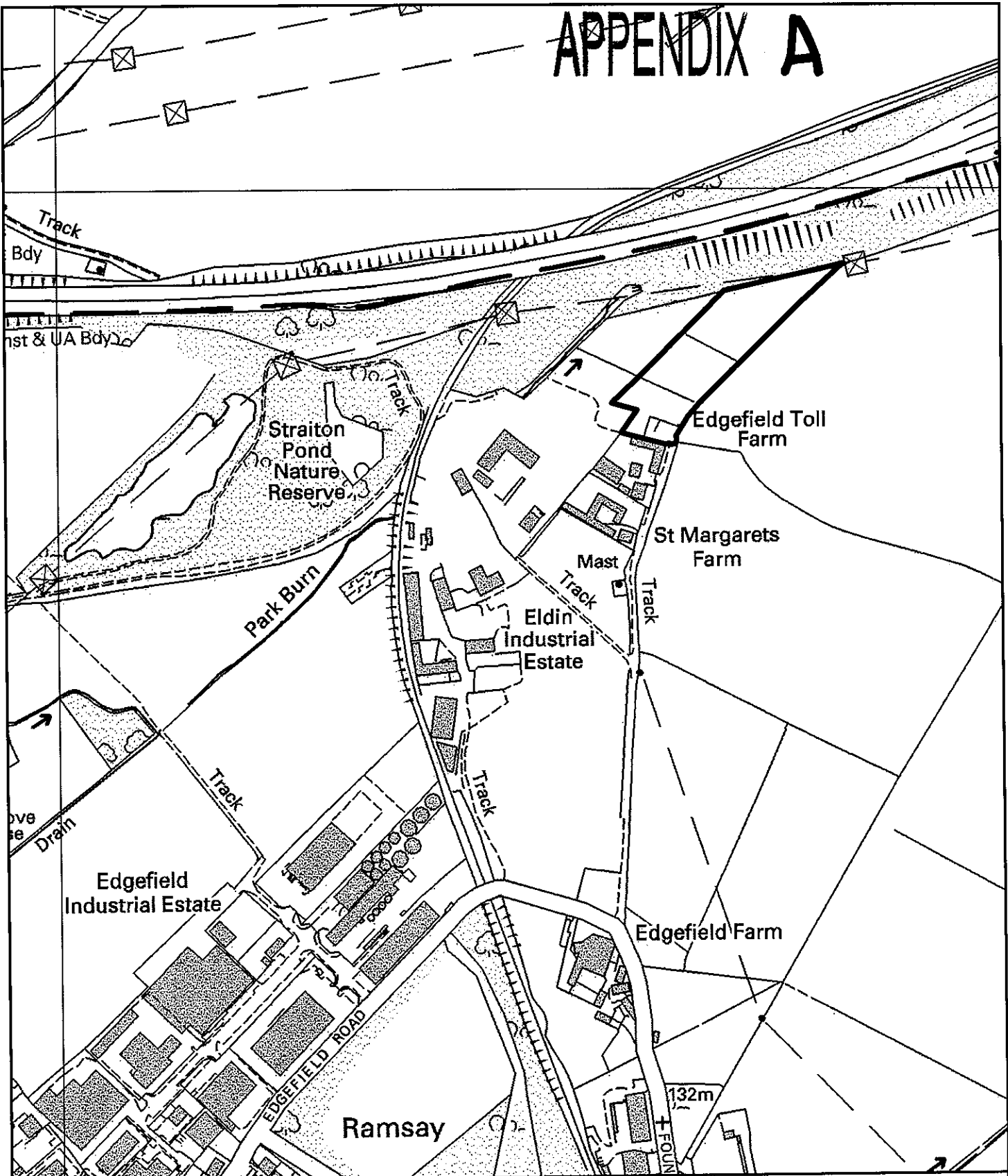


# APPENDIX A



**Corporate Resources**  
 Midlothian Council  
 Fairfield House  
 8 Lothian Road  
 Midlothian Dalkeith EH22 3ZQ

Temporary change of use from agricultural land to open storage at Land to North of Edgefield Toll Farm, Edgefield Road, Loanhead

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File No. 12/00796/DPP

Scale: 1:5,000

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**Midlothian**



Fairfield House 8 Lothian Road Dalkeith EH22 3ZN

Tel: 0131 271 3302

Fax: 0131 271 3537

Email: [planning-applications@midlothian.gov.uk](mailto:planning-applications@midlothian.gov.uk)

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

Thank you for completing this application form:

ONLINE REFERENCE                      000060627-001

The online ref number 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  Agent

## Agent Details

Please enter Agent details

Company/Organisation:

Format Design

You must enter a Building Name or Number, or both:\*

Ref. Number:

Building Name:

Format Design

First Name: \*

Bob

Building Number:

146

Last Name: \*

Tait

Address 1 (Street): \*

Duddingston Road West

Telephone Number: \*

01316617666

Address 2:

Extension Number:

Town/City: \*

Edinburgh

Mobile Number:

Country: \*

UK

Fax Number:

01316596033

Postcode: \*

EH16 4AP

Email Address: \*

formatdesign@aol.com

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

Individual  Organisation/Corporate entity

## Applicant Details

Please enter Applicant details

|                         |                                                        |
|-------------------------|--------------------------------------------------------|
| Title:                  | <input type="text"/>                                   |
| Other Title:            | <input type="text"/>                                   |
| First Name:             | <input type="text"/>                                   |
| Last Name:              | <input type="text"/>                                   |
| Company/Organisation: * | <input type="text" value="Caledonian Industrial Ltd"/> |
| Telephone Number:       | <input type="text"/>                                   |
| Extension Number:       | <input type="text"/>                                   |
| Mobile Number:          | <input type="text"/>                                   |
| Fax Number:             | <input type="text"/>                                   |
| Email Address:          | <input type="text"/>                                   |

You must enter a Building Name or Number, or both:\*

|                       |                                                      |
|-----------------------|------------------------------------------------------|
| Building Name:        | <input type="text"/>                                 |
| Building Number:      | <input type="text" value="23"/>                      |
| Address 1 (Street): * | <input type="text" value="Eldin Industrial Estate"/> |
| Address 2:            | <input type="text" value="Edgefield Road"/>          |
| Town/City: *          | <input type="text" value="Loanhead"/>                |
| Country: *            | <input type="text" value="Scotland"/>                |
| Postcode: *           | <input type="text" value="EH20 9QX"/>                |

## Site Address Details

Planning Authority:

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

|            |                                                      |                       |                                       |
|------------|------------------------------------------------------|-----------------------|---------------------------------------|
| Address 1: | <input type="text" value="UNIT 23"/>                 | Address 5:            | <input type="text"/>                  |
| Address 2: | <input type="text" value="ELDIN INDUSTRIAL ESTATE"/> | Town/City/Settlement: | <input type="text" value="LOANHEAD"/> |
| Address 3: | <input type="text"/>                                 | Post Code:            | <input type="text" value="EH20 9QX"/> |
| Address 4: | <input type="text"/>                                 |                       |                                       |

Please identify/describe the location of the site or sites.

Northing

Easting

## Description of the Proposal

Please provide a description of the 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)

## 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 of 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.

Please see supporting statement

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

Yes  No

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)

Supporting statement, Drawing 9411 17 A

## Application Details

Please provide details of the application and decision.

What is the application reference number? \*

12/00796/DPP

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

06/12/12

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

19/03/13

## 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: Bob Tait

Declaration Date: 02/04/2013

Submission Date: 02/04/2013

### **Supporting Statement for new temporary area to north east – Eldin Industrial Estate**

This is a planning application for a temporary use of the land to the north-east of the waste transfer station, to allow for storage of crushed stone and brick material for use at Archerfield Estate. Planning permission has been obtained at Archerfield for the erection of houses, and this material is being used for bunding around the houses, to be used over a period of 18 months. There is a contract in place between two parties to use the material from the waste transfer station in use at Archerfield in East Lothian, this would help the viability of the waste transfer station as well as assisting in the recycling of materials, which will be reused at Archerfield. The area of land will be returned to its former use, once the operations have ceased.

**Format Design  
November 2012**

## MIDLOTHIAN COUNCIL

### DEVELOPMENT MANAGEMENT PLANNING APPLICATION DELEGATED WORKSHEET:

**Planning Application Reference: 12/00796/DPP**

**Site Address: Calico Waste, Eldin Industrial Estate, Loanhead**

#### **Site Description:**

The application site is part of an agricultural field measuring some 13515 square metres situated to the north east of Loanhead, between the settlement and the Edinburgh Bypass. It is located immediately to the north of both Eldin Industrial Estate and Edgefield Toll Farm and lies between them and the A720 City of Edinburgh Bypass.

The application site is within the countryside and green belt and is prime agricultural land. The land sits higher than Edgefield Toll Farm but lower than the bypass.

Eldin industrial Estate is accessed from two routes. The first is by Edgefield Road from Fountain Place, the entrance to Loanhead from Straiton. The second is by Foundry Lane from Linden Place, the east entrance from Lasswade. These routes meet on the north east edge of the built up area. A narrow lane of 400m in length serves the site. Another industrial estate, modern and purpose built, is accessed off Edgefield Road. This road becomes residential further west. The other approach, Foundry lane provides access to industrial premises, a hospital and an area of residential properties.

The northern part of Eldin Industrial Estate is presently occupied by Caledonian Industrial Ltd which is the parent company of a number of different operators on the site which are: (i) Calico Waste - a waste transfer station and picking station located on the southern part of the site; (ii) Calgen - a generator hire business located roughly in the middle of the site; (iii) RD Anderson Haulage (formerly Veitch's site) located on the north west corner of the site; and, (iv) a railway plant hire and storage company located on the northern extremity of the site.

The southern part of Eldin Industrial Estate, which is out with the application site, comprises a variety of industrial uses.

#### **Proposed Development:**

Temporary change of use from agricultural land to open storage of crushed building material for a period of 18 months.

#### **Proposed Development Details:**

It is stated within the supporting statement submitted with the application that the application is for a temporary use of the land for 18 months for the storage of stone and brick material for use for residential development at the Archerfield Estate, East

Lothian. The Archerfield Estate is the subject of planning permissions for a number of houses and other associated development. There is a contact in place between the applicant and a party with a financial interest in the Archerfield Estate development to use material from the waste transfer station at Eldin Industrial Estate as well as assisting in the recycling of materials, which will be reused at Archerfield. It is stated that the land will be returned to its former use once operations have ceased.

### **History**

In January 2012 planning permission (08/00680/FUL) was granted for the permanent use of land as a waste transfer station, change of use of agricultural land to storage use, change of use of agricultural land to haulage use, erection of associated buildings and erection of boundary fences (part retrospective) at Eldin Industrial Estate, Edgefield Road, Loanhead, Midlothian).

In December 2012 planning permission (12/00390/DPP) was refused for the amendment to condition 10 of planning permission 08/00680/FUL (Permanent use of land for waste transfer station, change of use of agricultural land to industrial use and erection of ancillary buildings (part retrospective) to amend the hours of operation from 6.00am 7 days a week.(retrospective).

### **Consultations:**

The **Scottish Environment Protection Agency** raises no objection to the application.

**Transport Scotland** advised that planning permission be refused on the grounds that insufficient information has been submitted with the application to determine it. They state that the application should have included details of the predicate vehicle movements to and from the site to enable an assessment to be made as to the impact on the trunk road network.

The **Council's Landscape Advisor** states that the proposed development raises serious landscape visual concerns as well as long-term impact on the quality of the land caused by compaction due to the storage of the material as well as vehicular movement across the site.

### **Representations:**

Seven letters of objection were received on the grounds that the extended operating hours would cause significant noise pollution from HGV movements.

### **Relevant Planning Policies:**

The relevant policies of the approved Edinburgh and the Lothians Structure Plan are Policies ENV2 (Green Belt) and ENV3 (Development in the Countryside).



The relevant Midlothian Local Plan Policies are RP1: Protection of the Countryside, RP2: Protection of the Greenbelt, RP5: Woodland Trees and Hedges and RP7: Landscape Character.

### **Planning Issues:**

The main planning issue to be considered is whether the proposal complies with the development plan policies unless material planning considerations indicate otherwise. Material considerations in this case include the planning history, off site traffic generation, consultee responses and the representations received.

In the Midlothian Local Plan Eldin Industrial Estate is identified as a non-conforming use in the Green Belt. It is acknowledged by the Council that the site has a long-established economic use, but in planning terms, does not contain any "available land" because its expansion is not supported by the development plan. It is nonetheless acknowledged that they contribute towards the Midlothian economy in terms of employment and trade.

In granting planning permission 08/00680/FUL the Planning Committee sought to regulate the uses on the industrial estate subject to conditions to secure suitable landscaping around the perimeter of the industrial estate; including land to the immediate north of the industrial estate between it and the city bypass. That landscaping will restrict the expansion of Eldin Industrial Estate to the area of the extended industrial estate the subject of planning permission 08/00680/FUL.

Condition 15a of planning permission 08/00680/FUL states that within six months of the date of that grant of planning permission, or such other period as is approved in writing by the Planning Authority, the area hatched in purple on drawing No. 9411 08 H (which area measures some 3025 square metres and comprises approximately 1689.966 square metres of the site the subject of this current application), shall be landscaped to provide a strong landscaped perimeter to the Eldin Industrial Estate. That area has not been landscaped and the applicant is in breach of part a) of Condition 16 of planning permission 08/00680/FUL. An earth mound measuring approximately 10 metres wide by 6 metres high has instead been formed immediately to the north of the northern boundary of the industrial estate. That mound is unauthorised and is currently the subject of an on-going enforcement investigation.

The application site is within the countryside and green belt and is prime agricultural land. There is no operational requirement for the proposed development in the countryside and greenbelt. There is not a locational need for the proposed temporary storage area on the site. The Archerfield Estate is located within East Lothian and several miles away from the application site. Therefore the proposed development is contrary to approved Edinburgh and the Lothians Structure Plan Policies ENV2 and ENV3 and adopted Midlothian Local Plan Policies RP1 and RP2.

The applicant has not submitted any details of the proposed access road to the site, or the frequency of vehicle movements associated with the proposed use. Therefore the planning authority cannot assess the likely impact of the development on either the existing public road infrastructure or on the existing access roads to the industrial

estate, which are presently substandard. For the same reason neither can the planning authority assess the level of noise nuisance and disturbance that vehicle movements to and from the site would be likely to have on existing neighbouring dwellings, including St Margaret's Farm and Edgefield Toll Farm. Both the Council and SEPA have received numerous complaints from neighbouring residences regarding noise from operations on the existing industrial estate. The proposed development for a temporary storage use on the site could have the potential to cause significant noise nuisance and disturbance to neighbouring residential properties to the detriment of their residential amenity, particularly as a result of HGV movements on the access road into and out of the site. Consequently, the proposed development is not acceptable and planning permission should be refused.

The land sits higher than the farm but lower than the bypass. There is extensive tree planting along the bypass but one of the exceptions is the gap in this planting next to the applications site making the site highly visible when viewed travelling west as well as east on the bypass. Owing to the prominent location of the site and its limited screening by vegetation, the storage of crushed building material on it would be an encroachment into the countryside and greenbelt that would appear visually intrusive in public views from the bypass and views from Edgefield Toll farm and St Margaret's Farm. In addition, the proposed storage use would cause compaction of the land to the detriment of its long-term quality and use. Furthermore, if the access to the site would be via the existing access road serving the properties at St Margaret's Farm and Edgefield Toll Farm, the trees flanking that road which would likely be damaged by passing lorries to the detriment of the landscape character and appearance of the area. On all of these counts the proposed development is contrary to adopted Midlothian Local Plan Policies RP5 Woodland and RP7 Landscape Character.

**Recommendation:**

**Refuse planning permission for the following reason:**

1. Insufficient information has been submitted with the application to determine the full impact of the proposed development on the existing public road infrastructure including the A720 City of Edinburgh Bypass and on the existing private access roads to the industrial estate.
2. Insufficient information has been submitted with the application to assess the level of noise nuisance and disturbance that HGV vehicle movements to and from the site would be likely to have on existing neighbouring dwellings, including St Margaret's Farm and Edgefield Toll Farm.
3. Owing to the prominent location of the site and its limited screening by vegetation, the proposed temporary use of it for the storage of crushed building material would be an encroachment into the countryside and greenbelt that would be visually intrusive in public views from the A720 City of Edinburgh Bypass and views from Edgefield Toll Farm and St Margaret's Farm. In addition, the proposed storage use would cause compaction of the land to the detriment of its long-term quality and use, contrary to approved Edinburgh and the Lothians Structure Plan Policies ENV2 and ENV3 and adopted Midlothian Local Plan Policies RP1, RP2, RP5 and RP7.

4. It remains to be demonstrated that the access to the site would not result in damage to and the eventual loss of the trees flanking the existing access road to St Margaret's Farm and Edgefield Toll Farm, which trees if lost would be to the detriment of the landscape character and amenity of the area, contrary to adopted Midlothian Local Plan Policies RP5 and RP7.

# APPENDIX D

Edinburgh and the Lothians Structure Plan 2015

*green belt economy land supply transport jobs housing*



*east lothian edinburgh midlothian west lothian*

# 2015

### **ENV 1 F: Environmental or Biodiversity Assessments**

**Development proposals that would affect any designated natural heritage site, protected priority habitat or species or other important non-statutory locations will require an appropriate level of environmental or biodiversity assessment. Where development is permitted, proposals must include measures for mitigation and, where appropriate, enhancement to reduce any adverse impact and/or to provide for sustainable habitat replacement.**

### **ENV 1 G: Design of New Development**

**Local plans should include policies, and where appropriate proposals, to promote a high quality of design in all new development.**

- 7.6 The Green Belt has been successful in limiting the expansion of the City, preserving its identity and landscape setting, and directing new development to urban areas in the City and landward towns. However, structure plans must review the appropriate balance between containment and growth to ensure this can be sustained on a long-term basis. While the policy remains valid, local plans should modify Green Belt boundaries where justified to accommodate the strategic land allocations defined in policies ECON2, ECON3 and HOU3. In identifying land releases, which should be limited in extent, emphasis should be given to locations where the impact on Green Belt objectives is least, and where robust, long-term boundaries can be secured. The principle of a continuous Green Belt should not be undermined. The City Bypass defines the edge of the built-up area to the west and south-west and forms a strong, defensible inner boundary to the Green Belt. The maintenance of this boundary forms an important part of the long-term Green Belt strategy. Local plans may specify and justify any exceptions to national planning policy, and this may in exceptional circumstances include sites for community facilities where a need has been identified.

### **ENV 2: Green Belt**

**A) A continuous Green Belt will be maintained around Edinburgh for the following main purposes:**

- a to maintain the identity of the City by clearly establishing its physical boundaries and preventing coalescence;**
- b to provide countryside for recreation; and**
- c to maintain the landscape setting of the City.**

**Local plans should define Green Belt boundaries to conform to these purposes and, where appropriate, to protect the setting of neighbouring towns.**

**B) There is a presumption against development or changes of use in the Green Belt unless necessary for the purposes of agriculture, horticulture, forestry, countryside recreation, other uses appropriate to the rural character of the area, or operations covered by paragraph 4.13 and policies ECON3 and ECON4. Local plans may specify and justify any exceptions to national planning policy.**

- 7.7 The areas designated in local plans as countryside also require careful protection to focus development on the core development areas. The plan seeks to strike a balance between protecting the character of the countryside from development pressures while allowing some limited and appropriate development.

### **ENV 3: Development in the Countryside**

**Development in the countryside will be allowed where it has an operational requirement for such a location that cannot be met on a site within an urban area or land allocated for that purpose, and is compatible with the rural character of the area. Acceptable countryside development will include agriculture, horticulture,**

**forestry and countryside recreation. The following types of development, where justified in local plans, may be allowed in support of rural diversification.**

- **Tourism or other recreational uses;**
- **Development that re-uses appropriate redundant rural buildings that make a positive contribution to the landscape;**
- **Diversification of an appropriate scale and character on agricultural land, including lowland crofting, as a means of supporting and diversifying the rural economy, maintaining communities and services or effecting landscape improvement.**

**Local plans should require that such development:**

- a is well-integrated into the rural landscape;**
- b reflects its character and quality of place; and**
- c does not result in a significant loss of prime quality agricultural land.**

**Any additional infrastructure required as a result of such development must be either committed through the Action Plan or funded by the developer.**

- 7.8 As part of the commitment made by Scottish Ministers in *NPPG14*, 'Scottish Natural Heritage' is currently reviewing guidance on regional and local landscape designations. Local plans will be expected to take account of this guidance once it is published.

#### **ENV 4: Landscape**

**Local plans should take account of landscape designations in accordance with new guidance produced by Scottish Natural Heritage.**

- 7.9 The importance of the Firth of Forth's coastline to the economic, social and environmental wellbeing of Lothian is recognised. National planning policy requires the identification of areas of developed and undeveloped coast. Broad areas of developed and undeveloped coast are defined on the key diagram. Provision should be made through local plans for development which requires a coastal location and which contributes to the local economy. Policies will also be included in local plans, to prevent unnecessary or unsympathetic development in accordance with national planning policy.
- 7.10 The Forth Estuary Forum Management Strategy promotes sustainable use of the Forth and, although non-statutory, the strategy should be assessed and, where appropriate, incorporated into future plans for the coastal area.

#### **ENV 5: The Coast**

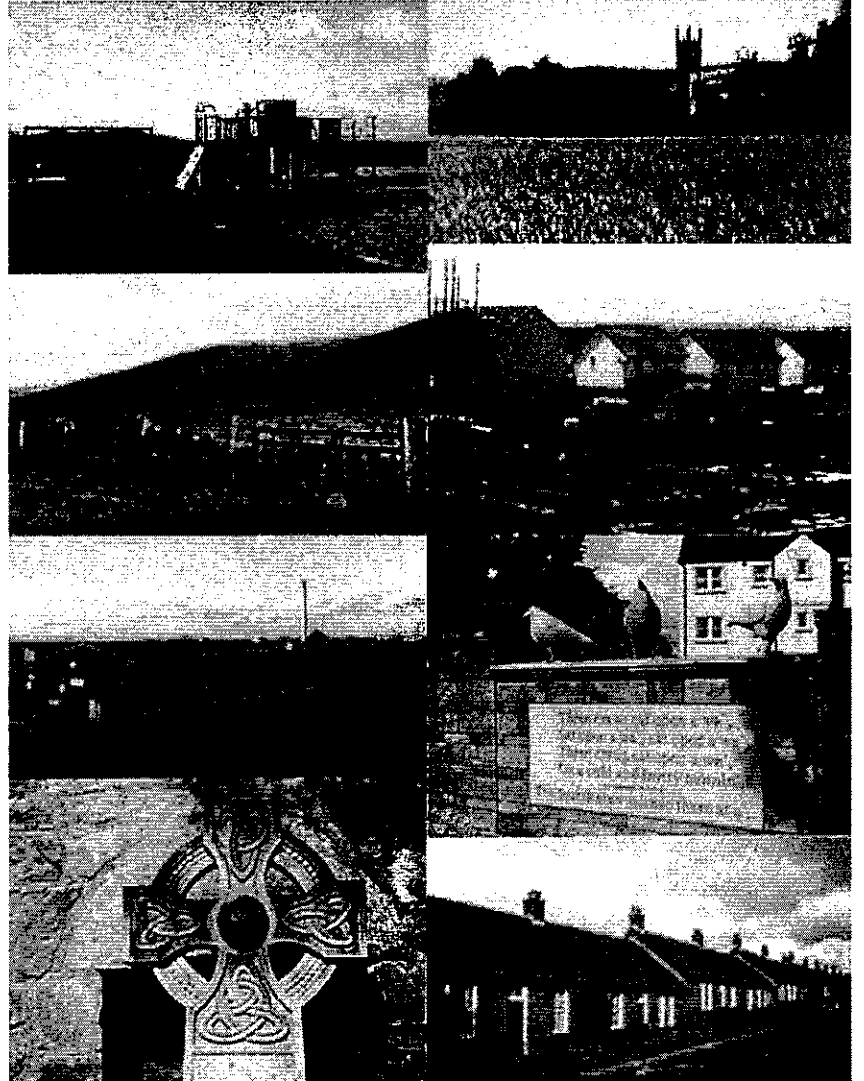
**Local plans should define the detailed boundaries of the developed and undeveloped coast. Development on the developed coast will be supported where it demonstrates a need for a coastal location, or contributes to the renewal and regeneration of an area. Development on the undeveloped coast will only be permitted where it demonstrates a need for a coastal location, that the benefits outweigh any detrimental environmental impact and that there is no alternative site.**

- 7.11 Government planning policy on renewable energy development is set out in *NPPG6* 'Renewable Energy'. It is based on the principle that it should be accommodated where the technology can operate efficiently and environmental impacts can be addressed satisfactorily. The guidance addresses development that might have an adverse impact upon international and national designations, the historic environment and local communities.

#### **ENV 6: Renewable Energy**

**The development of renewable energy resources will be supported where this can be achieved in an environmentally acceptable manner. Local plans should set out**

# Midlothian Local Plan



Midlothian



# Midlothian Local Plan

ADOPTED BY RESOLUTION OF  
MIDLOTHIAN COUNCIL  
ON 23 DECEMBER 2008

This Plan has been produced by the  
Planning Unit Strategic Services

Midlothian Council  
Fairfield House  
8 Lothian Road  
Dalkeith  
Midlothian  
EH22 3ZN



## 2.1 The Natural Heritage

Policy Title

### RP1 PROTECTION OF THE COUNTRYSIDE

**2.1.1 National Planning Policy** National policy on development in the countryside is set out in SPP 3 *Planning for Housing* (now replaced by SPP3 *Planning for Homes* – refer to para. 3.2.6) and SPP 15 *Planning for Rural Development*. SPP 3 *Planning for Housing* stipulates that, in general, rural housing should be provided in accessible locations, within or adjacent to existing settlements. This promotes a more sustainable pattern of development, making efficient use of land and buildings, safeguarding environmental resources and offering opportunities to reduce travel. Traditionally, planning policies have sought to restrict new houses in the countryside, to maintain rural character and amenity and safeguard agricultural production. SPP 3 sets out the case for some small-scale housing in rural areas to assist in the regeneration of the rural economy where this can be justified through local plans.

**2.1.2** SPP 15 *Planning for Rural Development* confirms that most development will continue to be met within or adjacent to existing settlements in the more accessible and densely populated areas. Once again, it suggests that there may be scope in rural areas for some small-scale housing development and for businesses to diversify where there is access to public transport and services, or where these may be provided at reasonable cost.

**2.1.3** SPP 3 and SPP 15 highlight the need for high quality development that fits in the landscape and further guidance is provided in PAN 72 *Housing in the Countryside*. Advice on rural diversification is set out in PAN 73 *Rural Diversification* which addresses issues such as sustainable diversification, accessibility, infrastructure, scale and design, and the need to respond to individual circumstances.

**2.1.4 Structure Plan Policy** The Structure Plan strategy for countryside areas is to strike a balance between protecting the character of the countryside from development pressures whilst allowing some limited and appropriate development. Midlothian's countryside falls within the Areas of Restraint referred to in para.1.2.19. ELSP policy ENV3 allows for acceptable development in the countryside where it has an operational requirement for such a location that cannot be met on a site within an urban area or land allocated for that purpose, and is compatible with the rural character of the area. Acceptable countryside

development includes agriculture, horticulture, forestry and countryside recreation. Other types of development may be allowed including tourism and other recreational uses, the reuse of redundant rural buildings that make a positive contribution to the landscape, and agricultural diversification of an appropriate scale and character. Such developments must be justified in local plans and must:

- ❖ be well integrated into the rural landscape;
- ❖ reflect its character and quality of place; and
- ❖ not result in a significant loss of prime agricultural land.

Any additional infrastructure required as a result of such development must be either committed through the ELSP Action Plan or funded by the developer.

**2.1.5 Local Plan Policy** Local Plan policy for protecting Midlothian's countryside follows both national and Structure Plan guidance and makes provision for acceptable countryside development. It allows some scope for rural development opportunities related to specific countryside activities including farm diversification, tourism and waste disposal (where this is essential as a method of site restoration). Provision is made for appropriate development within the areas identified as non-conforming land uses in the Green Belt, where such development satisfies policy RP3, and for development in accordance with the detailed provisions for development in the countryside as set out in policy DP1.

**2.1.6** In all such cases development must demonstrate the need for a countryside location; have due regard to scale, character, landscape fit, accessibility to public transport and services; and avoid the significant loss of prime quality agricultural land.

**2.1.7** In certain locations some limited and controlled development related to low density housing, new or expanded businesses, the winning of mineral resources, renewable energy and tourist accommodation may be acceptable and specific provisions are set out in proposal ECON1 and policies HOUS5, ECON7, ECON8, MIN1 and NRG1. In such circumstances, these policies take precedence over the provisions of policy RP1. For countryside areas that are also Green Belt, policy RP2 takes precedence. Additional limited development may be acceptable where it satisfies the particular provisions of policy DP1, for example, in respect of the reuse of redundant non-residential buildings in the countryside.

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**RP1 PROTECTION OF THE COUNTRYSIDE**

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Development in the countryside will only be permitted if:

- A. it is required for the furtherance of agriculture, including farm related diversification, horticulture, forestry, countryside recreation, tourism, or waste disposal (where this is shown to be essential as a method of site restoration); or
- B. it is within a designated non-conforming use in the Green Belt; or
- C. it accords with policy DP1.

All such development will need to:

- A. demonstrate a requirement for a countryside location;
- B. be of a scale and character appropriate to the rural area;
- C. be well integrated into the rural landscape;
- D. avoid a significant permanent loss of prime quality agricultural land; and
- E. take account of accessibility to public transport and services (where appropriate).

In certain locations, new or expanded business development, low density rural housing, the winning of mineral resources or renewable energy developments may be appropriate (refer to proposal ECON1, policies ECON7, ECON8, HOUS5, MIN1 and NRG1).

## Policy Titles

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RP2 PROTECTION OF THE GREEN BELT

RP3 MAJOR NON-CONFORMING LAND USES IN THE GREEN BELT

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**2.1.8 National Planning Policy** Government policy on green belts is provided by SPP 21 *Green Belts*. This 2006 revision of green belt policy has taken account of changes in Scotland's population, pattern of households and economic base, and the resulting pressures for the expansion of some towns and cities. The aim is to strengthen and enhance the role of green belts and encourage greater stability in order to increase their effectiveness. The SPP emphasises the need for green belts to provide long-term certainty and proposes a timeframe of at least 20 years. Inner boundaries should not be drawn too tightly in order to allow an area between the settlement boundary and the green belt to be reserved for settlement expansion. Proposals to release green belt land should be considered as part of development plan strategy, rather than through individual planning applications. The SPP sets out three key objectives for green belt policy:

- ❖ to direct planned growth to the most appropriate locations and support regeneration;
- ❖ to protect and enhance the character, landscape setting and identity of towns and cities; and
- ❖ to protect and give access to open space within and around towns and cities, as part of a wider structure of green space.

**2.1.9** There should be a general presumption against intrusion into designated green belts. In particular, approval should not be given, except in very special circumstances, for development other than that relating to agriculture, horticulture, forestry, outdoor recreation and other uses appropriate to the rural character of the area. SPP 21 recognises that existing institutions in large grounds may be redeveloped if no longer required for their original purpose; where possible, development plans should identify such opportunities. SPP 21 also supports the reuse of buildings of architectural and historic merit.

**2.1.10 Structure Plan Policy** The Edinburgh Green Belt was established in 1957 and has been successful in limiting the expansion of the city, preserving its identity and landscape setting, and directing new development to urban areas within the city and to the landward towns. The Green Belt boundary has been modified on a number of occasions as development plans have sought the balance between containment and urban growth.

The ELSP 2015 continues to give support for a green belt around Edinburgh, but acknowledges that modifications may be required to the boundaries, where justified in local plans, to accommodate the strategic land allocations defined in ELSP policies ECON2, ECON3 and HOU3. However, in identifying land releases, the Structure Plan makes it clear that these should be limited in extent and confined to locations where the impact on Green Belt objectives is least. The aim is to secure long-term, robust boundaries. The principle of a continuous green belt should not be undermined.

**2.1.11** Structure Plan policy ENV2 requires local plans to define the boundaries of the Green Belt, which will be maintained for the following main purposes:

- ❖ to maintain the identity of the city by clearly establishing its physical boundaries and preventing coalescence;
- ❖ to provide countryside for recreation;
- ❖ to maintain the landscape setting of the city; and
- ❖ to protect the setting of neighbouring towns.

The policy seeks to control development and changes of use more strictly than elsewhere in the countryside unless this is necessary for the purposes of agriculture, horticulture, forestry, countryside recreation, or other use appropriate to the rural character of the area. Development associated with the established (non-conforming) uses at the Bush Estate and Roslin Institute in the A701 corridor, as well as their expansion (covered by ELSP policy ECON3), is also supported.

**2.1.12** The introduction of SPP 21, and its advice to provide green belt boundaries that allow for longer-term expansion, cannot be applied through this Local Plan. Consideration of such a fundamental review of the Edinburgh Green Belt in order to establish a long-term boundary will require a change in direction through the Structure Plan. A local plan must conform to the current approved structure plan and therefore the changes proposed in the MLP must be compliant with the ELSP 2015.

**2.1.13 Local Plan Policy** The Local Plan modifies the Green Belt boundary in a number of locations, principally where minor rationalisation is required or to increase protection in areas which are vulnerable to development pressures and whose contribution to the landscape and setting of Midlothian settlements is considered particularly important. The changes are as follows:

- ❖ exclude a small area of land at Pentland Lea, Seafield Road and incorporate it into Bilston village envelope;
- ❖ exclude Loanhead Hospital and Loanhead cemetery and incorporate them into Loanhead settlement envelope, thus enabling the hospital site to be reused when (as expected) it becomes redundant;
- ❖ include land at Nazareth House, Bonnyrigg;
- ❖ include land in the Kevock/Eskgrove area of Lasswade; and
- ❖ include land at Polton and Hewan Bog, west of Poltonhall.

**2.1.14** In order to meet the strategic land requirements of the ELSP 2015, a number of Green Belt releases have been made to provide for housing and economic land allocations. For housing purposes, these relate to land at Cowden and Larkfield North in Dalkeith/Eskbank, Ashgrove in Loanhead, both Seafield Moor Road and Seafield Road East in Bilston, and Penicuik Road in Roslin. In all cases the sites have been removed from the Green Belt and incorporated into the relevant settlement envelopes. Land has also been released from the Green Belt to provide for the economic land allocations at Shawfair Park Extension (by Danderhall), and Ashgrove (Loanhead). However, sites designated for economic development at Sheriffhall South (north of Dalkeith) and Oatslie (by Roslin) have been retained in the Green Belt to ensure that the development of these sites respects Green Belt objectives. For further information, reference should be made to proposals HOUS1 and ECON1.

**2.1.15** The possibility of more extensive changes to the Green Belt in the Bonnyrigg area will require to be considered as part of the preparation of the strategic development plan (see para. 1.2.21). In line with SPP 21 guidance, this could involve extending the Green Belt designation around and to the south of the town to safeguard its setting, while at the same time leaving room to accommodate a limited amount of planned growth on the inner edge.

**2.1.16** The strategic land allocations required for knowledge-based industries are to be found in the A701 Corridor and relate to existing non-conforming Green Belt uses. The boundary of the Bush Estate non-conforming use area has been amended to incorporate these allocated sites. The Roslin Institute has intimated possible future proposals to relocate from its current site to land within the Bush Estate. The Council will be supportive of this relocation and will look at reviewing the use of the non-conforming site. This can be addressed as part of the development plan review process.

**2.1.17** The Local Plan Proposals Map identifies the revised boundary of the Green Belt. Within the Green Belt, development will be strictly controlled in line with national guidance and the Structure Plan. Provisions have been made in policies RP3, ECON7 and DP1 and proposal ECON1 to enable development in support of the established non-conforming Green Belt uses; for hotel accommodation in key gateway locations; for the conversion of redundant buildings and on specific allocated economic sites. There is local justification for this policy stance.

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**RP2 PROTECTION OF THE GREEN BELT**

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Development will not be permitted in the Green Belt except for proposals that:

- A. are necessary to agriculture, horticulture or forestry; or
- B. provide for opportunities for access to the open countryside, outdoor sport or outdoor recreation which reduce the need to travel further afield or, in exceptional circumstances, community facilities (where no suitable alternative location exists); or
- C. are related to other uses appropriate to the rural character of the area; or
- D. accord with policy RP3, proposal ECON1, policy ECON7 or are permitted through policy DP1.

Any development proposal will be required to show that it does not conflict with the overall objectives of the Green Belt to:

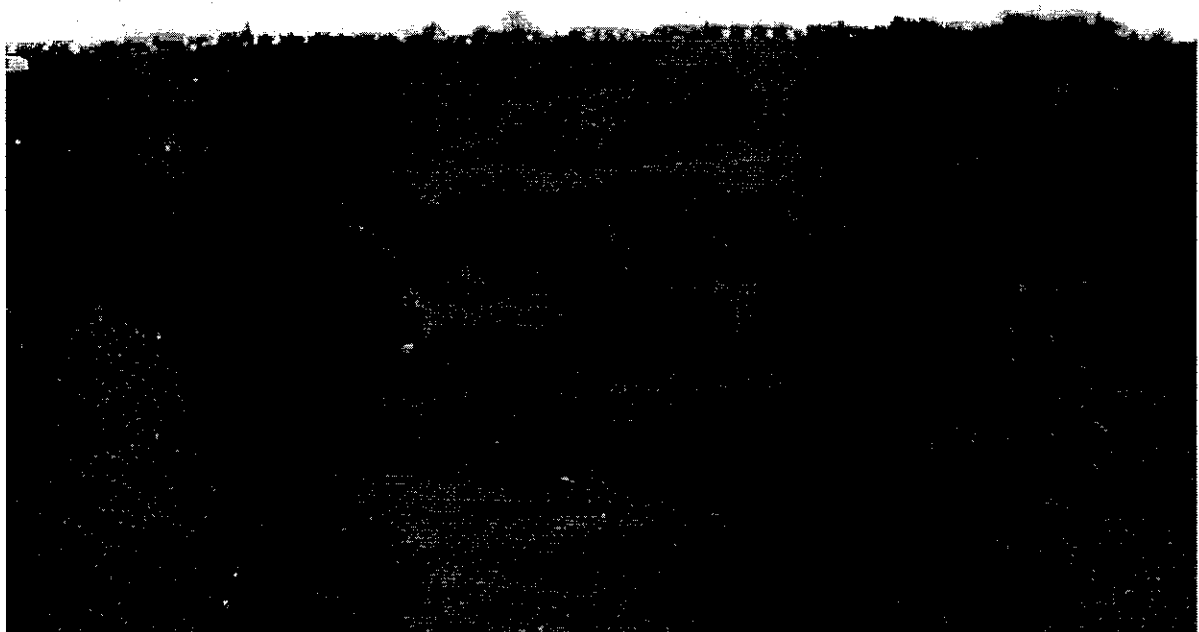
- ❖ maintain the identity of the city and Midlothian towns by clearly establishing their physical boundaries and preventing coalescence;
- ❖ provide countryside for recreation and institutional purposes of various kinds; and
- ❖ maintain the landscape setting of the city and Midlothian towns.

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**RP3 MAJOR NON-CONFORMING LAND USES IN THE GREEN BELT**

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Planned development of established activity at the following 'non-conforming' sites will be permitted: the Bush Estate and the Roslin Institute.



Policy Title

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**RP5 WOODLAND, TREES AND HEDGES**

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**2.1.24 National Planning Policy** Since 1954, planning authorities have had statutory responsibility for considering the protection of trees in the course of granting planning permission. More recent legislation requires that development plans include policies for the conservation of the natural beauty and amenity of the land. In addition, NPPG 14 *The Natural Heritage* requires that policies be included in local plans to ensure that new development takes full account of the potential impact on the local environment. This means that greater consideration must be given to landscape issues, including trees as part of the landscape setting, when assessing planning applications. The Scottish Government's Forestry Strategy commits to a policy of better protection for ancient and semi-natural woodland.

**2.1.25 Structure Plan Policy** One of the approved Structure Plan objectives is to protect and enhance the important settings of settlements and areas of urban green space.

**2.1.26 Local Plan Policy** Trees and hedges make an important contribution to the character and quality of Midlothian's towns, villages and countryside. Particularly notable is the woodland in the main river valleys. It is important that this valuable natural resource is not damaged by development and that developers are encouraged to protect

not only woodland but also hedges and individual smaller groups of trees, and provide appropriate management for the longer term.

**2.1.27** Long-term management will be encouraged by ensuring that any application decision takes protection and management into consideration and that there is appropriate compensation for any losses which are sustained. The Greening of Midlothian Strategy provides detailed baseline data as to the condition and significance of trees and forests throughout North Midlothian. When any planning application is made which could affect woodland, trees or hedges, the applicant must include a full appraisal in the form of a tree survey to enable proper consideration of the proposal. Proposals for development shall be accompanied by a scheme to enhance the number of trees and hedges planted on the site or, alternatively, in circumstances where this can be shown not to be warranted, in the vicinity of the site.

**2.1.28** Midlothian benefits from significant tracts of ancient and semi-natural woodland along the river valleys and these are particularly worthy of protection. Specific legislation protects trees in Conservation Areas and trees covered by Tree Preservation Orders. Current Tree Preservation Orders in Midlothian are listed in Appendix 4 (as of October 2008). New Tree Preservation Orders may also be considered in certain circumstances as a method of protecting trees at risk.

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**RP5 WOODLAND, TREES AND HEDGES**

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Development will not be permitted where it could lead directly or indirectly to the loss of, or damage to, woodland, groups of trees, individual trees (including areas covered by a Tree Preservation Order, areas defined as ancient and semi-natural woodland, or areas forming part of any designated landscape) and hedges which have particular amenity, nature conservation, biodiversity, recreation, landscape character, shelter or other importance.

Where an exception to this policy is agreed, any trees lost will be replaced with equivalent.

## Policy Titles

**RP6 AREAS OF GREAT LANDSCAPE VALUE****RP7 LANDSCAPE CHARACTER**

**2.1.29 National Planning Policy** SDD Circular 2/1962 introduced the concept of Areas of Great Landscape Value (AGLVs), requiring local authorities to define their boundaries and to exercise careful control over development proposals in order to safeguard these areas. Particular reference was made to their importance as a tourist resource. In addition, Scottish Natural Heritage (SNH) and Historic Scotland have produced *Guidance on Local Landscape Designations* which promotes the adoption of an 'all-landscapes' approach, within which landscapes of particular value that warrant safeguarding are designated. NPPG 14 *Natural Heritage* requires that policies be included in local plans for the conservation and enhancement of landscape character. In addition, SNH has produced *The Lothians Landscape Character Assessment*, which provides valuable local guidance on the character of Midlothian's landscape and its capacity to accommodate new development. The Conservation (Natural Habitats and Conservation) Regulations 1994 also expect policies to encourage the management of features of the landscape, which are of importance for wild flora and fauna, by maintaining their function in assisting the migration, dispersal and genetic exchange of wild species.

**2.1.30 Structure Plan Policy** ELSP policy ENV1D continues to safeguard AGLVs or other local landscape designations from inappropriate development. The extent of the areas of landscape interest should

be defined in local plans, and policies included for their protection and enhancement. In addition, ELSP policy ENV4 requires local plans to take account of landscape designations in accordance with new guidance produced by SNH.

**2.1.31 Local Plan Policy** It is essential not only to maintain the distinctiveness of Midlothian's landscape character, and its diversity as a whole, but also to recognise that there is a need to give particular protection to certain areas considered to be of outstanding local landscape value and attractiveness. These are identified as AGLVs which are areas sensitive to any developments that could potentially damage their special scenic attraction. For example, the widespread planting of conifers would be considered inappropriate within AGLVs, especially in open moorland or in "wild" landscapes.

**2.1.32** The Local Plan Proposals Map identifies the following areas as AGLVs:

- ❖ the rolling hill country of the Pentlands, Moorfoots and Lammermuirs;
- ❖ the incised river valleys of the North and South Esk and the Tyne;
- ❖ the estate landscapes of Penicuik, Arniston and Vogrie; and
- ❖ Gladhouse, Edgelaw, Glencorse, Rosebery, Loganlea and North Esk reservoirs.

**2.1.33** In addition, many localities contain areas of a diverse yet distinctive landscape character which enhance the attractiveness of Midlothian as a whole. Policy RP7 aims to afford protection to these local landscape character areas and to provide support for landscape planning and management.

**RP6 AREAS OF GREAT LANDSCAPE VALUE**

Development will not be permitted where it may adversely affect the special scenic qualities and integrity of the Areas of Great Landscape Value (AGLVs).

The scale, siting, design, form, materials and impact on important landscape features are all aspects of a proposal that could have an adverse effect on the AGLV. These considerations will apply to developments to be located either within or affecting the setting of areas designated as AGLVs.

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**RP7 LANDSCAPE CHARACTER**

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Development will not be permitted where it may adversely affect the quality of the local landscape. Where development is acceptable, it will respect the local landscape character and contribute towards its maintenance and enhancement.

New developments will incorporate proposals to:

- A.** maintain the local diversity and distinctiveness of landscape character including natural and built heritage features of landscape value such as woodland, hedges, ponds, stone walls and historical sites; and
- B.** enhance landscape characteristics where they have been weakened and need improvement and create new landscapes where there are few existing features.



## Policy Title

**RP8 WATER ENVIRONMENT**

**2.1.34 National Planning Policy** National guidance on flooding is provided by SPP 7 *Planning and Flooding*. The basis of SPP 7 is that development should not take place if it would be at significant risk from flooding, or would materially increase the risk of flooding elsewhere. New development should be in harmony with the water environment, and accordingly, construction of major flood prevention schemes simply to protect new development is not favoured.

**2.1.35** A significant change in the legislative framework governing the water environment is the EU Water Framework Directive (WFD). The WFD came into force in December 2000, and established new procedures for the use, protection and improvement of the water environment. The provisions of the WFD were incorporated into domestic law by the Water Environment and Water Services (Scotland) Act 2003. The Scottish Environmental Protection Agency (SEPA) is responsible for producing a River Basin Management Plan (RBMP), in collaboration with other bodies, including planning authorities. The key function of the RBMP is to identify environmental objectives that represent an appropriate balance between environmental, social and economic interests. An integrated approach is sought, which co-ordinates the RBMP and river basin planning, with other plans. The first RBMP is scheduled to be prepared by 2009. It will inform subsequent development plans and will be a material consideration in determining applications for planning permission. This relationship between river basin management planning and land use planning is currently under consideration.

**2.1.36** SEPA is concerned to ensure that development does not adversely change the surface water run-off regime in a locality, in terms of both water quality and flow rates. The Water Environment (Controlled Activities) (Scotland) Regulations 2005 require surface water to drain to sustainable urban drainage systems or SUDS. Together with the construction industry research group CIRIA, SEPA has published design guidance for SUDS, including *Drainage Assessment: A Guide for Scotland*. CIRIA has also produced updated guidance including *The SUDS Manual (2007; Report C697)*. These build on PAN 61 *Planning and Sustainable Urban Drainage Systems*. Scottish Water (SW) issued *Sewers for Scotland 2nd Edition: A Design and Construction Guide for Developers*

*in Scotland (SFS2)* in 2008 which includes specification for SUDS where such features are to be vested in/ adopted for maintenance by SW. It is likely that more design guidance will emerge during the lifetime of the Local Plan; developers will be required to comply with best contemporary practice.

**2.1.37 Structure Plan Policy** ELSP policy ENV12 requires a review of flooding in the Structure Plan area and, if necessary, consideration to be given to altering the Plan if the strategic development allocations are affected. It reinforces national guidance and promotes the use of SUDS to attenuate flood risk and treat surface water. It also requires, in policy ENV1D, that water supply catchment areas are not compromised by development.

**2.1.38 Local Plan Policy** The water environment in Midlothian includes the rivers, reservoirs, their valleys and catchments, and the groundwater resource. The responsibility for protecting the water environment requires a co-ordinated approach in terms of land use planning and other environmental management regimes, including the developing system of river basin management planning.

**2.1.39** The aim of policy RP8, with support from policy RP9, is to prevent development that could adversely affect the water environment. The policy is comprehensive. It applies to the water environment in the broadest sense including groundwater, and provides protection against flooding and pollution and for the range of beneficial uses and habitats that are based on the water environment. Policy DP3 gives greater detail on the procedures and standards to be followed with regard to protection of the water environment.

**2.1.40** Midlothian Council has liaised with SEPA regarding the land allocations made in this Local Plan. Where initial concerns have been raised, this is primarily where the presence of an adjacent watercourse has been noted. No site-specific quantitative analysis or investigation has been undertaken. Such concerns are highlighted in the text accompanying the allocations. Flood risk assessment is likely to be required at these locations. If such assessment demonstrates an inherent incompatibility of the proposal with planning policy, then such allocations would be considered not to be developable, and the Council would have to take appropriate measures to ensure compliance with the ELSP strategic requirements.

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**RP8 WATER ENVIRONMENT**

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Development will not be permitted which could adversely affect the water environment by:

- A. having a damaging impact on fisheries, nature conservation, landscape, recreation or public access in a river corridor or other waterside area;
- B. polluting surface or underground water (including water supply catchment areas) as a result of the nature of the surface, wastewater discharge or leachate;
- C. giving rise to pollution problems resulting from the disturbance of contaminated land;
- D. being subject to unacceptable flooding risk, or by causing or exacerbating flooding problems either within the site, or upstream or downstream of the site;
- E. not meeting standards set in *The SUDS Manual* (published by CIRIA, 2007), or successor document, or failing to take into account best practice on SUDS design and management; or
- F. not meeting the requirements of policy DP3 relating to the protection of the water environment in relation to all new development proposals.



## Refusal of Planning Permission Town and Country Planning (Scotland) Act 1997

Reg. No. 12/00796/DPP

Format Design  
146 Duddingston Road West  
Edinburgh  
EH16 4AP

Midlothian Council, as Planning Authority, having considered the application by Caledonian Industrial Ltd, 23 Eldin Industrial Estate, Edgefield Road, Loanhead, EH20 9QX, which was registered on 6 December 2012 in pursuance of their powers under the above Acts, hereby **refuse** permission to carry out the following proposed development:

### **Temporary change of use from agricultural land to open storage at Land to North Of Edgefield Toll Farm, Edgefield Road, Loanhead**

In accordance with the application and the following plans:


| <u>Drawing Description.</u> | <u>Drawing No/Scale</u> | <u>Dated</u> |
|-----------------------------|-------------------------|--------------|
| Location Plan               | 9411 17 A               | 06.12.2012   |
| Supporting statement        | other statements        | 06.12.2012   |
| Site Plan                   | 9411 17                 | 06.12.2012   |

The reasons for the Council's decision are set out below:

1. *Insufficient information has been submitted with the application to determine the full impact of the proposed development on the existing public road infrastructure including the A720 City of Edinburgh Bypass and on the existing private access roads serving the industrial estate.*
2. *Insufficient information has been submitted with the application to assess the level of noise nuisance and disturbance that HGV vehicle movements to and from the site would have on existing neighbouring dwellings, including St Margaret's Farm and Edgefield Toll Farm.*
3. *Owing to the prominent location of the site and its limited screening by vegetation, the proposed temporary use of it for the storage of crushed building material would be an encroachment into the countryside and greenbelt that would be visually intrusive in public views from the A720 City of Edinburgh Bypass and views from Edgefield Toll Farm and St Margaret's Farm. In addition, the proposed storage use would cause compaction of the land to the detriment of its long-term quality and use. Thereby the proposed development is contrary to approved Edinburgh and the Lothians Structure Plan Policies ENV2 and ENV3 and adopted Midlothian Local Plan Policies RP1, RP2, RP5 and RP7.*
4. *It remains to be demonstrated that the access to the site would not result in damage to and the eventual loss of the trees flanking the existing access road to St Margaret's Farm and Edgefield Toll Farm, which trees if lost would be to the*

*detriment of the landscape character and amenity of the area, contrary to adopted  
Midlothian Local Plan Policies RP5 and RP7.*

Dated 19 / 03 /2013



.....  
Joyce Learmonth  
Principal Planning Officer, Fairfield House, 8 Lothian Road, Dalkeith, EH22 3ZN

## **PLEASE NOTE**

*If the applicant is aggrieved by the decision of the planning authority to refuse permission for or approval required by a condition in respect of the proposed development, or to grant permission or approval subject to conditions, the applicant may require the planning authority to review the case under section 43A of the Town & Country Planning (Scotland) Act 1997 within 3 months from the date of this notice. The notice of review should be addressed to The Development Manager, Development Management Section, Midlothian Council, Fairfield House, 8 Lothian Road, Dalkeith EH22 3ZN. A notice of review form is available from the same address and will also be made available online at [www.midlothian.gov.uk](http://www.midlothian.gov.uk)*

*If permission to develop land is refused or granted subject to conditions and the owner of the land claims that the land has become incapable of reasonable beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, the owner of the land may serve on the planning authority a purchase notice requiring the purchase of the owner of the land's interest in the land in accordance with Part V of the Town and Country Planning (Scotland) Act 1997.*

### Prior to Commencement (Notice of Initiation of Development)

*Prior to the development commencing the planning authority shall be notified in writing of the expected commencement of work date and once development on site has been completed the planning authority shall be notified of the completion of works date in writing. Failure to do so would be a breach of planning control under section 123(1) of the Town and Country Planning (Scotland) Act 1997 (as amended by the Planning etc (Scotland) Act 2006). A copy of the Notice of Initiation of Development is available on the Council's web site [www.midlothian.gov.uk](http://www.midlothian.gov.uk)*

### **IMPORTANT NOTE REGARDING PUBLIC ACCESS TO INFORMATION**

#### Making an application

*Please note that when you submit a planning application, the information will appear on the Planning Register and the completed forms and any associated documentation will also be published on the Council's website.*




#### Making comment on an application

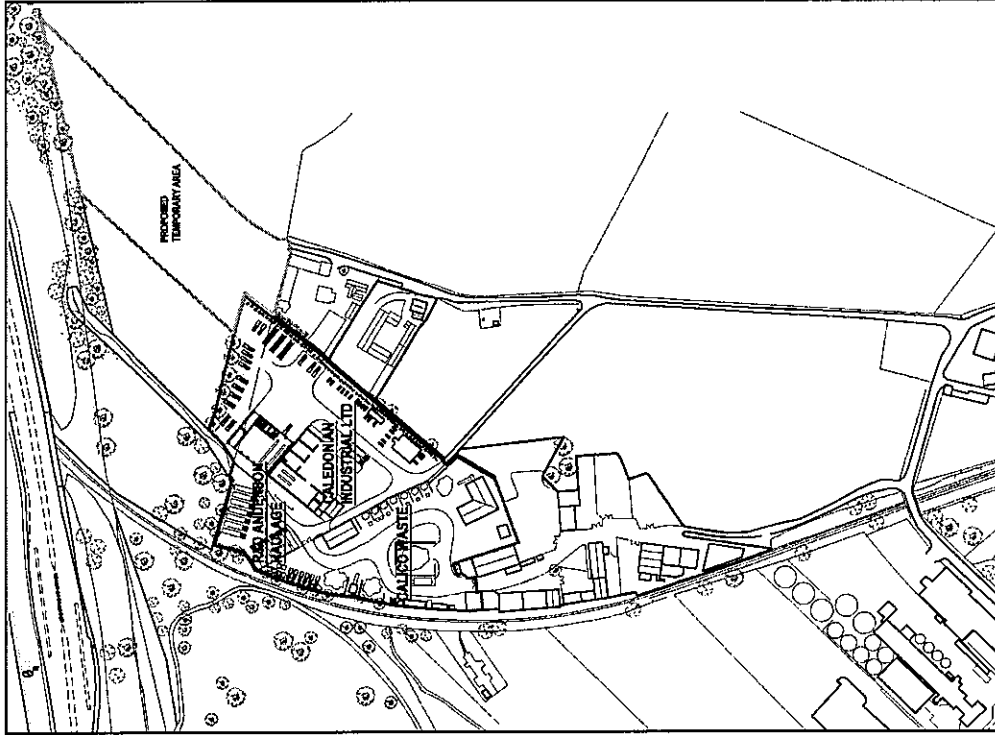
*Please note that any information, consultation response, objection or supporting letters submit in relation to a planning application, will be published on the Council's website.*

*The planning authority will redact personal information in accordance with its redaction policy and use its discretion to redact any comments or information it considers to be derogatory or offensive. However, it is important to note that the publishing of comments and views expressed in letters and reports submitted by applicants, consultees and representors on the Council's website, does not mean that the planning authority agrees or endorses these views, or confirms any statements of fact to be correct.*

# ELDIN INDUSTRIAL ESTATE

## PROPOSED SITE PLAN

-  ELDIN INDUSTRIAL ESTATE OUTLINED IN BLUE
-  APPLICATION SITE OUTLINED IN RED
-  OUTLINE OF WASTE AREA



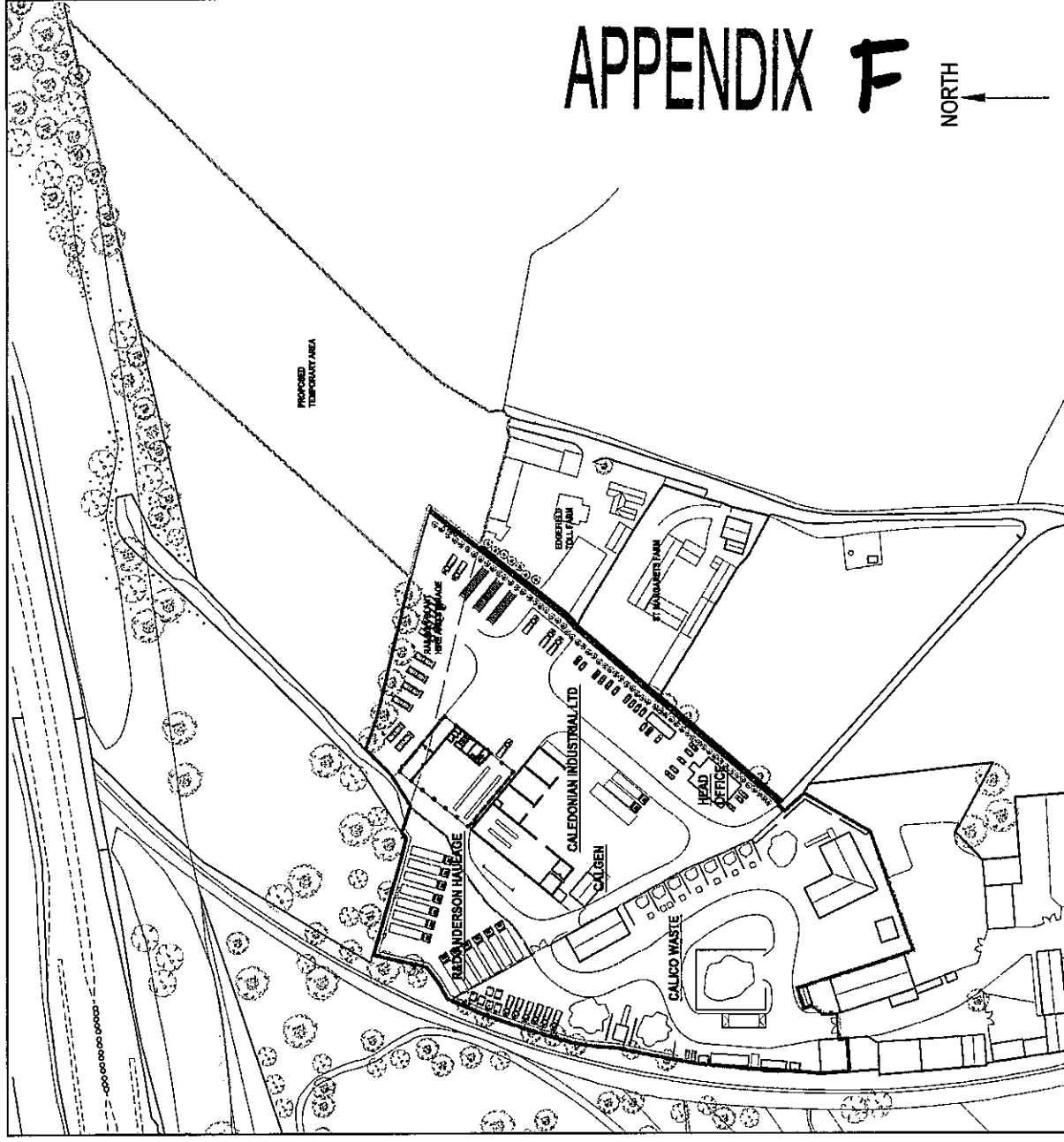
PROPOSED SITE PLAN

Scale 1:2500

| rev | date       | details | by | rev | date | details | by |
|-----|------------|---------|----|-----|------|---------|----|
|     | 08.11.2012 |         |    |     |      |         |    |

# APPENDIX F

NORTH



PROPOSED LOCATION PLAN

Scale 1:1250

| drawing no:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | drawing title:                                                | scale:        |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------|---------------|
| 041117                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Proposed site and location plans                              | as shown @ A2 |
| client:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | job title: Proposed temporary area at Eldin Industrial Estate | drawn:        |
| PLANNING                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | client: Caledonian Industrial Ltd                             | ICI           |
| <p><b>SERVICES OFFERED:</b></p> <p>MEASURED SURVEYS<br/>PLANNING CONSULTANTS<br/>PLANNING STUDIES<br/>NEW BUILDS</p> <p>PLANNING APPLICATIONS<br/>MEASURED SURVEYS<br/>BUILDING MARKING APPLICATIONS<br/>LIQUOR LICENSING DRAWINGS<br/>DEED PLANS</p>                                                                                                                                                                                                                                                                                                                                  |                                                               |               |
| <p>THIS DRAWING WAS PREPARED TO OBTAIN BUILDING CONTROL AND/OR PLANNING PERMISSION AND CAN ONLY BE USED AS A WORKING DRAWING WITH PERMISSION FROM BUILDING CONTROL AND/OR THE PLANNING DEPARTMENT.</p> <p>THIS OFFICE'S LIABILITY ENDS UPON THE RECEIPT OF A DECISION FROM BUILDING CONTROL AND/OR THE PLANNING DEPARTMENT.</p> <p>THIS DRAWING IS NOT TO BE REPRODUCED WITHOUT PERMISSION.</p> <p>CONTRACTOR NOT TO DEVIATE FROM THE APPROVED DRAWING WITHOUT INFORMING PLANNING DESIGNER.</p> <p>ALL SIZES AND DIMENSIONS TO BE VERIFIED ON SITE BY CONTRACTOR AND MANUFACTURER.</p> |                                                               |               |
| <p><b>format design</b><br/>FADADS Limited<br/>Holwood Business Park<br/>120001 Registon Road West<br/>Edinburgh<br/>EH15 4AP<br/>Tel: 0131 6617 6666<br/>Fax: 0131 6617 6333<br/>Email: formatdesign@formatdesign.com<br/>Web: www.formatdesign.co.uk</p>                                                                                                                                                                                                                                                                                                                             |                                                               |               |