

Proposal Details

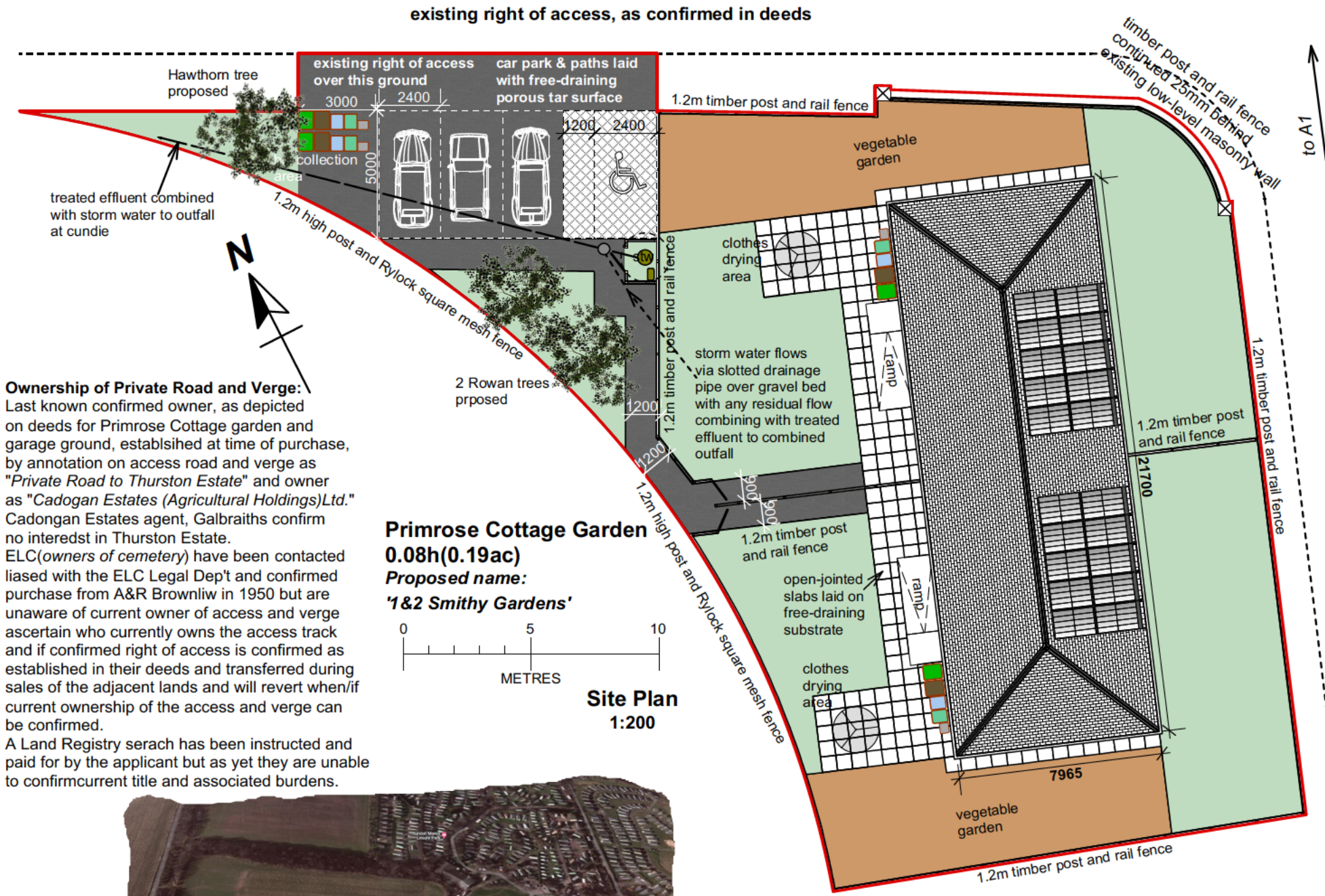
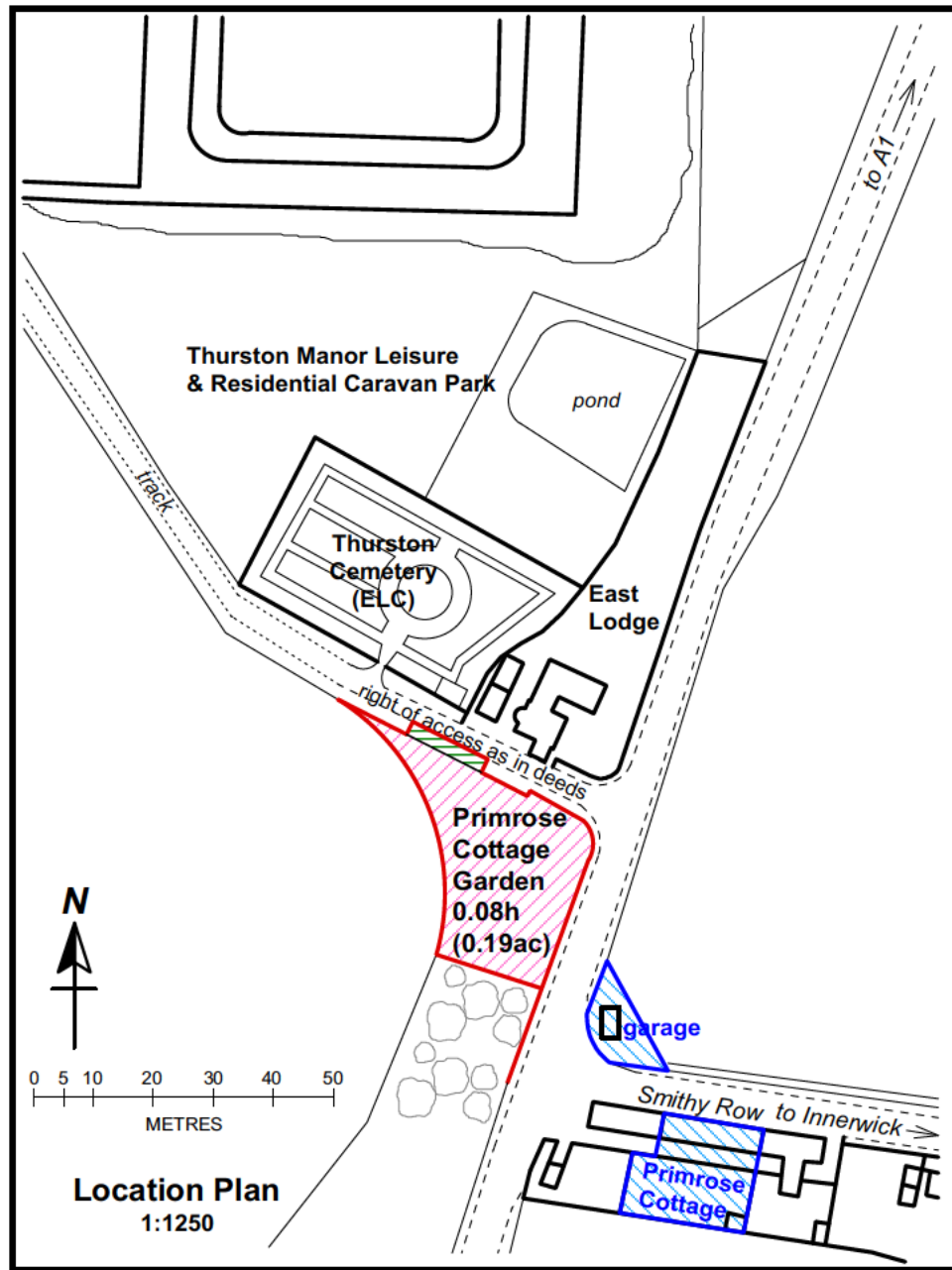
| | |
|------------------------------|---|
| Proposal Name | 100681794 |
| Proposal Description | Erection of 2 semi-detached dwellings |
| Address | PRIMROSE COTTAGE, SMITHY COTTAGES, INNERWICK, DUNBAR, EH42 1SA |
| Local Authority | East Lothian Council |
| Application Online Reference | 100681794-007 |

Application Status

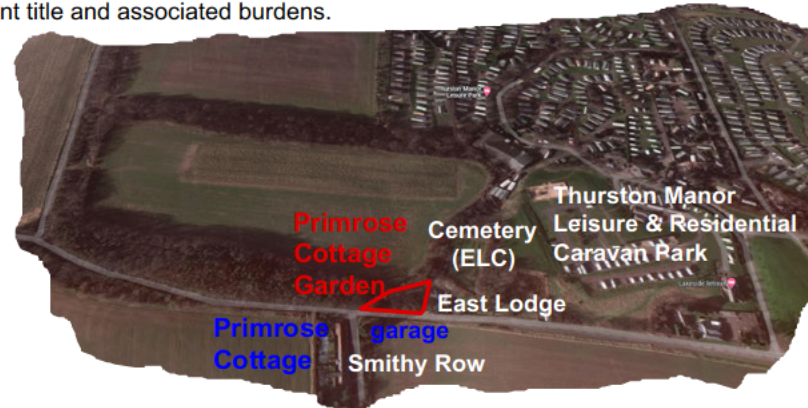
| | | |
|--------------------------|----------|------|
| Location Plan | complete | |
| Form | complete | |
| Main Details | complete | |
| Certificate of Ownership | complete | |
| Checklist | complete | |
| Declaration | complete | |
| Supporting Documentation | complete | |
| Email Notification | complete | |
| Fee | complete | 0.00 |
| Payment Method | complete | |

Attachment Details

| | | |
|-----------------------------|----------|----|
| Planning Permission | System | A4 |
| Location Plan | Attached | A3 |
| Planning_Permission-2.pdf | Attached | A0 |
| Application_Summary.pdf | Attached | A0 |
| Planning Permission-007.xml | Attached | A0 |



Ownership of Private Road and Verge:
Last known confirmed owner, as depicted on deeds for Primrose Cottage garden and garage ground, established at time of purchase, by annotation on access road and verge as "Private Road to Thurston Estate" and owner as "Cadogan Estates (Agricultural Holdings)Ltd." Cadogan Estates agent, Galbraiths confirm no interest in Thurston Estate. ELC (owners of cemetery) have been contacted liaised with the ELC Legal Dep't and confirmed purchase from A&R Brownliw in 1950 but are unaware of current owner of access and verge ascertain who currently owns the access track and if confirmed right of access is confirmed as established in their deeds and transferred during sales of the adjacent lands and will revert when/if current ownership of the access and verge can be confirmed. A Land Registry search has been instructed and paid for by the applicant but as yet they are unable to confirm current title and associated burdens.



Notes:
Existing garden was included with purchase of Primrose Cottage, Smithy Row but never used by tenants of the cottage. The plot remains as original with a timber fence & gate and the once decorative Leylandii trees now grown to 7m+ and the garden overgrown with numerous various self-seeded trees & bushes. All submitted in-line with current NFP 4 sustainability policies. All services are adjacent including watercourse flowing through existing cundie to West edge of site outwith built-over area Installation of a dedicated SEPA-compliant WPL(WCS) DMS3 treatment sewage treatment plant is proposed. Storm water to flow via slotted drainage pipe over gravel bed with any residual flow combining with treated effluent to combined outfall. Existing access and parking as currently used on the track and verges of the track to the Cemetery, during commitments would not be reduced.

NOTE*:
All trees & shrubs currently on-site are either self-seeded or unpruned ornamentals, such as Leylandii, as a result of garden having not been utilised for over 20 years by tenants. The site will necessarily be cleared to facilitate the beneficial erection of rural homes, as I am sure ELC will appreciate, as similar work has been undertaken to clear-fell mature woodland to facilitate the benefit of such as new cycle tracks in Dunbar. **A Hawthorn & two Rowan trees** will be planted in the communal green areas adjacent to car parking & bin collection area.



| | | |
|--|---|--|
| Title: Location & Proposed Site Plan | Applicant: BJP Properties Ltd(Dunbar) | Drawing by: <i>John A. Fyall</i> Bsc(Hons) Bld.Eng. & Mgt., C.Build E.FCABE & RIAS-regd Bld.Sids. Sect.6 Energy, Scottish Government Accredited Certifier of Design Building Design Service 12 Beaumont Court Dunbar EH42 1YF Tel: 01368-863752 |
| Dr.Ref: JAF/BJP/P/01/Rev.C | Proposal: Erection of 2No. semi-detached rural dwellings in existing redundant domestic garden ground at: | |
| Scale: 1:1250 & 1:200 @A3 | Date: 01.10.2024 | Address: Primrose Cottage Garden Thurston Dunbar EH42 1SA |



John Muir House Haddington EH41 3HA Tel: 01620 827 216 Email: planning@eastlothian.gov.uk

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100681794-007

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

Type of Application

What is this application for? Please select one of the following: *

- Application for planning permission (including changes of use and surface mineral working).
- Application for planning permission in principle.
- Further application, (including renewal of planning permission, modification, variation or removal of a planning condition etc)
- Application for Approval of Matters specified in conditions.

Description of Proposal

Please describe the proposal including any change of use: * (Max 500 characters)

Erection of 2No. semi-detached rural dwellings in existing redundant domestic garden ground.

Is this a temporary permission? *

Yes No

If a change of use is to be included in the proposal has it already taken place?
(Answer 'No' if there is no change of use.) *

Yes No

Has the work already been started and/or completed? *

No Yes – Started Yes - Completed

Applicant or Agent Details

Are you an applicant or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

Applicant Agent

Agent Details

Please enter Agent details

| | | | |
|-----------------------|---|--|----------------------|
| Company/Organisation: | John A Fyall Bsc(Hons)Bld.Eng. C.Build.E, FCABE | | |
| Ref. Number: | <input type="text"/> | You must enter a Building Name or Number, or both: * | |
| First Name: * | John A | Building Name: | <input type="text"/> |
| Last Name: * | Fyall | Building Number: | 12 |
| Telephone Number: * | 01368 863752 | Address 1 (Street): * | Beachmont Court |
| Extension Number: | <input type="text"/> | Address 2: | <input type="text"/> |
| Mobile Number: | <input type="text"/> | Town/City: * | Dunbar |
| Fax Number: | <input type="text"/> | Country: * | Scotland |
| | | Postcode: * | EH42 1YF |
| Email Address: * | jfyall@buildingcompliance.org.uk | | |

Is the applicant an individual or an organisation/corporate entity? *

Individual Organisation/Corporate entity

Applicant Details

Please enter Applicant details

| | | | |
|----------------------|----------------------------|--|----------------------|
| Title: | Mr | You must enter a Building Name or Number, or both: * | |
| Other Title: | <input type="text"/> | Building Name: | Lautrec |
| First Name: * | B | Building Number: | <input type="text"/> |
| Last Name: * | Porteus | Address 1 (Street): * | North Road |
| Company/Organisation | BJP Properties Ltd(Dunbar) | Address 2: | <input type="text"/> |
| Telephone Number: * | <input type="text"/> | Town/City: * | Dunbar |
| Extension Number: | <input type="text"/> | Country: * | Scotland |
| Mobile Number: | <input type="text"/> | Postcode: * | EH42 1AY |
| Fax Number: | <input type="text"/> | | |
| Email Address: * | <input type="text"/> | | |

Site Address Details

Planning Authority:

East Lothian Council

Full postal address of the site (including postcode where available):

Address 1:

PRIMROSE COTTAGE

Address 2:

SMITHY COTTAGES

Address 3:

INNERWICK

Address 4:

Address 5:

Town/City/Settlement:

DUNBAR

Post Code:

EH42 1SA

Please identify/describe the location of the site or sites

Northing

673854

Easting

371219

Pre-Application Discussion

Have you discussed your proposal with the planning authority? *

Yes No

Site Area

Please state the site area:

0.08

Please state the measurement type used:

Hectares (ha) Square Metres (sq.m)

Existing Use

Please describe the current or most recent use: * (Max 500 characters)

Domestic garden ground

Access and Parking

Are you proposing a new altered vehicle access to or from a public road? *

Yes No

If Yes please describe and show on your drawings the position of any existing. Altered or new access points, highlighting the changes you propose to make. You should also show existing footpaths and note if there will be any impact on these.

Are you proposing any change to public paths, public rights of way or affecting any public right of access? * Yes No

If Yes please show on your drawings the position of any affected areas highlighting the changes you propose to make, including arrangements for continuing or alternative public access.

How many vehicle parking spaces (garaging and open parking) currently exist on the application Site?

0

How many vehicle parking spaces (garaging and open parking) do you propose on the site (i.e. the Total of existing and any new spaces or a reduced number of spaces)? *

4

Please show on your drawings the position of existing and proposed parking spaces and identify if these are for the use of particular types of vehicles (e.g. parking for disabled people, coaches, HGV vehicles, cycles spaces).

Water Supply and Drainage Arrangements

Will your proposal require new or altered water supply or drainage arrangements? *

Yes No

Are you proposing to connect to the public drainage network (eg. to an existing sewer)? *

- Yes – connecting to public drainage network
 No – proposing to make private drainage arrangements
 Not Applicable – only arrangements for water supply required

As you have indicated that you are proposing to make private drainage arrangements, please provide further details.

What private arrangements are you proposing? *

- New/Altered septic tank.
 Treatment/Additional treatment (relates to package sewage treatment plants, or passive sewage treatment such as a reed bed).
 Other private drainage arrangement (such as chemical toilets or composting toilets).

Please explain your private drainage arrangements briefly here and show more details on your plans and supporting information: *

Dedicated SEPA-compliant WPL(WCS) DMS3 treatment sewage treatment plant is proposed, with treated effluent to outfall to existing watercourse flowing through cundie to West edge of site, outwith built over area.

Do your proposals make provision for sustainable drainage of surface water?? *
(e.g. SUDS arrangements) *

Yes No

Note:-

Please include details of SUDS arrangements on your plans

Selecting 'No' to the above question means that you could be in breach of Environmental legislation.

Are you proposing to connect to the public water supply network? *

- Yes
 No, using a private water supply
 No connection required

If No, using a private water supply, please show on plans the supply and all works needed to provide it (on or off site).

Assessment of Flood Risk

Is the site within an area of known risk of flooding? *

Yes No Don't Know

If the site is within an area of known risk of flooding you may need to submit a Flood Risk Assessment before your application can be determined. You may wish to contact your Planning Authority or SEPA for advice on what information may be required.

Do you think your proposal may increase the flood risk elsewhere? *

Yes No Don't Know

Trees

Are there any trees on or adjacent to the application site? *

Yes No

If Yes, please mark on your drawings any trees, known protected trees and their canopy spread close to the proposal site and indicate if any are to be cut back or felled.

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste (including recycling)? *

Yes No

If Yes or No, please provide further details: * (Max 500 characters)

Slabbed bin storage area to rear of each dwelling with collection at car park area adjacent to track and off main road..

Residential Units Including Conversion

Does your proposal include new or additional houses and/or flats? *

Yes No

How many units do you propose in total? *

2

Please provide full details of the number and types of units on the plans. Additional information may be provided in a supporting statement.

All Types of Non Housing Development – Proposed New Floorspace

Does your proposal alter or create non-residential floorspace? *

Yes No

Schedule 3 Development

Does the proposal involve a form of development listed in Schedule 3 of the Town and Country Planning (Development Management Procedure (Scotland) Regulations 2013) *

Yes No Don't Know

If yes, your proposal will additionally have to be advertised in a newspaper circulating in the area of the development. Your planning authority will do this on your behalf but will charge you a fee. Please check the planning authority's website for advice on the additional fee and add this to your planning fee.

If you are unsure whether your proposal involves a form of development listed in Schedule 3, please check the Help Text and Guidance notes before contacting your planning authority.

Planning Service Employee/Elected Member Interest

Is the applicant, or the applicant's spouse/partner, either a member of staff within the planning service or an elected member of the planning authority? *

Yes No

Certificates and Notices

CERTIFICATE AND NOTICE UNDER REGULATION 15 – TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATION 2013

One Certificate must be completed and submitted along with the application form. This is most usually Certificate A, Form 1, Certificate B, Certificate C or Certificate E.

Are you/the applicant the sole owner of ALL the land? * Yes No

Is any of the land part of an agricultural holding? * Yes No

Are you able to identify and give appropriate notice to ALL the other owners? * Yes No

If you cannot trace all the other owners, can you give the appropriate notice to one or more owner? * Yes No

Certificate Required

The following Land Ownership Certificate is required to complete this section of the proposal:

Certificate C

Certificates

The certificate you have selected requires you to distribute copies of the Notice 1 document below to all of the Owners/Agricultural tenants that you provided previously. Please note that your planning authority may be required to place an advertisement in a local newspaper. You may wish to contact the planning authority for further guidance.

Notice 1 is required

I understand my obligations to provide the above notice before I can complete the certificates. *

Land Ownership Certificate

Certificate and Notice under Regulation 15 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

I hereby certify that – (1) –

I am/The applicant is unable to issue a certificate in accordance with Regulation 15 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013 and in respect of the accompanying application;

(2) - No person other than myself/the applicant was an owner of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

or –

(3) - I have/the applicant has been unable to serve notice on any person other than myself/the applicant who, at the beginning of the period of 21 days ending with the date of the accompanying application, was owner [Note 2] of any part of the land to which the application relates.

or –

(2) - I have/The applicant has served notice on each of the following persons other than myself/the applicant who, at the beginning of the period of 21 days ending with the date of the accompanying application, was owner [Note 2] of any part of the land to which the application/appeal was owner [Note 2] of any part of the land to which the application relates.

Name:

Address:

Date of Service of Notice: *

(2) - None of the land to which the application relates constitutes or forms part of an agricultural holding;

or –

(2) - The land or part of the land to which the application relates constitutes or forms part of an agricultural holding and I have/the applicant has served notice on every person other than myself/himself who, at the beginning of the period of 21 days ending with the date of the accompanying application was an agricultural tenant. These persons are:

Name:

Address:

Date of Service of Notice: *

(4) – I have/The applicant has taken reasonable steps, as listed below, to ascertain the names and addresses of the other owners or agricultural tenants and *have/has been unable to do so –

Requested by ELC PLanning Registration Re:Ownership of verge to access required to which applicant already has full access included in Deeds - no ownership was established despite Regiaters of Scotland Research and by owners of Cemetery sharing access, ELC Estates Department, following search of ELC Deeds. Ownership Cert' Calready submitted in submission 100681794-04 and, This application only submitted to include confirmation that verge as 'Not Owned by Applicant'

Signed: John A Fyall

On behalf of: Mr B Porteus

Date: 02/10/2024

Please tick here to certify this Certificate. *

Checklist – Application for Planning Permission

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Please take a few moments to complete the following checklist in order to ensure that you have provided all the necessary information in support of your application. Failure to submit sufficient information with your application may result in your application being deemed invalid. The planning authority will not start processing your application until it is valid.

a) If this is a further application where there is a variation of conditions attached to a previous consent, have you provided a statement to that effect? *

Yes No Not applicable to this application

b) If this is an application for planning permission or planning permission in principal where there is a crown interest in the land, have you provided a statement to that effect? *

Yes No Not applicable to this application

c) If this is an application for planning permission, planning permission in principle or a further application and the application is for development belonging to the categories of national or major development (other than one under Section 42 of the planning Act), have you provided a Pre-Application Consultation Report? *

Yes No Not applicable to this application

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

d) If this is an application for planning permission and the application relates to development belonging to the categories of national or major developments and you do not benefit from exemption under Regulation 13 of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, have you provided a Design and Access Statement? *

Yes No Not applicable to this application

e) If this is an application for planning permission and relates to development belonging to the category of local developments (subject to regulation 13. (2) and (3) of the Development Management Procedure (Scotland) Regulations 2013) have you provided a Design Statement? *

Yes No Not applicable to this application

f) If your application relates to installation of an antenna to be employed in an electronic communication network, have you provided an ICNIRP Declaration? *

Yes No Not applicable to this application

g) If this is an application for planning permission, planning permission in principle, an application for approval of matters specified in conditions or an application for mineral development, have you provided any other plans or drawings as necessary:

- Site Layout Plan or Block plan.
- Elevations.
- Floor plans.
- Cross sections.
- Roof plan.
- Master Plan/Framework Plan.
- Landscape plan.
- Photographs and/or photomontages.
- Other.

If Other, please specify: * (Max 500 characters)

Provide copies of the following documents if applicable:

- | | | |
|--|---|---|
| A copy of an Environmental Statement. * | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> N/A |
| A Design Statement or Design and Access Statement. * | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> N/A |
| A Flood Risk Assessment. * | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> N/A |
| A Drainage Impact Assessment (including proposals for Sustainable Drainage Systems). * | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> N/A |
| Drainage/SUDS layout. * | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> N/A |
| A Transport Assessment or Travel Plan | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> N/A |
| Contaminated Land Assessment. * | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> N/A |
| Habitat Survey. * | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> N/A |
| A Processing Agreement. * | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> N/A |

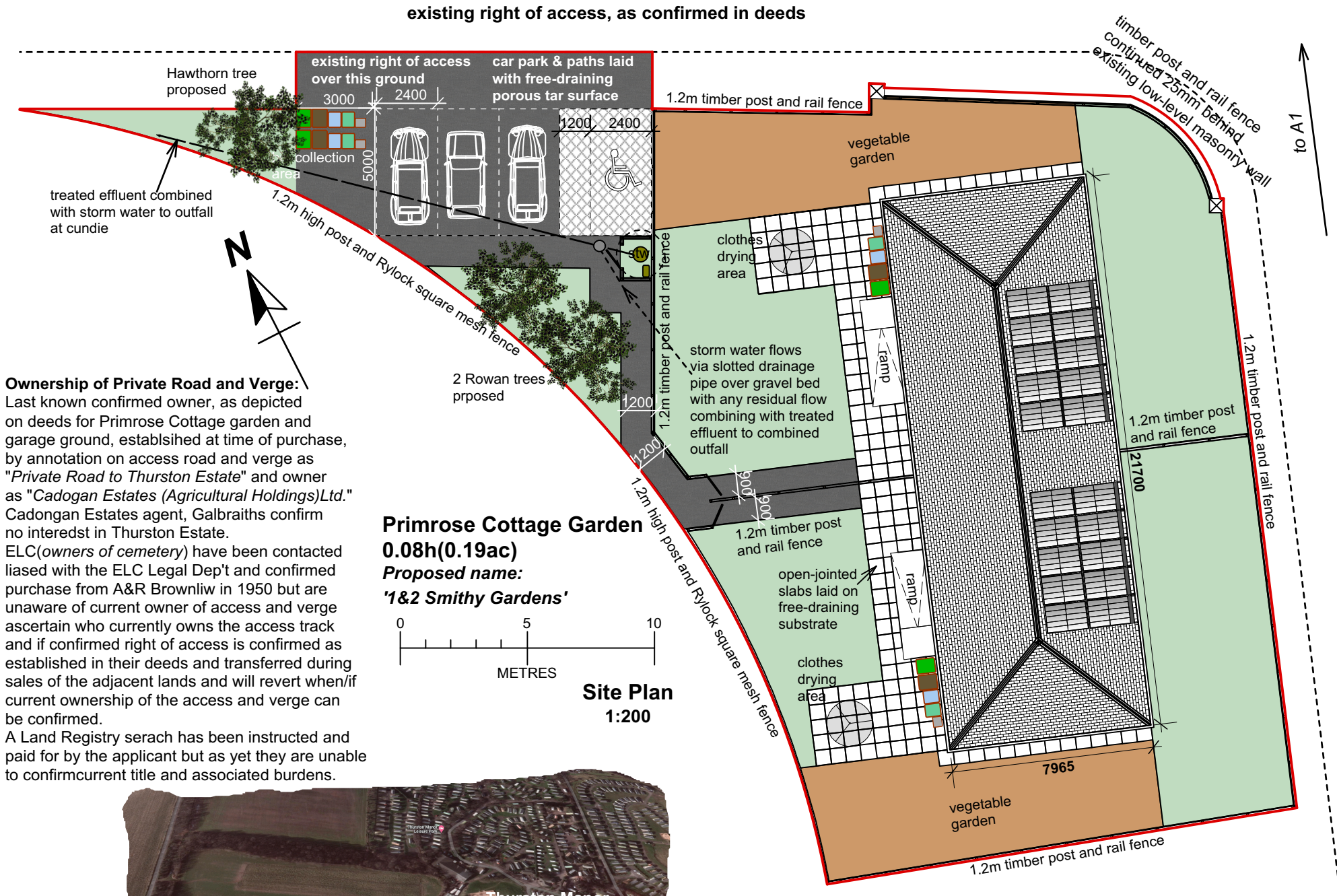
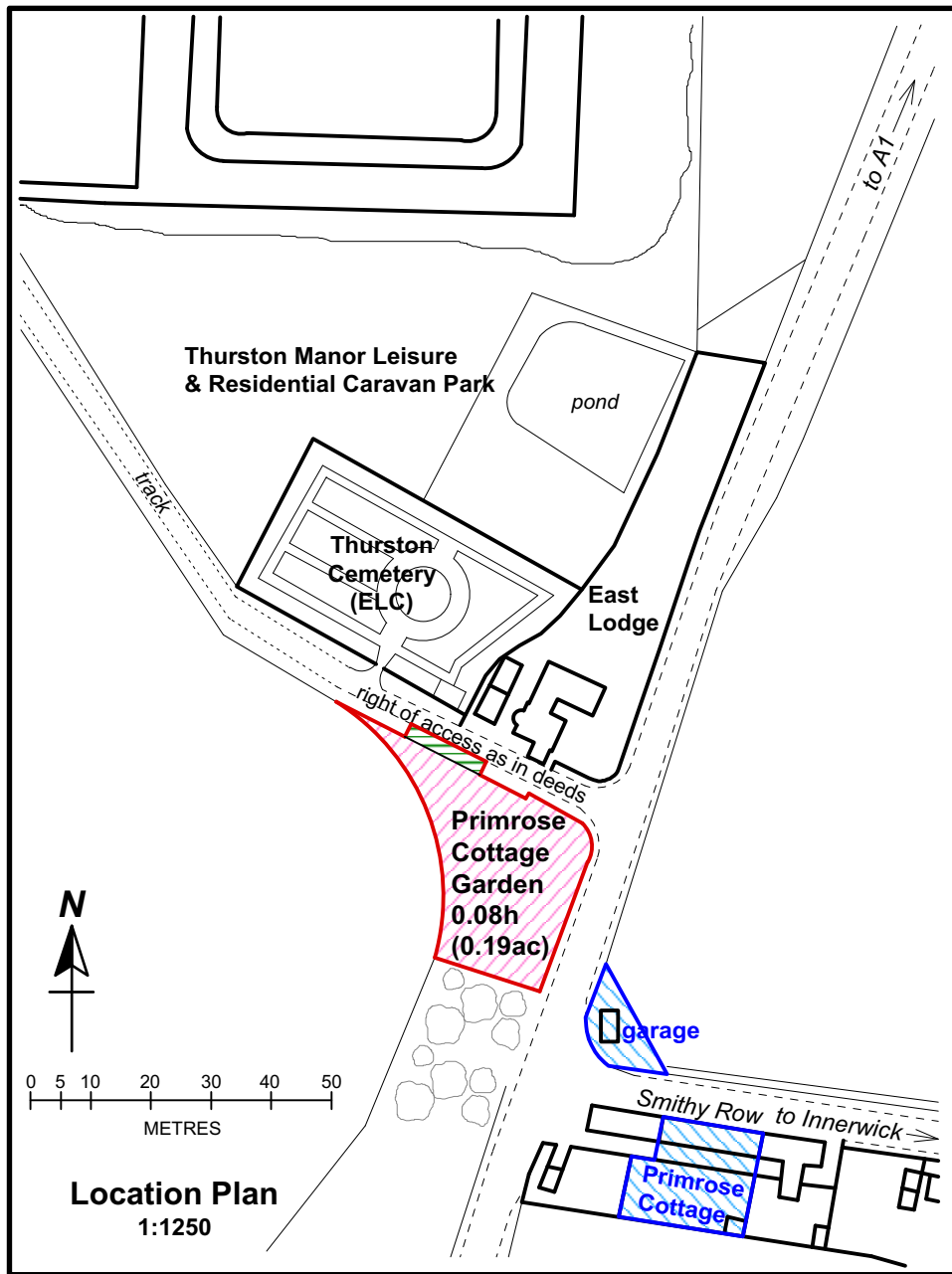
Other Statements (please specify). (Max 500 characters)

Declare – For Application to Planning Authority

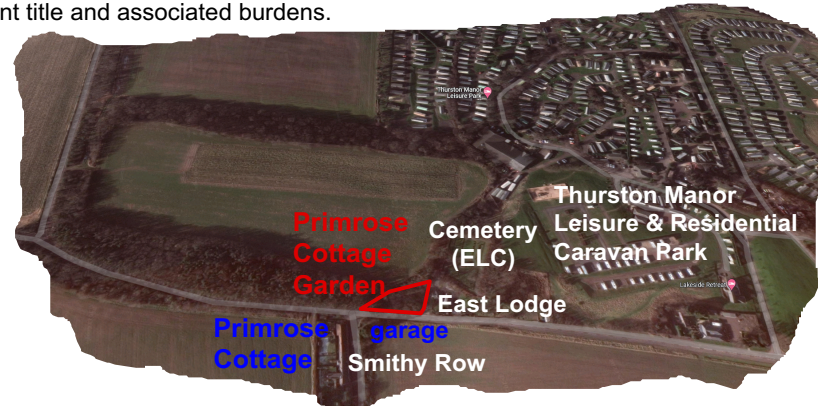
I, the applicant/agent certify that this is an application to the planning authority as described in this form. The accompanying Plans/drawings and additional information are provided as a part of this application.

Declaration Name: Mr John A Fyall

Declaration Date: 15/08/2024



Ownership of Private Road and Verge:
Last known confirmed owner, as depicted on deeds for Primrose Cottage garden and garage ground, established at time of purchase, by annotation on access road and verge as "Private Road to Thurston Estate" and owner as "Cadogan Estates (Agricultural Holdings)Ltd." Cadogan Estates agent, Galbraiths confirm no interest in Thurston Estate. ELC(owners of cemetery) have been contacted liased with the ELC Legal Dep't and confirmed purchase from A&R Brownliw in 1950 but are unaware of current owner of access and verge ascertain who currently owns the access track and if confirmed right of access is confirmed as established in their deeds and transferred during sales of the adjacent lands and will revert when/if current ownership of the access and verge can be confirmed. A Land Registry search has been instructed and paid for by the applicant but as yet they are unable to confirm current title and associated burdens.



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Notes:
Existing garden was included with purchase of Primrose Cottage, Smyth Row but never used by tenants of the cottage. The plot remains as original with a timber fence & gate and the once decorative Leylandii trees now grown to 7m+ and the garden overgrown with numerous various self-seeded trees & bushes. All submitted in-line with current NFP 4 sustainability policies. All services are adjacent including watercourse flowing through existing cundie to West edge of site outwith built-over area Installation of a dedicated SEPA-compliant WPL(WCS) DMS3 treatment sewage treatment plant is proposed. Storm water to flow via slotted drainage pipe over gravel bed with any residual flow combining with treated effluent to combined outfall. Existing access and parking as currently used on the track and verges of the track to the Cemetery, during commitments would not be reduced.

| | | |
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| Title: Location & Proposed Site Plan | Applicant: BJP Properties Ltd(Dunbar) | Drawing by: <i>John A. Fyall</i> Bsc(Hons) Bld.Eng. & Mgt., C.Build E.FCABE & RIAS-regd Bld.Sids. Sect.6 Energy, Scottish Government Accredited Certifier of Design Building Design Service 12 Beaumont Court Dunbar EH42 1YF Tel: 01368-863752 |
| Dr.Ref: JAF/BJP/P/01/Rev.D | Proposal: Erection of 2No. semi-detached rural dwellings in existing redundant domestic garden ground at: | |
| Scale: 1:1250 & 1:200 @A3 | Date: 03.10.2024 | Primrose Cottage Garden Thurston Dunbar EH42 1SA |



Subject: 01 Response to e-mail of 08.10.2024 ELC Ref: ufm6_1st_Invalid_Letter_e-mail - Re: Invalid Letter Planning reference No 24/00868/P

From: John A Fyall <jfyall@buildingcompliance.org.uk>

Date: 10/10/2024, 18:30

To: environment@eastlothian.gov.uk, Emma Taylor [REDACTED] Thelma Barson [REDACTED]
 "Dingwall, Keith" [REDACTED] Norman Hampshire <nhamphshire@eastlothian.gov.uk>, Paul McLennan MSP
 <Paul.McLennan.msp@parliament.scot>, "Collins, Donna" <dcollins2@eastlothian.gov.uk>, "Jardine, Lyn" <ljardine1@eastlothian.gov.uk>,
 "Grilli, Carlo" [REDACTED]

Response to e-mail of 08.10.2024 ELC Ref: ufm6_1st_Invalid_Letter_e-mail - Re: Invalid Letter Planning reference No 24/00868/P

Please note that file attachment size is toolarge for acceptance at ELC apparently therefore others will be sent in a follow up e-mail

Cadogan Estates(Agricultural Holdings), owners of Thurston Estate, at that time, disponded the subject areas to [REDACTED]
 24th May 1976 - Recorded 10th June 1976.

[REDACTED] bought that part of Smiddy Row, defined as Primrose Cottage, in 1955 and then Smiddy Row Gardens in 1976 as detailed above.

The Smiddy Row Gardens, with hedges to East and North along with the site of current Garage at corner of junction were then included within the title of Primrose Cottage and have remained as garden ground & site of garage since.

The current applicant bought Primrose Cottage, gardens and garage on 23rd June 2000., as depicted on Deed Plan ELN1140, attached.

The gardens were then in need of maintenance and a summer house, though also in need of repair and maintenance, stood in the garden.

A low level vertical boarded fence to the east boundary existed with a gate to the south end nearest the cottages and remains today but requires replacement – this can be seen in the pictures both the old outline proposal and now better in the new full planning proposal.

The summer house was removed in 2000 as it was deemed beyond viable repair.

The hedge to the north, along the access track side, had been removed by the previous owner with a view to replacing it with a new timber fence but apparently this work was never completed.

Leylandi ornamental trees of some 3.0-4.5m were present, along the rear of the timber fence to the main roadside, on purchase by the current owner and are now some 20m high and the garden area overgrown with scrub and various self-seeded trees at various stages of growth forming, effectively, a hidden underutilised brownfield redundant rural domestic garden area.

As the tenants of Primrose Cottage, or any other, expressed no interest in gardening and recovering the gardens back to their former state as maintained by the previous owner,an Outline Planning submission was presented to ELC Planning in order that alterative use may be made of the garden ground but ELC Planning refused the Proposal as it was deemed to be '*Development in the Countryside*'.

I presume that this now confirms compliance with the conditions of your enquiry regarding the existence of the subject area as having existed, without frustration, as garden ground for 10 years or more and access to the area is also confirmed in the Deeds, just as stated in the planning submission.

Possibly a site visit before issuing the request to change the address to confirm all may have served to confirm – especially as maybe this request could be interpreted that my client and I are suspected of lying and/or I am professionally incompetent !?

The subject area was submitted for Outline Planning Permission(01/00256/OUT) for the erection of one house in the garden and, as the site was formerly known as the '*Smiddy Row Gardens*', the submission address was given as '*Smiddy Gardens*' in order to reflect and retain a historic link with the *Smiddy Row Cottages* which may now, reflecting upon it, be why the proposal was deemed by the ELC Planner to be contrary to both ENV1,ENV6 of the Lothian Structure Plan and DC1-'*Development in the Countryside*' of East Lothian Local Plan.

As legislation and new PANs have been issued accordingly to advise on new policy decisions implemented, the subject submission is now submitted using the correct address, although on successful granting of permission will probably revert to the original concept of proving a historic reference to the Smiddy Row.

NPF 4 Part 2–National Planning Policy-Rural development-Policy 29 forms the basis of and priorities in design of the submission, and fulfils the requirement for reduction in the use of existing highly productive agricultural land to provide the required percentage of housing created in rural areas within the overall targets set and, permits a more organic natural growth and retention of community and gradual absorption of new families within such areas rather than providing the ‘*Rural Percentage*’ in a location which doubles or more the existing size and destroying the evolved communities of villages and results in eventual fractionated conurbations in many cases.

NOTE* Please refer to the dates I have added to the 10 ‘*Invalid Letters*’ issued by ELC Planning as the file names, as issued by ELC, are apparently not in sequence and/or repeated !

The question sensibly then arises though as to why the address should only become a matter of contention now for validating and registering the application, some 8 weeks after submission and payment (17th August) of £1200 was made by the applicant???

On the subject of “*Please contact the Scottish Government if you have any issues.*”(08.10.2024 ufm3_1st_Invalid_Letter_e-mail), - which Ministers would you recommend contacting first?

All relevant documents referred to are attached for ease of reference.

I look forward to early notification of the submission registration in order that we can progress to formal assessment by the planner to whom this will be allocated and look forward to the dialogue by which the maximum benefit can be arrived at for all of the community in these current times of imposed targets and rented homes crisis, especially in rural areas.

Regards,

John

Sender:
John A. Fyall Bsc(Hons) C.Build.E, FCABE. Bld. Eng. Design Consultant
& RIAS-regs Scottish Government Accredited Sect.6, Energy Certifier of Design
12 Beaumont Court
Dunbar
Tele: 01368 863752


e-mail: jfyall@buildingcompliance.org.uk
OR
e-mail: energyscotland@buildingcompliance.org.uk

— Attachments: —

| | |
|---|--------|
| 01_00256_OUT All Previous Docs from 2001.pdf | 933 kB |
| 23rd June 2000 Primrose Cottage Deed Plan - ELN1140 Scottish Land Register 22.08.2024.pdf | 123 kB |
| 24_00868_P All 10 Invalid Letters in Sequence.pdf | 616 kB |
| 1950 ELC Ownership Plan, New Cemetery, Thurston Deed Plan.pdf | 5.6 MB |
| NPF 4 Part 2–National Planning Policy-Rural development-Policy 29.pdf | 452 kB |

Subject: Re: 02 Response to e-mail of 08.10.2024 ELC Ref: ufm6_1st_Invalid_Letter_e-mail - Re: Invalid Letter Planning reference No 24/00868/P
From: John A Fyall <jfyall@buildingcompliance.org.uk>
Date: 10/10/2024, 18:34
To: environment@eastlothian.gov.uk, Emma Taylor [REDACTED] Thelma Barson [REDACTED]
"Dingwall, Keith" [REDACTED] Norman Hampshire <nhampshire@eastlothian.gov.uk>, Paul McLennan MSP
<Paul.McLennan.msp@parliament.scot>, "Collins, Donna" <dcollins2@eastlothian.gov.uk>, "Jardine, Lyn" <ljardine1@eastlothian.gov.uk>,
"Grilli, Carlo" [REDACTED]

Contains attached remaining files referred to

On 10/10/2024 18:30, John A Fyall wrote:

Response to e-mail of 08.10.2024 ELC Ref: ufm6_1st_Invalid_Letter_e-mail - Re: Invalid Letter Planning reference No 24/00868/
P

Please note that file attachment size is too large for acceptance at ELC apparently, therefore sent attached to this follow up e-mail

Sender:
John A. Fyall Bsc(Hons) C.Build.E, FCABE. Bld. Eng. Design Consultant
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Attachments:

| | |
|---|--------|
| 24_00868_P Primrose Cottage Garden Docs.pdf | 7.8 MB |
| 25th May 1976 Deeds and Plan Primrose Cottage Garden and Garage.pdf | 5.4 MB |