

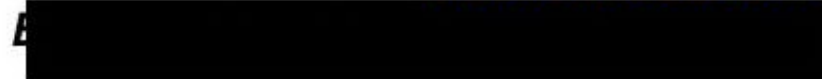


**PROPOSED MULTI-PURPOSE BUSINESS PREMISES,
LAND AT BROAD SANDS HOUSE, DIRLETON, EAST LOTHIAN**

SUPPORTING PLANNING POLICY STATEMENT

On behalf of TES Custom and Vilette and Co

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Appendix 1: Officer Report in respect of application 17/00595/P

1.0 INTRODUCTION

- 1.1 TES Custom and Vilette and Co are proposing the development of a class 4 mixed purpose business building to be constructed adjacent to the recently consented steading conversion at Broad Sands House to the north of Dirleton village and accessed from a private driveway off Ware Road. There would be some ancillary class 5 processes undertaken in respect of vehicle maintenance but this would be at a very low level and would not disturb adjacent residential amenity. There would also be ancillary storage of equipment and goods for sale and distribution related to the businesses. There would also be ancillary staff accommodation.
- 1.2 The application site is currently vacant land and not used for any agricultural purpose being contained within the ownership of the adjoining steadings. The land is currently fenced off to the east of the steading with open fields to the east and south and to the north is the access into the steading complex and further buildings including a dwelling house to the north east at Driftwood Lodge and Lysander House which was granted planning permission for business use in 2017. Application 17/00595/P refers.
- 1.3 One of the Directors of the two companies which would occupy the premises, Mr Scott Rutherford, is converting one of the existing steading buildings as a new family home. In considering the growth and consolidation of the applicant's business interests the applicant has been considering how to best integrate the businesses into one headquarters building in a location which will best serve the customer base and the businesses as a whole. One of the businesses is Vilette and Co which specialises in high quality residential development and property services throughout Edinburgh and the Lothians and is expanding rapidly into the East Lothian market where the company specialises in residential conversions and upgrades. Part of the proposed premises would be for the office function of this business and to also act as demonstration space for interior design and integrated Home Automation Business, TES Custom. Presently headquartered in Glasgow the new premises would allow TES Custom to have a dedicated demonstration space where the high quality home automations systems can be demonstrated to customers. The new building would allow this demonstration space to be built from scratch to exacting standards of design and acoustical qualities. This proposal therefore represents an expansion of the businesses into the East Lothian market and will act as a local hub for the businesses to grow and become more established in the area.

- 1.4 In addition to the above businesses the premises has been designed to incorporate a large multi car garage where the applicant's existing collection of cars would be stored, valeted and maintained. The cars are owned personally by the applicant and require a climate controlled environment in which to store and work on the vehicles. Due to the specialist nature of the work required on the vehicles and also for when specialist's demonstrations of the home automation equipment are taking place it will be necessary for staff in the businesses to have accommodation for overnight or weekly stays. The premises therefore includes staff accommodation which will be a bedroom, kitchenette and shower room, much like a small serviced apartment. As can be noted from the plans submitted, this staff accommodation is an integral part of the building and could not be used as a separate form of residential accommodation. The applicant will also require 24 hour access and surveillance over the property hence the location adjacent to the applicant's home.
- 1.5 There is a specific locational reason for the proposed business premises for both personal and business reasons. The bespoke nature of the businesses to be housed in the building could not be located in any standard office or industrial premises given the multiple uses to be brought together under one roof. There is an existing group of redundant barn buildings on the existing steading site which have been assessed for their suitability to accommodate the proposed uses. Conversion to house some of the business operations could be achieved with some significant alteration to the buildings. However, as will be assessed in the next section it is considered that, for a number of reasons, it would be more appropriate to house the business functions in a new bespoke building within the steading grouping with the existing metal barns demolished and the land subsumed into the garden ground of the main steading residence.

2.0 PLANNING POLICY ISSUES

- 2.1 The development plan policies relevant to the site are contained in the adopted 2018 East Lothian Local Plan. The plan specifically supports diversification of the economy in East Lothian and recognises throughout the plan that business uses require to be supported as creating jobs and business in East Lothian is difficult financially. This proposal is to allow for the expansion and relocation of existing businesses which will serve the East Lothian economy.
- 2.2 In the LDP section entitled 'Diverse Countryside and Coastal Areas' it states in paragraph 5.1 *'While the LDP's spatial strategy guides the majority of new development to existing settlements in the interests of promoting sustainable travel patterns, it also seeks to support the diversification of the rural economy and the ongoing sustainability of the countryside and coast'*.
- 2.3 Paragraph 5.2 goes on to state *'New rural development should be introduced sensitively to avoid harming the characteristics that attract people to live, work and visit East Lothian's countryside and coast. The Plan seeks to strike the appropriate balance between meeting the needs of the countryside to diversify and develop, while resisting the significant pressure for less sustainable development that would promote car-based travel patterns, would suburbanise the countryside, or would harm the character or appearance of the rural area'*.
- 2.4 This particular site is within an area which has built development to the west and north with an access already in place which is being substantially upgraded as a result of the residential steading conversion to the west. The buildings to the north have also been granted planning permission for a residential institutional use which will attract non-residential customers to the location. The site is capable of being developed and visually and physically accommodated within the overall steading grouping. It is proposed that the buildings will physically replace existing poorly located and configured metal barns which are situated to the north of the existed listed steading building. This barns have no use having been the subject of a condition attached to planning permission 19/00895/P. Condition 16 states *'Prior to the occupation of any of the houses hereby approved the agricultural use of the sheds within the northern part of the site shall have ceased. Thereafter the sheds shall not be used for any agricultural purpose'*.
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- 2.5 These existing barns cannot be used for any purpose without planning permission being first granted. The barns are large and unattractive and detract from the physical appearance and setting of the listed building to the south. These barns extend to 563m² in total with a volume of 3,435m³ given their overall scale and height. By contrast the proposed new business premises extend to 550m² with a total building volume of 2227m³. The land take of the building is less than exists at present and the volume and therefore scale of the building is around a third less than the existing barns. The amount of built form on the site will therefore be less than exists at present if planning permission is granted.
- 2.6 In paragraph 5.5 in respect of rural uses the LDP states *'The Plan supports the principle of new built development in the countryside to accommodate an appropriate countryside use or other business, tourism or leisure development'*. Policy DC1 then states *'Rural Diversification Development in the countryside, including changes of use or conversions of existing buildings, will be supported in principle where it is for: a) agriculture, horticulture, forestry, infrastructure or countryside recreation; or b) other businesses that have an operational requirement for a countryside location, including tourism and leisure uses'*.
- 2.7 A version of this policy was used to assess the change of use of Lysander House to the north of the application site. The officer report is attached as appendix 1. The officer stated *'Although the proposed use does not have a locational requirement to be within the countryside, the development would be of a scale and character which is acceptable for the site. The proposal would be largely contained within the existing buildings and all of the proposed development would be contained within the curtilages of the existing domestic properties. The development would not result in the loss of any agricultural land'*.
- 2.8 In this case and as noted above, the proposed building would replace existing larger buildings which detract from the setting of a listed building. These buildings have no use and are redundant. Whilst the buildings could be converted they are within the immediate setting of the residential curtilages. To convert the buildings to business use would bring a different form of use in close proximity to residential properties. By contrast this proposal will remove the unsightly buildings and regenerate that site for high quality garden ground. The proposed 'stable' type building will be purpose built and in keeping with the style and built form of the overall steading as consented. The proposed business premises would be accessed from an existing driveway which accesses the
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- proposed business premises to the north. The business premises will therefore be to the east of the residential enclave.
- 2.9 In granting planning permission for the class 8 use to the north the officer noted that the proposed use would build upon the success and principles of the applicant's retreat centre in Edinburgh by seeking to establish a further location offering a countryside setting. This is not dissimilar to the current proposal which will relocate the headquarter function of existing Edinburgh and Glasgow based businesses which would relocate to East Lothian to expand the businesses into the county. The type of business accommodated requires bespoke space which can be fitted out to create a high quality environment to display and demonstrate home automation systems and also to advertise the high quality finishes which Vilette and Co bring to their residential refurbishment schemes. As the businesses will be focussing on the East Lothian and wider Lothian market place, the bespoke offices at Dirleton will provide a new type of entrepreneurial business space which will be unique and appropriate in this high quality rural location.

Planning for Employment

- 2.10 In paragraph 3.19 the LDP states '*A significant challenge for the Council is to increase job density in East Lothian and to ensure that opportunities for job creation and economic growth are generated alongside an increase in population and the delivery of new homes. The LDP has a key role in this*'.
- 2.11 As the economy comes out of the recent pandemic there is a generally held view that where people can work from home they will choose to do so more often. There is also the likelihood that where businesses can relocate to less central locations some may take the opportunity to do so. This is one such proposal where a business owner is looking to relocate businesses to a situation which can merge home and business life and allow the businesses to grow and serve the East Lothian economy. In the northern coastal areas of East Lothian Vilette and TES Custom consider there will be significant new business opportunities and the proposed location will be centrally located to this new market place. As a headquarters facility the businesses will benefit from the substantial high quality housebuilding and refurbishments which are taking place throughout the coastal area. In providing a local headquarters office which will be permanently manned with demonstration and sales space as well as administrative staff it is hoped that the businesses will grow and be accessible to the East Lothian Market. As a result Vilette and Co in particular will be hoping to employ more local people in the construction

- sector to supplement the construction teams that currently operate within Edinburgh. There is every likelihood that having this headquarters office facility in East Lothian Vilette will be able to grow the business and employ more people. The location will be a very central to the market place it is designed to serve.
- 2.12 Due to the high quality built form which will tie in to the adjoining steading residential conversions the proposed business premises will sit comfortably within its surroundings and will be visually and physically coherent with the remaining buildings. A significant positive factor of the development will be to remove a functional and largely unusable building which is in a prominent and unsuitable location and replace this with a smaller high quality steading style building.
- 2.13 The proposed use of the building is to house businesses which support the house building sector of the economy and also a personal vehicle storage business which the site owner wishes to operate as close to his home as possible for security and operational reasons. The applicant is ensuring that the overall development of the steading is extremely high quality. This consented development will be for residential purposes but now with this proposed ancillary office and business function this will help to diversify the economy of the local area in accordance with the development plan.

Design Policies

- 2.14 The section on design in the LDP provides advice and guidance on layout and design for new development. This submission is a local application but takes its design reference from the adjoining steading redevelopment proposals. The siting and design of the proposed building has been carefully assessed to provide a building of high quality in a position which sits in the foreground of the steading allowing the residential buildings to enjoy an open aspect to the south. In bringing the proposed building northwards this provides a sense of arrival to the steading complex on the south side of the access drive. This entry is presently scarred by the metal barns which are functional and aesthetically unpleasant. They detract from the setting of the adjacent listed building. The site of the barns is better related to the listed steading which is why this is to be subsumed into the garden ground of the existing building. The position of the proposed building will allow it to be set against the backdrop of the steadings to the west and when viewed from the south will read as part of the steading complex being of similar scale and design and single storey.

- 2.15 The overall aim of the steading conversion has been to remove the unsightly appendages to the steading buildings and to complement and upgrade the buildings with burnt timber cladding. This will provide a high quality rural feel to the overall development. The proposed business premises fits into this overall approach. The listed steading will remain the clear focus of the development especially through the removal of the northern metal barns.
- 2.16 Policy DP1 refers to landscape character. This development integrates fully into the existing surroundings and the built form takes up less land than the existing barns which would be removed. The proposed buildings will impact positively on the setting of the steading complex. The land is not in agricultural use and is owned by the applicant. The proposed building will be orientated in a similar manner to the existing buildings on site thereby enhancing the overall rhythm and design of the complex. An open outlook to the south will provide light and amenity into the demonstration room and the ancillary staff accommodation. The proposed building will not encroach into agricultural land and will read as part of the complex of buildings which are all accessed from the communal driveway.
- 2.17 DP2 refers to design and the approach suggested has been fully taken into account in the architectural and site planning approach. The building has been positioned and orientated to complement the surroundings to create a sense of identity and place as well as sense of arrival into the wider steading complex. The site will be developed with high quality architectural features befitting of the adjacent steading and will enhance the visual impression of the area. The front car parking will be a simple porous gravelled area behind a wooden gate which will replicate those elsewhere in the development. The site is not proposed to be heavily landscaped as the building will sit comfortably in its curtilage and as such no landscape plan is proposed. Further discussion would be welcome on this subject as the council is aware that the steading complex is to be the subject of extensive tree planting and landscaped gardens.
- 2.18 Policy DP2 refers to design of all new development with the exception of changes of use and alterations and extensions to existing buildings. The proposal takes cognisance of the requirements of this policy in being an appropriate building setting, with a small high quality material palette and with the building orientated to make best use of the site and to complement the remainder of the steading especially through the removal of the existing unsightly barns. The site already has access from the existing driveway and can be readily accessed by car and on foot. The area is traversed by a number of footpaths. The closest path has recently
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- been upgraded by the applicant. The proposed site plan provides for boundary treatment around the site to make it clear that the premises is not a functional part of the steading. The boundary treatments will tie in with the treatments used elsewhere in the steading. The amenity of the proposed residential dwellings has been taken fully into account and is one of the main reasons why the existing barns are not being used, but instead the space being relocated on to the application site. There will be no overlooking given the position of the building on site and the ground is relatively flat and open. As noted previously the building will sit comfortably within its setting when viewed from any vantage point in the locality.
- 2.19 The advice box 11 supporting policy DP2 does not require a design statement to be lodged with this application. The overall redevelopment and refurbishment of the neighbouring steading has been carefully designed and this has been supported in the planning and listed building consents granted on that site. The approach to design and siting should not therefore require any further justification or supporting information given this background site history.
- 2.20 In respect of developer contributions policy DEL1 refers to infrastructure and facilities provision and states that new development will only be permitted where the developer makes appropriate provision for infrastructure and community facilities. The policy states that such contributions will be required from all new development proposals that meet or exceed 100 sqm for business proposals. This proposal is for a building of 550sqm and is therefore within the threshold of this policy. The policy indicates that contributions will be required on a case by case basis. Contributions also require to be in conformity with government policy relating to scale and kind and directly related to the development proposed.
- 2.21 In conclusion this section has assessed the development against the relevant policies of the development plan. The application proposal will replace an existing poorly located and incongruous barn which could be converted to business use but is within a residential enclave. This proposal is for a purpose built bespoke building in a more suitable location on the edge of the residential enclave and allows the site of the barns to be subsumed into garden ground. This will enhance the setting of the listed building. The proposal conforms to the development plan in providing business premises in a location which will serve the needs of the businesses in creating a headquarters hub to serve the coastal area of East Lothian and beyond.
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3.0 CONCLUSIONS

- 3.1 This proposal relates to the development of a 550sqm new business premises at Broad Sands House in East Lothian. The premises will accommodate two businesses run by Scott Rutherford who will be residing in the refurbished steading on site. There are existing largescale metal barns to the north of the existing steading which have no use as the agricultural use ceased when planning permission was granted for the refurbishment of the steadings for residential use. Whilst the proposed business headquarters will be largely compatible with the residential steading conversion, operationally it would be beneficial to relocate the business premises to a stand alone new building which can be designed to integrate the businesses into purpose built accommodation.
- 3.2 This proposal seeks permission for a building which will sit comfortably in its surroundings and for which there is a locational need on the part of the business owner. The two companies are directly related to high quality residential development and refurbishment and in respect of the Home Automation Business requires high quality demonstration space which complements the Vilette and Co property services business which is expanding rapidly into East Lothian and requires a headquarters. As home working increases and commuting to larger centres reduces having this headquarters building in this coastal location is a positive business decision which will allow the businesses to grow and to employ more people locally.
- 3.3 The approach to the development has taken its cue from the consented steading conversion and will complement the steading. There will be physical benefits to the setting of the listed building through the removal of the existing unsightly barns and replacement with a high quality stable style building which sits comfortably in its surroundings. East Lothian Council has supported another business proposal which takes access from the same access driveway and has determined that this location can support small businesses which can diversify and support the rural economy of East Lothian. This proposal fits into that category and can be supported by development plan policy.

February 2021

APPENDIX 1
OFFICER REPORT ON PLANNING APPLICATION 17/00595/P

OFFICER REPORT

6th September 2017

App No. 17/00595/P

Application registered on 7th July 2017
Target Date 6th September 2017

Proposal	Change of use of 2 houses and domestic garden grounds to retreat centre/residential holistic healing therapies (class 8) use including conversion of redundant waste water treatment plant to group meditation pavilion, conversion of out building to solitary meditation pavilion, erection of shed, stables and stock pen and associated works	SDELL	Y/N
Location	Lysander House And Driftwood Lodge Dirleton North Berwick East Lothian EH39 5HP	CDEL Bad Neighbour Development	Y/N Y/N

APPLICANT: Dovelight-by-the-sea

Is this application to be approved as a departure from structure/local plan? ~~Y~~/N

c/o Derek Scott Planning
Per Derek Scott
21 Lansdowne Crescent
Edinburgh
EH12 5EH

DECISION TYPE: **Consent Granted**

PLANNING ASSESSMENT

The application site consists of the neighbouring domestic properties of Lysander House and Driftwood Lodge which are situated in the countryside, as defined by Policy DC1 'Development in the Countryside and Undeveloped Coast' of the adopted East Lothian Local Plan 2008, at New Mains, west of New Mains Farm and some 600 metres to the north east of Dirleton.

The buildings of Lysander House and Driftwood Lodge are former radar station buildings which were converted (following the granting of planning permission 00/00057/FUL) into two detached houses in the early 2000's. Lysander House and Driftwood Lodge are both two

storey, art deco styled houses with white painted rendered walls and flat roofs with some glazed projections. They sit alongside each other at the western end of their extensive grounds which are mainly laid to grass and which are used partly as paddocks. Immediately to the south of Driftwood Lodge there exists a small, redundant waste treatment plant and on the western boundary of the extensive grounds of the properties there is a small brick outbuilding. The properties are served by two separate driveways which take access off an unclassified rural road. The grounds of the properties are bounded by timber post and rail fences and by some landscaping. They are bounded to the south and west by unclassified rural roads and otherwise by flat, open agricultural fields.

Planning permission is sought to change the use of the two houses and their domestic garden grounds and outbuildings to a retreat centre/residential holistic healing therapies (class 8) use and for the erection of a shed, stables and stock pen and associated works.

The applicant has submitted a statement which advises that two nights to four week residential programmes would operate from the ten bedroom retreat centre to be formed through the conversion of the two houses and therapies to be offered to clients staying in the facility would include counselling, aromatherapy massage, sound healing/therapy, art therapy, dance therapy, yoga, reiki, equine and animal care therapy, life coaching, nutritional therapy, mindfulness/meditation, acupuncture, hypnotherapy, homeopathy and reflexology.

An external alteration to Driftwood Lodge is proposed in the form of the re-roofing of an existing sunroom on the rear elevation of the building in a light grey, single ply membrane. No external alterations are proposed to Lysander House to facilitate its conversion to a retreat centre.

It is proposed to alter and convert the redundant waste water treatment plant adjacent to Driftwood Lodge to a group meditation pavilion. It is proposed that the circular settlement tank section is retained and the adjacent rectangular control room section is demolished. It is proposed to erect a spiralling, self-supporting, predominantly glazed, reciprocal roof structure on the circular building which would remain.

Since the application was registered, an amended drawing has been submitted which details a change to the finishing material for part of the spiralling, self-supporting, predominantly glazed, reciprocal roof structure from red clay pantiles to a copper finish.

It is proposed to erect a 3 box stable building and associated stock pen close to the eastern boundary of the site for use in association with the retreat centre use. The walls of the proposed stable building would be finished in larch tongue and groove cladding and it would have a pitched roof finished in profiled cement roof cladding.

It is proposed to erect a small tool hut to the north east of the building of Lysander House. It would have larch tongue and groove clad walls and a profiled cement roof cladding.

It is also proposed to alter and convert the small brick outbuilding on the eastern boundary of the site to a solitary meditation space. It is proposed to form a double door opening in the west facing wall of the building and to form a glazed canopy over part of the building.

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 South East Scotland Strategic Development Plan (SESplan) June 2013 and the adopted East Lothian Local Plan 2008.

There are no policies of the approved South East Scotland Strategic Development Plan (SESplan) June 2013 relevant to the determination of the application.

Relevant to the determination of the application are Policies DC1 (Development in the Countryside and Undeveloped Coast), DP2 (Design), DP6 (Extensions and Alterations to buildings), DP22 (Private Parking) and T2 (General Transport Impact) of the adopted East Lothian Local Plan 2008.

No written objections have been received to the application.

A written representation has been received from the Dirleton Village Association (DVA). The DVA does not object to the proposal but provides comments on certain aspects of it. The DVA requests that as many jobs as possible be advertised locally, they recommend that Historic Environment Scotland be asked for an opinion concerning the proposals to alter the former radar station minor buildings, they ask that the colour of the cement roof cladding be submitted for approval by the Planning Authority and suggests that it should be neutral in colour, they ask that a landscape structure plan be submitted and that a section of overhead power line running alongside the entrance to the site be undergrounded to enhance visual amenity.

Gullane Area Community Council have been consulted on the proposals. They have advised that they consider that the application is primarily of interest to the community of Dirleton and not to those in the wider community council area. They advise they fully endorse the comments of the Dirleton Village Association.

It would not be reasonable of the Planning Authority to require for the existing overhead lines to be re-routed underground or to suggest that jobs should be advertised locally. Historic Environment Scotland have not been consulted on this application as none of the buildings to which the application relates are listed buildings.

Policy DC1 states 'Development, including changes of use, will be acceptable in principle within the countryside and undeveloped coast where it is directly related to agriculture, horticulture, forestry and countryside recreation. Other business use will also be acceptable where it is of an appropriate scale and character for its proposed location in the countryside, it can be suitably serviced and accessed and there are no significant traffic or other environmental impacts'.

The retreat use proposed is not one which is directly related to agriculture, horticulture, forestry and countryside recreation.

The applicant's agent informs that the centre proposed in this application builds on the success and principles of the applicant's existing retreat centre which is located in Edinburgh by seeking to establish a further location offering residential based therapies but in a

countryside location. That countryside location enables a range of further treatments to be offered in a tranquil environment all with the aim of aiding a natural healing process in nature itself. The facility would have the capacity to accommodate up to ten people at any one time on a residential based therapy programme ranging in duration from two nights to four weeks. Up to two qualified staff would reside and remain at the centre at all times. Other counsellors/therapists (1-2 per day) would travel several days a week to administer treatments. The Centre would be marketed locally, nationally and internationally.

Although the proposed use does not have a locational requirement to be within the countryside, the development would be of a scale and character which is acceptable for the site. The proposed development would be largely contained within the existing buildings and all of the proposed development would be contained within the existing curtilages of the existing domestic properties. The development would not result in the loss of any agricultural land.

On the basis of the information submitted as part of the application, the Council's Environmental Health Service advises they have no comment to make on the application. There are no immediate neighbouring residential properties which would be affected by the proposed development.

The existing accesses, driveways and parking spaces within the site would be used to serve the proposed development. The Council's Roads Service raise no objection to the proposals being satisfied that it complies with Policies DP22 (Private Parking) and T2 (General Transport Impact) of the adopted East Lothian Local Plan 2008.

If operated as stated by the applicant, the proposed retreat centre would neither by its nature nor through its scale of operation be harmful to the amenity of any neighbouring residential property or any other land use associated with its location. The proposed use is one which falls within Class 8 (Residential Institutions) of the Town and Country Planning (Use Classes) (Scotland) Order 1997. Other uses within that Class (e.g. a hospital or nursing home or a residential school, college or training centre) might be likely to have a different impact on neighbouring land uses and the wider locality. Therefore, it would be prudent to restrict the Class 8 use of the site specifically to the retreat centre use applied for. This can reasonably and competently be controlled by a condition on the grant of planning permission.

The Council's Archaeology Service was consulted and has no comment on the application.

The Council's Biodiversity Officer raises no biodiversity issues as a result of the proposed development.

The Council's Economic Development Service have been consulted but have not provided comments on the application.

In their positions the proposed stable building and associated stock pens, the proposed tool shed and the existing outbuildings a they would be altered would be visible within the open landscape within which the application site lies. However, in those views they would be seen in relation to the existing buildings on the site and alongside the agricultural buildings of New Mains Farm. Owing to this and otherwise by virtue of their size, form, massing, position and external finishes the proposed new and altered buildings would not be harmfully prominent or intrusive forms of development in their countryside location. They would be

well integrated into their settings and would not appear harmfully intrusive, incongruous or exposed within their landscape setting and would not harm the character and appearance of the landscape of the area.

The Landscape Advice from the Council's Policy and Projects Landscape Officer is that the introduction of tree planting could be inappropriate in this exposed, flat open landscape and therefore he does not require a scheme of landscaping to be required as a condition on a grant of this planning permission.

Taking all of the above into consideration, and subject to conditions, the proposed development is consistent with Policies DC1 (Countryside and Undeveloped Coast), DP2 (Design), DP6 (Extensions and Alterations to Buildings), DP22 (Private Parking) and T2 (General Transport Impact) of the adopted East Lothian Local Plan 2008.

CONDITIONS:

- 1 The Class 8 use of the site hereby approved shall only be that of a retreat centre/residential holistic healing therapies use and of no other use of Class 8 of the Town and Country Planning (Use Classes) (Scotland) Order 1997.

Reason:

In the interests of safeguarding the amenity of the area.

- 2 Prior to the commencement of development on site, a schedule and samples of the materials and finishes to be used to externally clad the tool hut, stable and tack room and group meditation space building all hereby approved shall be submitted to and approved in writing by the Planning Authority.

Thereafter, the materials shall be implemented as approved.

Reason:

To allow the full consideration and control of the materials used in the development in the interest of visual amenity and to protect the character of the rural area.

LETTERS FROM



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