

Notice of Review: 36 Hunter Terrace, Loanhead Determination Report

Report by Chief Officer Place

1 Purpose of Report

- 1.1 The purpose of this report is to provide a framework for the Local Review Body (LRB) to consider a 'Notice of Review' for the formation of driveway and access at 36 Hunter Terrace, Loanhead.

2 Background

- 2.1 Planning application 24/00706/DPP for the formation of driveway and access at 36 Hunter Terrace, Loanhead was refused planning permission on 14 February 2025; a copy of the decision is attached to this report.
- 2.2 The review has progressed through the following stages:
- 1 Submission of Notice of Review by the applicant.
 - 2 The Registration and Acknowledgement of the Notice of Review.
 - 3 Carrying out Notification and Consultation.

3 Supporting Documents

- 3.1 Attached to this report are the following documents:
- A site location plan (Appendix A);
 - A copy of the notice of review form and supporting statement (Appendix B). Any duplication of information is not attached;
 - A copy of the case officer's report (Appendix C);
 - A copy of the decision notice, excluding the standard advisory notes, issued on 14 February 2025 (Appendix D); and
 - A copy of the key plans/drawings (Appendix E).
- 3.2 The full planning application case file and the development plan policies referred to in the case officer's report can be viewed online via www.midlothian.gov.uk.

4 Procedures

- 4.1 In accordance with agreed procedures, the LRB:

- Have determined to undertake a site visit (only elected members attending the site visit can participate in the determination of the review); and
 - Have determined to progress the review by written submissions.
- 4.2 The case officer's report identified that there was one consultation response, and two representations received (all objections). As part of the review process the interested parties were notified of the review – one additional comment has been received reinforcing their objection to the application. All comments can be viewed online on the electronic planning application case file.
- 4.3 The next stage in the process is for the LRB to determine the review in accordance with the agreed procedure:
- Identify any provisions of the development plan which are relevant to the decision;
 - Interpret them carefully, looking at the aims and objectives of the plan as well as detailed wording of policies;
 - Consider whether or not the proposal accords with the development plan;
 - Identify and consider relevant material considerations for and against the proposal;
 - Assess whether these considerations warrant a departure from the development plan; and
 - State the reason/s for the decision and state any conditions required if planning permission is granted.
- 4.4 In reaching a decision on the case the planning advisor can advise on appropriate phraseology and on appropriate planning reasons for reaching a decision.
- 4.5 Following the determination of the review the planning advisor will prepare a decision notice for issuing through the Chair of the LRB. A copy of the decision notice will be reported back to the LRB for noting.
- 4.6 A copy of the LRB decision will be placed on the planning authority's planning register and made available for inspection online.

5 Conditions

5.1 In accordance with the procedures agreed by the LRB at its meeting of 20 June 2022, and without prejudice to the determination of the review, the following conditions have been prepared for the consideration of the LRB if it is minded to uphold the review and grant planning permission.

1. The development to which this permission relates shall commence no later than the expiration of three years beginning with the date of this permission.

Reason: *To accord with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997 (as amended by the Planning (Scotland) Act 2019).*

2. Prior to the vehicular access and driveway being brought in to use the proposed access over the existing grassed area shall be surfaced in grass seeded pavers.

Reason: *To protect the visual amenity of the area.*

3. Prior to the vehicular access being brought into use a dropped kerb footway crossing shall be constructed at the vehicle entrance.

Reason: *In the interests of road safety and the free flow of traffic.*

4. Any gates to the vehicular access shall be so designed and installed as to only open inwards.

Reason: *To ensure gates do not open over the pavement: to ensure no hazard is caused to pedestrians using the footway.*

6 Recommendations

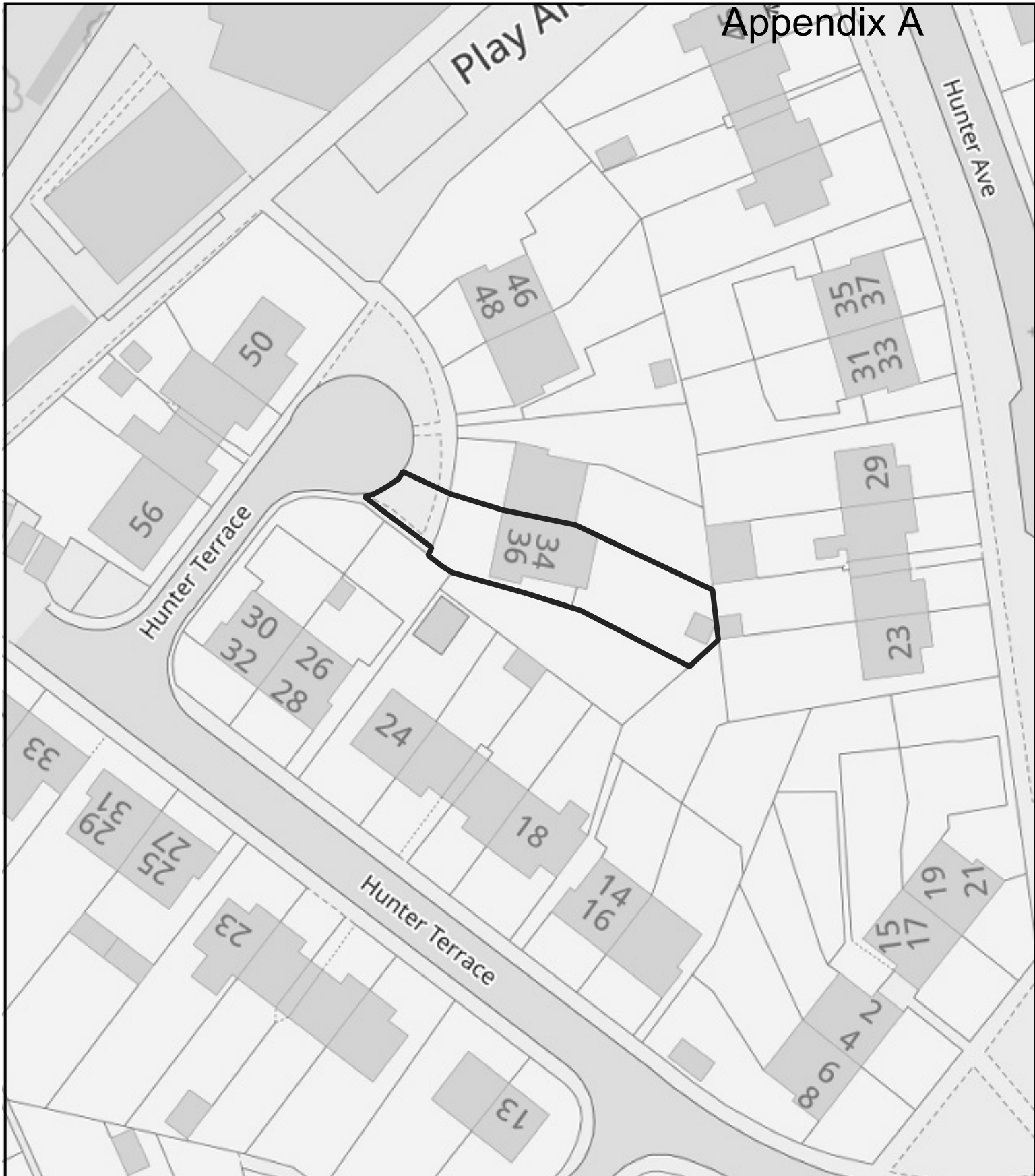
- 6.1 It is recommended that the LRB:
 - a) determine the review; and
 - b) the planning advisor draft and issue the decision of the LRB through the Chair

Peter Arnsdorf
Planning, Sustainable Growth and Investment Manager

Date: 2 May 2025

Report Contact: Laura Kinsey – Planning Officer (Acting Up)
Laura.Kinsey@midlothian.gov.uk

Background Papers: Planning application 24/00706/DPP available for inspection online



**Planning Service
Place Directorate**

Midlothian Council
Fairfield House
8 Lothian Road
Dalkeith, EH22 3AA

Formation of driveway and associated access

36 Hunter Terrace, Loanhead, EH20 9SJ

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File No. 24/00706/DPP

Scale 1:650





Fairfield House 8 Lothian Road Dalkeith EH22 3ZN Tel: 0131 271 3302 Fax: 0131 271 3537 Email: planning-applications@midlothian.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 100691235-003

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.

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 **T** Agent

Agent Details

Please enter Agent details

Company/Organisation:	<input type="text" value="Lothian Plans"/>		
Ref. Number:	<input type="text"/>	You must enter a Building Name or Number, or both: *	
First Name: *	<input type="text" value="Stephen"/>	Building Name:	<input type="text"/>
Last Name: *	<input type="text" value="Lothian"/>	Building Number:	<input type="text" value="18"/>
Telephone Number: *	<input type="text" value="07960366691"/>	Address 1 (Street): *	<input type="text" value="Laidlaw Gardens"/>
Extension Number:	<input type="text"/>	Address 2:	<input type="text"/>
Mobile Number:	<input type="text"/>	Town/City: *	<input type="text" value="Tranent"/>
Fax Number:	<input type="text"/>	Country: *	<input type="text" value="Scotland"/>
		Postcode: *	<input type="text" value="EH33 2QH"/>
Email Address: *	<input type="text" value="stephen@lothianplans.com"/>		

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

T Individual ≤ Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	<input type="text" value="Mr"/>	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text"/>	Building Name:	<input type="text" value="36"/>
First Name: *	<input type="text" value="Sidney"/>	Building Number:	<input type="text"/>
Last Name: *	<input type="text" value="Canevale"/>	Address 1 (Street): *	<input type="text" value="Hunter terrace"/>
Company/Organisation	<input type="text"/>	Address 2:	<input type="text"/>
Telephone Number: *	<input type="text"/>	Town/City: *	<input type="text" value="Loanhead"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="Scotland"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text" value="EH20 9SJ"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text" value="[REDACTED]"/>		

Site Address Details

Planning Authority:	<input type="text" value="Midlothian Council"/>
Full postal address of the site (including postcode where available):	
Address 1:	<input type="text" value="36 HUNTER TERRACE"/>
Address 2:	<input type="text"/>
Address 3:	<input type="text"/>
Address 4:	<input type="text"/>
Address 5:	<input type="text"/>
Town/City/Settlement:	<input type="text" value="LOANHEAD"/>
Post Code:	<input type="text" value="EH20 9SJ"/>

Please identify/describe the location of the site or sites

Northing	<input type="text" value="665736"/>	Easting	<input type="text" value="328568"/>
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Description of Proposal

Please provide a description of your proposal to which your review relates. The description should be the same as given in the application form, or as amended with the agreement of the planning authority: *
(Max 500 characters)

Formation of driveway and associated access

Type of Application

What type of application did you submit to the planning authority? *

- Application for planning permission (including householder application but excluding application to work minerals).
- Application for planning permission in principle.
- Further application.
- Application for approval of matters specified in conditions.

What does your review relate to? *

- Refusal Notice.
- Grant of permission with Conditions imposed.
- No decision reached within the prescribed period (two months after validation date or any agreed extension) – deemed refusal.

Statement of reasons for seeking review

You must state in full, why you are seeking a review of the planning authority's decision (or failure to make a decision). Your statement must set out all matters you consider require to be taken into account in determining your review. If necessary this can be provided as a separate document in the 'Supporting Documents' section: * (Max 500 characters)

Note: you are unlikely to have a further opportunity to add to your statement of appeal at a later date, so it is essential that you produce all of the information you want the decision-maker to take into account.

You should not however raise any new matter which was not before the planning authority at the time it decided your application (or at the time expiry of the period of determination), unless you can demonstrate that the new matter could not have been raised before that time or that it not being raised before that time is a consequence of exceptional circumstances.

Supporting statement provided

Have you raised any matters which were not before the appointed officer at the time the Determination on your application was made? *

Yes No

If yes, you should explain in the box below, why you are raising the new matter, why it was not raised with the appointed officer before your application was determined and why you consider it should be considered in your review: * (Max 500 characters)

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review. You can attach these documents electronically later in the process: * (Max 500 characters)

1. Images of similar works in the area 2. Supporting statement

Application Details

Please provide the application reference no. given to you by your planning authority for your previous application.

24/00706/DPP

What date was the application submitted to the planning authority? *

11/11/2024

What date was the decision issued by the planning authority? *

14/02/2025

Review Procedure

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Can this review continue to a conclusion, in your opinion, based on a review of the relevant information provided by yourself and other parties only, without any further procedures? For example, written submission, hearing session, site inspection. *

Yes No

In the event that the Local Review Body appointed to consider your application decides to inspect the site, in your opinion:

Can the site be clearly seen from a road or public land? *

Yes No

Is it possible for the site to be accessed safely and without barriers to entry? *

Yes No

Checklist – Application for Notice of Review

Please complete the following checklist to make sure you have provided all the necessary information in support of your appeal. Failure to submit all this information may result in your appeal being deemed invalid.

Have you provided the name and address of the applicant?. *

Yes No

Have you provided the date and reference number of the application which is the subject of this review? *

Yes No

If you are the agent, acting on behalf of the applicant, have you provided details of your name and address and indicated whether any notice or correspondence required in connection with the review should be sent to you or the applicant? *

Yes No N/A

Have you provided a statement setting out your reasons for requiring a review and by what procedure (or combination of procedures) you wish the review to be conducted? *

Yes No

Note: You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. You may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

Please attach a copy of all documents, material and evidence which you intend to rely on (e.g. plans and Drawings) which are now the subject of this review *

Yes No

Note: Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice (if any) from the earlier consent.

Declare – Notice of Review

I/We the applicant/agent certify that this is an application for review on the grounds stated.

Declaration Name: Mr Stephen Lothian

Declaration Date: 19/03/2025

Prior to designing the driveway, we looked around the streets near the property in question and got a feel for what precedent had already been set and found several driveways that had been formed, either slabbed, mono block, tarmac, and concrete. Please see images that we have uploaded with the address' labelled.

Initially, we had applied for forming a tarmac surfaced drive to get from the street to the garden of 36 Hunter Terrace but after discussing the works with the appointed planner and taking her advice, we changed the design to what she requested and created a revised proposal drawing to show a grasscrete finish to the grass verge which would be in keeping, giving the grass look but functionality to allow a car to cross into the driveway/garden of 36 Hunter Terrace.

In the refusal letter, there are a number of points that we completely disagree on and feel that there is not much logical reasoning for the points stated.

1. The proposed access for vehicular use and possibly for parking will detract from the positive contribution to the visual amenity of the area that this area of open space provides.

The open space will always be there and visually very similar. The verge is only being strengthened to allow a car to travel over. Not park upon. Grass still grows through the grasscrete and has a similar visual impact.

2. The proposed driveway will result in the loss of on street parking in an area where on street parking spaces are already limited. This would place additional pressure on the limited number of public parking spaces available. **This drive is one space wide but will allow 2 cars from this household which currently park on the street to come off the street and park in the garden resulting in more on street parking for others**

3. Approval of the application could make it difficult to resist further similar proposals which would degrade the visual amenity of the area further and place additional pressure on on-street parking for local residents. **Even if others applied for this, it allows the cars already parking in the small tight street to take their cars into the garden and off street.**

One objection mentions an issue with road safety, commenting on how the pavement is used by children but the pavement reaches an end at this property and does not run up the cul-de-sac. If walking, you would need to use the pavement on other side of the road. We have lived here for over 35 years and brought up 3 children and can honestly say I have not seen children pass our front gate to go to the park most if not all people walk down the lane or Hunter Avenue to get to the play area or the county side.

On new developments, there is never a safety concern for any new build properties/estates which have cars drive over grass verge areas into a driveway on streets where children are walking and playing. It is accepted that it is a way of life.

Another reason for requesting access to our driveway is that we want to buy an electric car and put a charging unit into the property to lower our carbon footprint and assist with being more environmentally friendly. To be able to charge the electric car up safely, without having wires running over the pavement and onto the road, we need safe access to the garden. If we set an example and others want to do the same then this is completely a good thing for the environment and governments targets of net zero.

The existing hard surface has been in our garden for about 25 years and I am happy to make provision for direct surface water to a porous area within the curtilage of the dwelling. Regarding vehicular access this would only be used as the driveway and no cars will be parking on the driveway access.

As we have mentioned, we have been here for over 35 years and nobody has applied for a driveway.

Please also note that 50 Hunter Terrace(same street) has formed an access across the area of open space at their property to serve their drive albeit that the access is a bit narrower and shorter as compared to the proposal we have gone in with but there is a presedent already been set.

We hope that you will agree with us that we are only looking to make a small understandable and sympathetic upgrade to facilitate modern living on a property/street that was designed at a time which didn't take into account the ways of life we have of this day in age and that the proposal is only going to benefit not nly the residents but the environment as a whole.

Kind regards, Mr and Mrs Carnevale

MIDLOTHIAN COUNCIL

DEVELOPMENT MANAGEMENT PLANNING APPLICATION DELEGATED WORKSHEET:

Planning Application Reference: 24/00706/DPP

Site Address: 36 Hunter Terrace, Loanhead

Site Description: The application property comprises of a ground floor flat within a 4-in-a-block building forming part of a cul-de-sac within a primarily residential area. It is finished in a dry dash render with a cream painted brick base course, brown upvc windows and brown contoured concrete rooftiles.

The front garden area is covered in hardstanding (slabs). There is a pavement running along the front of the property with a grass landscape strip between the pavement and the roadside.

Proposed Development: Formation of driveway and associated access

Proposed Development Details: It is proposed to remove a 2.75m section of fencing along the front boundary of the property to form an access into the garden to allow off street parking within the front garden area. The existing concrete slabs covering the front garden are to remain.

A 1m high metal gate to match the design of the existing metal boundary fence is proposed.

The originally submitted plans showed a tarmac access strip measuring 4.13m wide by 8m deep at the deepest point being formed over the existing grassed area of open space to the front of the property. A 4.5m wide section of dropped kerb is also proposed. The case officer wrote to the agent raising concerns with regard to the loss of this section of open space and the impact that the access will have on the visual amenity of the street scene. Amended drawings received 14.11.2024 showing the proposed access finished in a grasscrete or similar alternative product.

Background (Previous Applications, Supporting Documents, Development Briefs):

History sheet checked – no relevant history

The agent has submitted a statement addressing policy 1 of NPF4. It states that materials and tradespeople will be sourced locally and where possible reclaimed or natural materials will be used.

Consultations:

Loanhead and District Community Council (LDCC) object to the application on the grounds that the grass area is part of the design of Hunter Terrace and for the benefit of the residents and should remain in place. They state the verge contributes to the pleasant aesthetics of the area and gives a connection from the residential area to the countryside beyond. They raise concerns with regard to road safety

particularly for children using the pavement. They also state that if approved the proposal will set a precedent for other residents. LDCC also commented that the driveway will result in reduced parking for other residents of Hunter Terrace and if other driveways were subsequently allowed this would greatly reduce parking for remaining residents.

Representations:

Two representations have been received objecting to the application. The reasons for objecting are summarised below:

- Loss of on street parking.
- The drive will mean the loss of two parking spaces which is unfair. The representor asks if plans could be amended to only remove one parking space.
- Would the Council consider removing the grassed area to provide better parking for all residents?
- Concern about the knock on effect of other application resulting in the loss of all or most of the grass verge.

Relevant Planning Policies:

Planning policy comprises National Planning Framework 4 and the adopted Midlothian Local Development Plan 2017. The following policies are relevant to the proposal:

NPF4

Policy 1 Tackling the climate and nature crises

When considering all development proposals significant weight will be given to the global climate and nature crises.

Policy 14 - Design, quality and place

- a) Development proposals will be designed to improve the quality of an area whether in urban or rural locations and regardless of scale.
- c) Development proposals that are poorly designed, detrimental to the amenity of the surrounding area or inconsistent with the six qualities of successful places, will not be supported.

Policy 16 - Quality homes

- g) Householder development proposals will be supported where they:
 - i. do not have a detrimental impact on the character or environmental quality of the home and the surrounding area in terms of size, design and materials; and
 - ii. do not have a detrimental effect on the neighbouring properties in terms of physical impact, overshadowing or overlooking.

The relevant policy of the **Midlothian Local Development Plan 2017** is;

DEV2 – Protecting amenity within the built-up area - seeks to protect the character and amenity of the built-up area.

Planning Issues:

The main planning issue to be considered is whether or not the proposal complies with the development plan policies and, if not, whether there are any material planning considerations which would otherwise justify approval.

On the basis of available information the proposed development does not conflict with the aims of NPF4 with regards to sustainability.

There is sufficient space within the garden area of the property to safely accommodate a car without the risk of overhanging the pavement and fulfil the minimum standards for driveways in Midlothian. The existing hard surface in the front garden is to be retained. If planning permission is forthcoming a condition should be attached to ensure that the hard surface is porous and if not that provision is made to direct surface water to a porous area within the curtilage of the dwelling.

The area of open space that the properties within this cul de sac front positively contribute to the visual amenity of the area. It adds interest and enhances the appearance of the surrounding area providing amenity for both residents and visitors. The case officer raised concern with the agent with regard to the visual impact the proposed tarmac access would have on the area. Subsequent plans were submitted showing the access to be covered in grasscrete or similar. The use of grasscrete would soften the appearance of the access within the street scene. However, it would also be difficult to prevent cars from parking on the vehicular access. The use of this part of open space for vehicular access and possibly for parking will detract from the character of this area.

Whilst each application is dealt with on its own merits if the current scheme was approved it would be difficult to resist further similar proposals which would degrade the visual amenity of the area further.

The formation of the access will result in a reduction of already limited on street parking for the residents of Hunter Terrace by approximately 2 spaces. The entire garden area of the application property is covered in hard surface and could potentially be capable of accommodating up to 2 cars off street and therefore it could be argued that there would be no net loss of parking in the area. Although the proposal would still provide parking space, this would be private and would result in the loss of parking for general use of local residents and would be at the detriment particularly to the residents of the first floor flatted dwellings of this part of the street who do not have access to front gardens to form driveways.

It is noted that the property across the road at no.50 has formed an access across this area of open space to serve their drive albeit that the access is much narrower and shorter as compared to the proposed. A history search back as far as the early 90's confirms that no application for planning permission has been received for this access.

There are no apparent road safety issues as a result of the access being formed.

One representation raises a request for the whole grass verge to be removed to allow better parking for all residents. It is presumed that the representor is requesting the Council carries out this work. This should be raised with the relevant Council

departments if the representor wishes to pursue this enquiry and should be directed to the Council's Estates and Roads departments. Any further alterations to the open space would require a further application for planning permission and it would be advisable to contact the Planning Authority again for further advice.

It is acknowledged that pre application advice was previously provided to the applicant advising that whilst the loss of the section of open space would be regrettable the application could likely be supported. However, on further consideration and in light of more detailed plans being submitted as part of the detailed application it is now considered that the proposal is not acceptable. Objections from local residents and the local community council all highlight the importance of this amenity space and on street parking at this location and are significant material considerations.

Recommendation:

Refuse planning permission

Refusal of Planning Permission

Town and Country Planning (Scotland) Act 1997

Appendix D 

Reg. No. 24/00706/DPP

Lothian Plans
18 Laidlaw Gardens
Tranent
EH33 2QH

Midlothian Council, as Planning Authority, having considered the application by Mr Sidney Carnevale, 36 Hunter Terrace, Loanhead, EH20 9SJ, which was registered on 14 November 2024 in pursuance of their powers under the above Acts, hereby **refuse** permission to carry out the following proposed development:

Formation of driveway and associated access at 36 Hunter Terrace, Loanhead, EH20 9SJ

in accordance with the application and the following documents/drawings:

<u>Document/Drawing.</u>	<u>Drawing No/Scale</u>	<u>Dated</u>
Existing and Proposed Site Plan	36HT-P1 Rev B 1:200	10.12.2024
Location Plan	36HT-PL2 Rev A 1:1250	14.11.2024
Existing and Proposed Elevations	36HT-PL3 Rev A 1:50	08.11.2025

The reason(s) for the Council's decision are set out below:

- 1. The proposed access for vehicular use and possibly for parking will detract from the positive contribution to the visual amenity of the area that this area of open space provides.*
- 2. The proposed driveway will result in the loss of on street parking in an area where on street parking spaces are already limited. This would place additional pressure on the limited number of public parking spaces available.*
- 3. Approval of the application could make it difficult to resist further similar proposals which would degrade the visual amenity of the area further and place additional pressure on on-street parking for local residents.*
- 4. For the above reasons the proposal is contrary to policies 14 and 16 of NPF4 and DEV2 of the Adopted Midlothian Local Development Plan 2017 which seeks to protect the amenity of the built up area.*

Dated 14 / 5 / 2025

A handwritten signature in black ink, consisting of the letters 'D' and 'R' intertwined.

.....
Duncan Robertson
Lead Officer – Local Developments
Fairfield House, 8 Lothian Road, Dalkeith, EH22 3ZN



Informative Note

The proposed development lies within an area that has been defined by the Mining Remediation Authority as containing coal mining features at surface or shallow depth. These features may include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and former surface mining sites. Although such features are seldom readily visible, they can often be present and problems can occur, particularly as a result of new development taking place.

Any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant land stability and public safety risks. As a general precautionary principle, the Mining Remediation Authority considers that the building over or within the influencing distance of a mine entry should be avoided. In exceptional circumstance where this is unavoidable, expert advice must be sought to ensure a suitable engineering design which takes account of all relevant safety and environmental risk factors, including mine gas and mine-water. Your attention is drawn to the Mining Remediation Authority Policy in relation to new development and mine entries available at:

<https://www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries>

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Mining Remediation Authority Permit. Such activities could include site investigation boreholes, excavations for foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Application forms for Mining Remediation Authority permission and further guidance can be obtained from The Mining Remediation Authority's website at: www.gov.uk/get-a-permit-to-deal-with-a-coal-mine-on-your-property

What is a permit and how to get one? <https://www.gov.uk/government/publications/permit-process/permit-process>

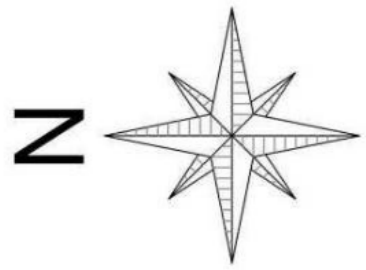
In areas where shallow coal seams are present caution should be taken when carrying out any on site burning or heat focused activities.

If any future development has the potential to encounter coal seams which require excavating, for example excavation of building foundations, service trenches, development platforms, earthworks, non-coal mineral operations, an Incidental Coal Agreement will be required. Further information regarding Incidental Coal Agreements can be found here -

<https://www.gov.uk/government/publications/incidental-coal-agreement/guidance-notes-for-applicants-for-incidental-coal-agreements>

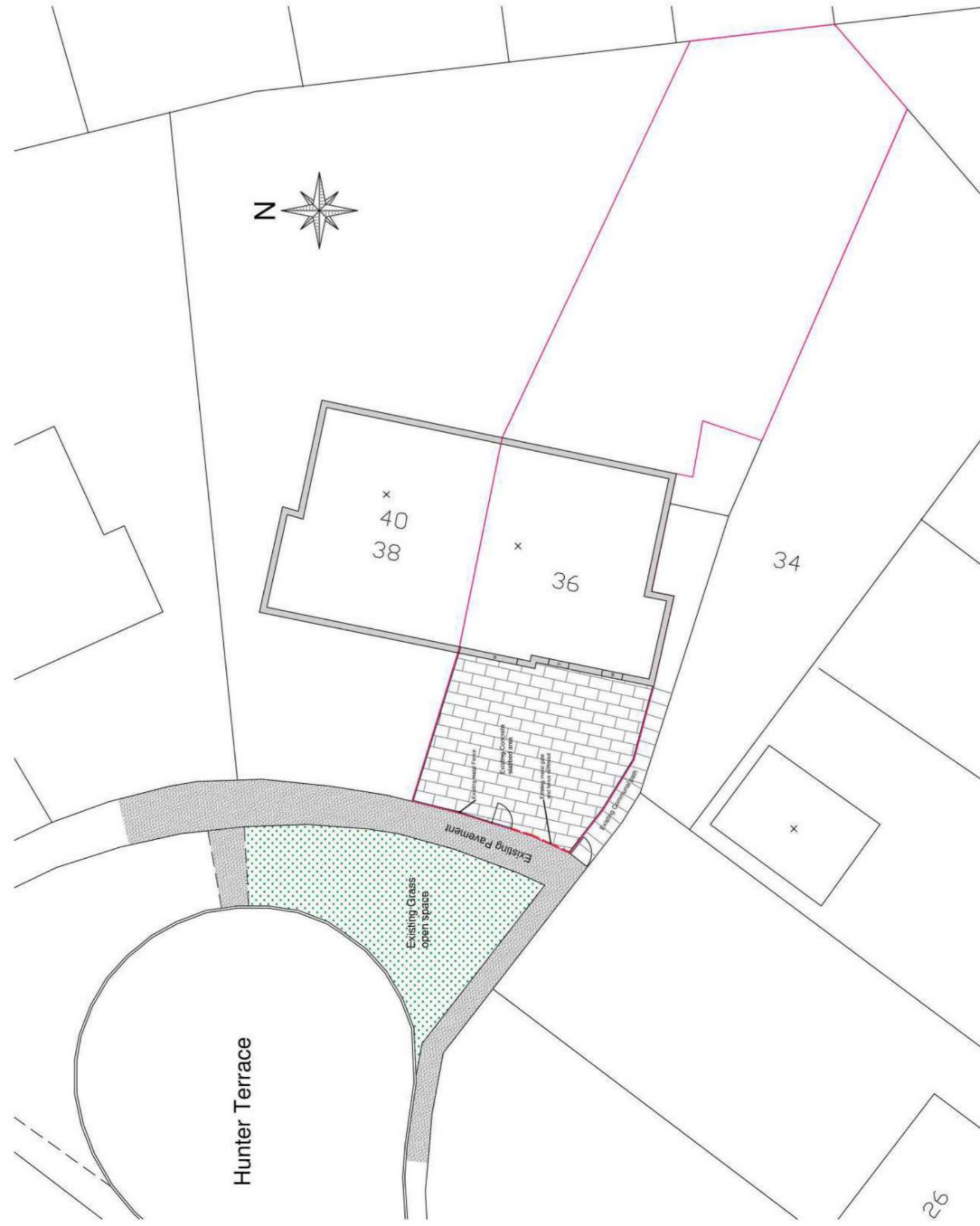
If any coal mining features are unexpectedly encountered during development, this should be reported immediately to the Mining Remediation Authority on 0800 288 4242. Further information is available on the Mining Remediation Authority website at:

***Mining Remediation Authority** <https://www.gov.uk/government/organisations/mining-remediation-authority>*

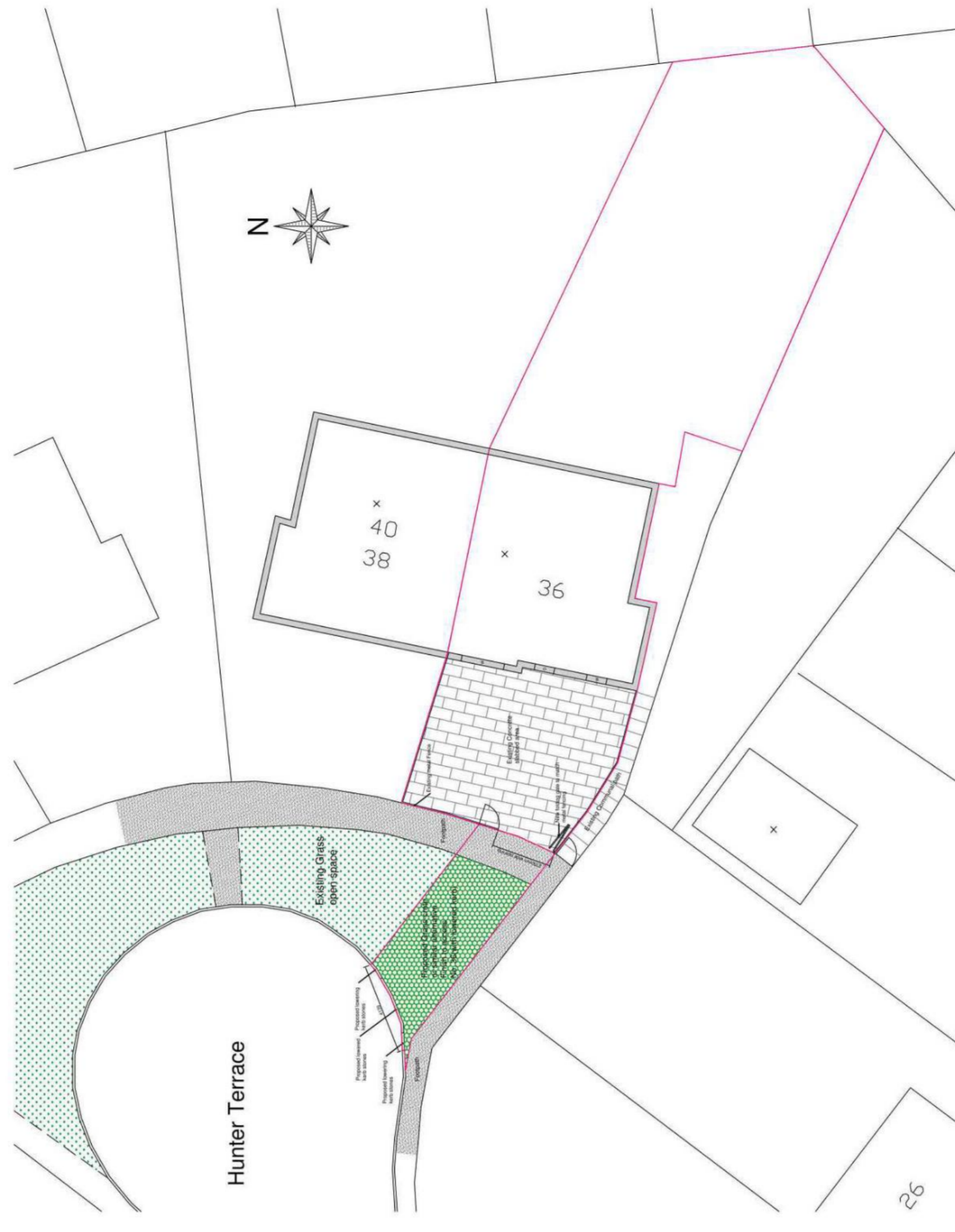
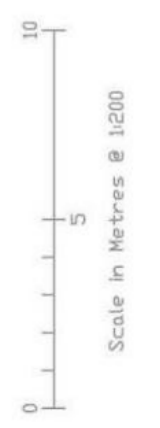


REFUSED
14.02.2025
24/00706/DPP

NEW WORKS COLOURED
 DOWN TAKINGS



Existing site plan
 1:200



Proposed site plan
 1:200

LOTHIAN PLANS
 www.lothianplans.com

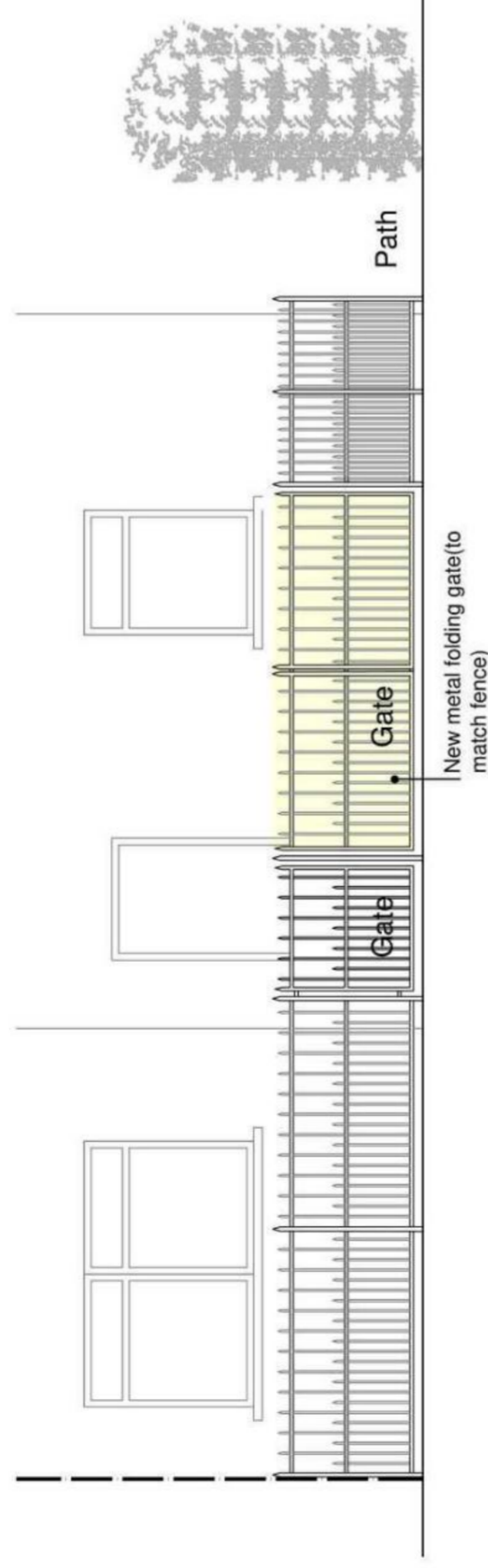
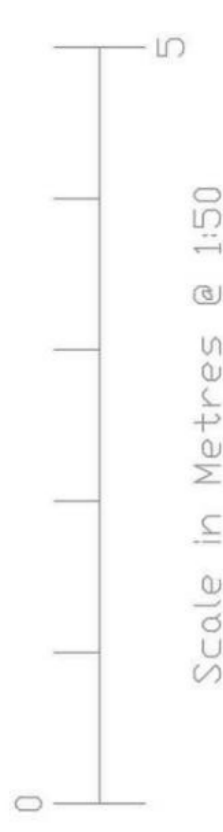
CLIENT: Sidney Carnevale
 JOB: 36 Hunter Terrace Loanhead, Midlothian
 TITLE: Drive Way/Kerb Lowered Existing & Proposed Site Plans

NUMBER	REVISION	SCALE	DRAWN	CHECK	DATE
36HT-PL1	B	1:200@A2	SL	SL	Oct2024

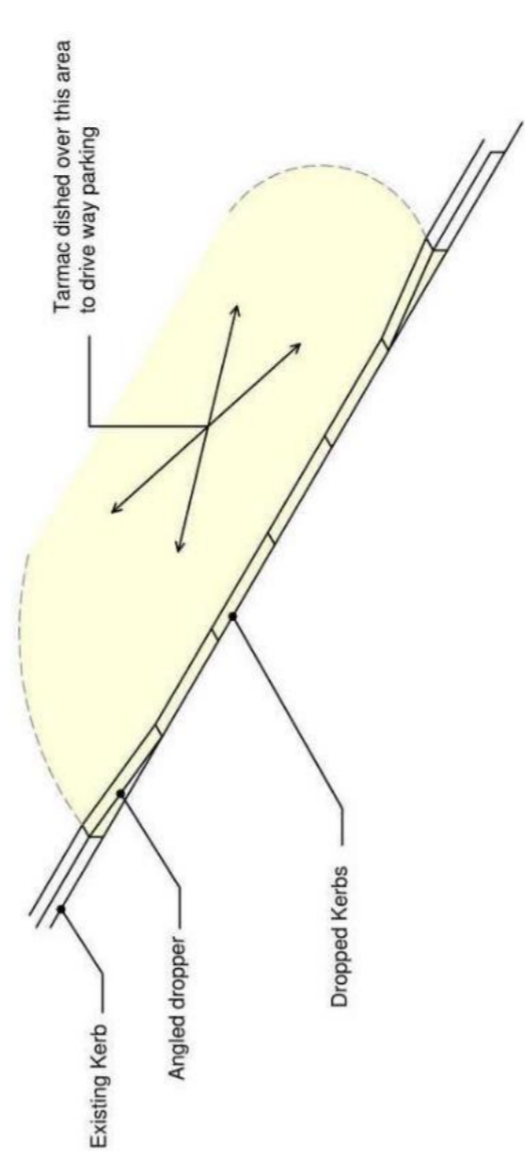
NEW WORKS COLOURED

DOWN TAKINGS

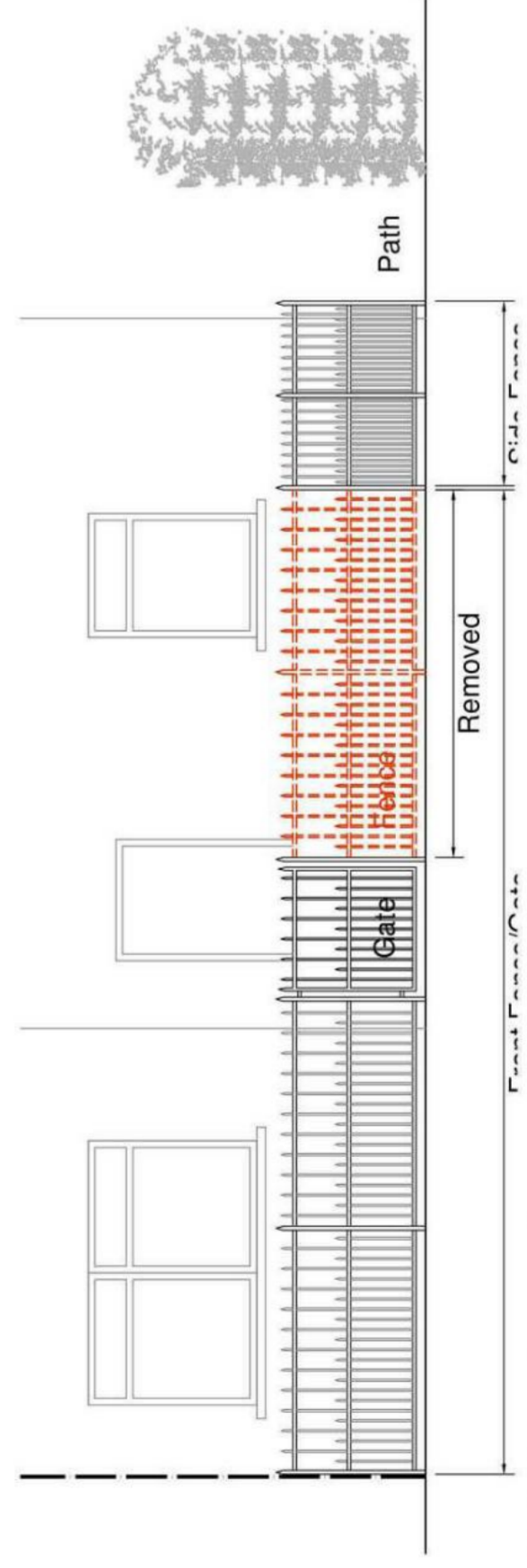
REFUSED
14.02.2025
24/00706/DPP



Proposed street elevation
1:50



Proposed kerb arrangement



Existing street elevation
1:50

LOTHIAN PLANS

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NUMBER:	36HT-PL3	REVISION:	A	SCALE:	1:50 (BH4)
				DRAWN BY:	SL
				CHECKED BY:	SL
				DATE:	01/12/2024

CLIENT: Sidney Carnevale
 JOB: 36 Hunter Terrace
 Loanhead, Midlothian
 TITLE: Drive Way/Kerb Lowered Elevations