected culvert pipe to be indicated on plans in relation to protection of adjacent trees

18th February 2016 – Method Statement from Alan Motion Tree Consulting Ltd and revised site plan submitted as required. As discussed at meeting with Alex Coull and David Northcott on 17th February it was agreed to manage redirection of culvert pipe by condition.

23rd February 2016 – Planning Officer advises that ‘Policy Projects’ final comments outstanding (responses to 2nd February and 18th February submissions) as well as Scottish Water. Request extended target date **7th March 2016** which KRA confirms as acceptable.

2nd March 2016 - Further comments received from ‘Policy and Projects’ via Planning Officer

9th March - Email to Planning officer enclosing historic pre-application advice received from ELC’s Brian Stalker in 2004 suggesting that further residential development at Tenterfield would be

unlikely to be supported. This is prior to ELC's Victoria Park Development (12/00466/FUL). KRA also submit photos of the more aggressive works to existing trees and the old town wall, as part of this development, which did not seem to be raised as a concern at the time by 'Policy and Projects'

30th March 2016 – VLM Landscape Design rebuttal of 'Policy and Projects' comments submitted

5th April 2016 – Letter submitted to Planning from KRA enclosing drawing '201035-101N' from ELC's Victoria Park Development (12/00466/FUL) for inclusion into application documents as it further highlights removal of established trees and removal of part of the old town boundary wall. Letter also notes that period for determination is now expired and that the applicant will accept a 'deemed refusal' on the grounds of non-determination.

26th April 2016 – further email from KRA to Planning chasing photos submitted on 9th March 2016, again highlighting the Victoria Park developments as similar precedent and reiterating Alan Motion/VLM comments on setting and tree protection

20th May 2016 – KRA email to Planning recording call from Historic Scotland who had been contacted by objectors. They noted that they had no locus on the site and had let the objectors know that.

17th June 2016 – Planning Refused

Summary of Anticipated Conditions of Planning Consent;

Based on the above responses to consultations from 'Policy and Projects', 'Archaeology Service', 'Structures Flooding + Street Lighting', 'Road Services', 'Scottish Water' and 'SEPA', KRA were anticipating the following conditions to appear on any planning consent;

Archaeology

Trial trench evaluation and reporting take place prior to development

Structures Flooding + Street Lighting, Scottish Water, SEPA

No development should take place on top of or immediately adjacent to a watercourse or drain that is to remain operational

'Policy and Projects' ongoing concerns were noted however it was felt that the submitted Tree Survey and recommendations of Alan Motion Tree Consulting Ltd in relation to both the effect of proposals on the existing trees *and* the protection of roots in relation to construction/diverted surface water as well as the Landscape and Visual Appraisal and subsequent arguments put forward by VLM Landscape Design and KRA's adjustments throughout the process taking on board concerns on setting etc, would ultimately prevail.

'Road Services' - concerns would appear to have been dealt with by revised drawings through the course of the application process'.









