

**Education, Economy  
& Communities**  
Midlothian Council  
Fairfield House  
8 Lothian Road  
Dalkeith  
EH22 3AA

**Erection of fence and gate and formation of access track  
(part retrospective) at Springfield Farm, Polton, Lasswade**

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File No. 15/00120/DPP

Scale: 1:3,000



# NOTICE OF REVIEW

UNDER SECTION 43A(8) OF THE TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997 (AS AMENDED) IN RESPECT OF DECISIONS ON LOCAL DEVELOPMENTS

THE TOWN AND COUNTRY PLANNING (SCHEMES OF DELEGATION AND LOCAL REVIEW PROCEDURE) (SCOTLAND) REGULATIONS 2013

THE TOWN AND COUNTRY PLANNING (APPEALS) (SCOTLAND) REGULATIONS 2008

**IMPORTANT: Please read and follow the guidance notes provided when completing this form. Failure to supply all the relevant information could invalidate your notice of review.**

Use BLOCK CAPITALS if completing in manuscript

Applicant(s)
Agent (if any)

Name
FIONA BATTEY

Address
SPRINGFIELD FARM  
POLTON  
LASSWADE

Postcode
EH18 1DY

Contact Telephone
[REDACTED]

Contact Telephone
[REDACTED]

Fax No
[REDACTED]

E-mail\*
[REDACTED]

Name

Address

Postcode

Contact Telephone 1

Contact Telephone 2

Fax No

E-mail\*

Mark this box to confirm all contact should be through this representative:
☐

Yes
No

☒
☐

\* Do you agree to correspondence regarding your review being sent by e-mail?

☒
☐

Planning authority
MIDLOTHIAN

Planning authority's application reference number
15/06120/DPP

Site address
SPRINGFIELD FARM, POLTON, LASSWADE  
MIDLOTHIAN EH18 1DY

Description of proposed development
CONSTRUCT TRACK/ROAD TO CREATE ALTERNATIVE ACCESS TO PROPERTY  
ERECT 8 FOOT FENCE 12 FOOT FROM BOUNDARY  
ERECT 8 FOOT FENCE + GATE

Date of application
9 FEB 15

Date of decision (if any)
29 APR 15

Note. This notice must be served on the planning authority within three months of the date of the notice or from the date of expiry of the period allowed for determining the application.

CORPORATE RESOURCES  
FILE  
RECEIVED 22 JUL 2015

Page 1 of 4

**Nature of application**

1. Application for planning permission (including householder application) ☒
2. Application for planning permission in principle ☐
3. Further application (including development that has not yet commenced and where a time limit has been imposed; renewal of planning permission; and/or modification, variation or removal of a planning condition) ☐
4. Application for approval of matters specified in conditions ☐

**Reasons for seeking review**

1. Refusal of application by appointed officer ☒
2. Failure by appointed officer to determine the application within the period allowed for determination of the application ☐
3. Conditions imposed on consent by appointed officer ☐

**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.

Please indicate what procedure (or combination of procedures) you think is most appropriate for the handling of your review. You may tick more than one box if you wish the review to be conducted by a combination of procedures.

1. Further written submissions ☐
2. One or more hearing sessions ☐
3. Site inspection ☒
4. Assessment of review documents only, with no further procedure ☐

If you have marked box 1 or 2, please explain here which of the matters (as set out in your statement below) you believe ought to be subject of that procedure, and why you consider further submissions or a hearing are necessary:

**Site inspection**

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

- |  | Yes                      | No                                  |
|--|--------------------------|-------------------------------------|
| 1. Can the site be viewed entirely from public land?                                 | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2. Is it possible for the site to be accessed safely, and without barriers to entry? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

If there are reasons why you think the Local Review Body would be unable to undertake an unaccompanied site inspection, please explain here:

GATE TO STEADING LOCKED. HORSES AND DOG ROOM FREE. PLEASE ADVISE OF TIME/DATE IN ORDER TO ENSURE GATE UNLOCKED AND HORSES/DOG IN STABLES.

**Statement**

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. **Note:** 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.

If the Local Review Body issues a notice requesting further information from any other person or body, you will have a period of 14 days in which to comment on any additional matter which has been raised by that person or body.

State here the reasons for your notice of review and all matters you wish to raise. If necessary, this can be continued or provided in full in a separate document. You may also submit additional documentation with this form.

The application was refused for risk of scarring the landscape and visual impact on the surrounding countryside.

1. There is no intention to cut and scar the landscape. It is proposed that land drainage is installed where necessary. The proposed road is half way down a slope that passes from south to north – all water will pass under the road (with the help of drains if required) and continue down along the slope towards Polton Bank Road as, indeed, it has done so historically. In addition, the materials of the track surface will be such that will permit water to pass through. Potential flooding issues will not, therefore, increase the levels of the ground as there will not be flooding issues.
2. It is intended to erect post and rail fencing, as well as plant indigenous bushes and trees, along the whole length of the road/track thus enhancing the character and appearance of the local countryside. These will also provide additional habitat for birds and animals where only a wire fence is, at present, in situ. There will, therefore, be no significant detrimental impact on the visual amenity of the surrounding area. If required further planting of such hedgerows could be continued along the new boundary fence, which is 20 metres from Polton Bank Road, to provide additional screening.
3. Supporting documentation - Letter from Peter Arnsdorf dated 18 May 2015, p3 – notifies that the planning authority consider the gate and fences acceptable subject to them being treated to blend in with the surrounding area. These are treated with wood preservative and have already 'weathered' over the past 6 months. However, we intend to treat them with a grey or brown preservative if necessary.
4. Please delete application no 14/00939/PPP in Background para. This is NOT our planning application. It was submitted, and subsequently withdrawn, by Mr Lessels at Springfield House, EH18 1EB.

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 new material, why it was not raised with the appointed officer before your application was determined and why you consider it should now be considered in your review.

*Although we had discussed these proposals verbally with planning officer, & indeed, had always proposed to fulfil these requirements, our ignorance of the planning procedure resulted in them being omitted from the original application*

**List of documents and evidence**

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.

- 1) Diagram of Springfield Farm land with additional illustration of indigenous hedgerow/trees thus preventing track/road being visible from any direction
- 2) Original application
- 3) Refusal letter
- 4) Letter from Peter Aschdorf dated 18 May 15

**Note.** The planning authority will make a copy of the notice of review, the review documents and any notice of the procedure of the review available for inspection at an office of the planning authority until such time as the review is determined. It may also be available on the planning authority website.

**Checklist**

Please mark the appropriate boxes to confirm you have provided all supporting documents and evidence relevant to your review:

- ☒ Full completion of all parts of this form
- ☒ Statement of your reasons for requiring a review
- ☒ All documents, materials and evidence which you intend to rely on (e.g. plans and drawings or other documents) which are now the subject of this review.

**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 from that earlier consent.

**Declaration**

I the applicant/agent [delete as appropriate] hereby serve notice on the planning authority to review the application as set out on this form and in the supporting documents.

Signed



Date

19 Jun 15

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

Education, Communities and Economy

Dr Mary Smith  
Director

Midlothian

18 May 2015

Mrs. Angela Battey  
Springfield Farm  
Polton  
Lasswade  
EH18 1DY

Dear Mrs Battey

**Complaint Re: Planning Issues Springfield House, Lasswade**

I refer to your telephone discussion with my colleague Lorraine Brown on 28 April 2015 and your subsequent email to my colleague Cathy Lailvaux on the 12 May 2015.

I understand that during that discussion you were concerned about the handling of planning issues relating to Springfield House and its associated land. Your main concern was that e-mails and phone calls to Bruce MacLeod, Joyce Learmonth and myself are not being responded to; you were further concerned that despite repeated phone calls and e-mails you have had only two phone calls from Bruce MacLeod, him not having provided you with the information requested, and you being concerned about time running out on an enforcement notice. You also ask for an update of the current position and when you can expect the relevant planning applications to be determined.

Having fully investigated these matters I can respond as follows.

There is no record of Mr. MacLeod having received any e-mails from you. He has spoken to you on the telephone in some detail on a number of different occasions. These calls have related to your concerns about the operation of the alleged livery business. His most recent discussion with you was on 21 April 2015. He explained that: a response to the Planning Contravention Notice (PCN) served on the property owner had been received within the required timescale; the detailed information provided was going to be discussed at a forthcoming meeting with Joyce Learmonth, Principal Planning Officer to discuss and assess the information received.

After considering the information provided in response to the PCN it is currently considered that there is insufficient evidence at this time to conclude that there is a breach of planning control that it is expedient to taken enforcement action against. This is based on our understanding that an agricultural building has been on site for a number of years and has been used for the stabling of animals and that the stabling of horses in the countryside is an acceptable land use. However, our

Your Ref:  
Our Ref:

Tel 0131 271 3310  
Fax 0131 271 3537  
Legal Post LP4 - Dalkeith  
[www.midlothian.gov.uk](http://www.midlothian.gov.uk)

Mrs. Angela Battey

position may change once we have concluded our investigation. We are seeking further clarification on a number of points raised in response to the PCN and have outstanding correspondence with the site owner.

Mr. MacLeod has outlined that your only request for information during your various discussions was to see the response to the PCN. Mr. MacLeod advised you that - whilst PCN was a public document and is therefore available for viewing by any member of the public at our Fairfield House office - the response to the PCN remains part of the active and ongoing enforcement investigation and is not therefore available for public viewing. I confirm that this is the correct advice.

I understand that on the day of the meeting between Mr. MacLeod and Ms. Learmonth (23 April 2015) you sent an e-mail to Ms. Learmonth. As part of that e-mail you: questioned the credibility of Mr. Lessels; asked to discuss this issue with Ms. Learmonth and asked for a date to meet. Having further checked our records it appears that Ms. Learmonth has not got in touch with you to date. I apologise for any inconvenience this may have caused.

I note that you have requested to meet officers to discuss the alleged breach of planning control. If you still wish to meet officers please contact Ms. Learmonth by email: [joyce.learmonth@midlothian.gov.uk](mailto:joyce.learmonth@midlothian.gov.uk) or by phone: 0131 271 3311 to arrange a mutually convenient time for officers to visit your property. You should also be aware that any enforcement action that may be taken is not limited by time - the only exception being where an alleged unauthorised use has operated continuously for at least ten years without the benefit of planning permission. In such an instance a use of this nature would become "lawful" for planning purposes by virtue of the time that has elapsed.

As regards any alleged non-response to any phone calls or e-mails to me I can confirm that in response to a message you left on my answer machine, I asked the case officer Mr. MacLeod to phone you and provide you with an update - Mr. MacLeod did contact you and provided an update.

I am aware that relations between you and Mr. Lessels are extremely strained. I am also aware that injunctions and court actions have been served regarding civil matters between both parties and that you have been involved in a mediation process. However, and despite these pressures, I am also aware that Mr. MacLeod has explained that the planning enforcement process has to follow due course and can therefore involve delays. Mr. MacLeod has also explained that every case is investigated on its own individual planning merits and why a Planning Contravention Notice was served on Mr. Lessels in this instance. By contrast, I note that you have been given the opportunity to submit two partially retrospective planning applications within the last year relating to your land, and no statutory notice has been served on you in either case.

As regards the relevant planning applications I can confirm the up to date planning position as follows.

Mrs. Angela Battey

As you will be aware, your partly retrospective planning application for the erection of fence and gate and formation of access track (planning application Reg. No. 15/00120/DPP) was refused by Midlothian Council on 29 April 2014. I understand that the application case officer has been in touch with you about that decision. Notwithstanding that decision, the fencing and gates subject of that application are considered acceptable by the Council's planning authority subject to these being treated to blend in with the surrounding area. Should an application for the fencing and gates be re-submitted no fee would be required. In any event, you have a statutory right to formally request a right of review against the planning application refusal at any time within three months of the refusal date (full details have been provided on the decision notice).

The planning application for the erection of five dwellinghouses, formation of access road, and associated parking area (planning application Reg. No. 14/00939/DPP) submitted by Mr. Lessels remains under active consideration. It is anticipated that this application will be decided by in due course.

I trust that this information is of assistance.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Peter', with a stylized flourish at the end.

Peter Amsdorf  
Planning Manager  
[peter.amsdorf@midlothian.gov.uk](mailto:peter.amsdorf@midlothian.gov.uk)



**MIDLOTHIAN COUNCIL****DEVELOPMENT MANAGEMENT  
PLANNING APPLICATION DELEGATED WORKSHEET:**

**Planning Application Reference:** 15/00120/DPP.

**Site Address:** Springfield Farm, Polton Road West, Lasswade.

**Site Description:** The application site comprises a dwellinghouse, ancillary building, stable, garden ground, ménage and a field. There are a number of trees and woodland within the site, which slopes down from south to north forming a valley. A small area to the north west corner of the site is within Mavisbank Conservation Area.

**Proposed Development:** Erection of fence and gate and formation of access track (part retrospective).

**Proposed Development Details:** A fence and gate have been erected within part of the site which are 2.4 metres high. One section of fence is to be positioned close to the existing house measuring 7 metres long, with another fence and gate by the stable building.

It is also proposed to form a track within a field to create a new access to the site. This is to join up an existing track running from the house to a field boundary, to another track which runs along the southeastern boundary of a field. The proposed track is to run uphill along a field boundary. The track is to be finished in the same materials as the existing track which runs between the house and the field boundary. No details of landscaping have been submitted.

The applicant has submitted a statement stating that the fence and gate are required for security and privacy and that the access track is to be used for emergency situations and if/when the existing access to the house is blocked.

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

Application site

14/00620/DPP Formation of horse arena (part retrospective). Consent with conditions.

00/00637/FUL Change of use and extension to stable building to form a residential dwelling. Consent with conditions – new house to be ancillary accommodation to the existing house and matching materials.

Land to the southwest of the site

14/00939/PPP Erection of five dwellinghouses, formation of access road and associated parking. Pending consideration.

**Consultations:** The Policy and Road Safety Manager has no comment on the application.

**Representations:** Nine letters of objection have been submitted on the following grounds:

- The proposed fencing is unsightly and incongruous in its immediate and wider setting;
  - The fencing has been erected over a track which another neighbour has a servitude right of access which would block access;
  - The proposed track would disrupt and scar the local countryside which is a place of outstanding beauty which should be avoided at all costs
  - Polton Bank Terrace is congested and parking is a significant problem;
  - The access from Polton Bank Terrace onto Polton Bank is dangerous and has been the reason for other applications being refused;
  - Polton Bank Terrace is narrow which would make it unsafe to transport horses or farm machinery;
  - The construction of the proposed track could damage Springfield Lodges which sit at either side of the existing access to Springfield Farm;
  - The proposal would require large vehicles to construct the track which could damage the lodge houses;
- 
- The existing access onto Polton Road is narrow with poor sightlines which causes damage to the properties;
  - Increased traffic would create more noise and disturbance to residents of Polton Bank Terrace;
  - There should be no vehicular or other right of way from Springfield to Polton Bank Terrace, which is a private road maintained by the owners of the houses at Polton Bank Terrace;
  - The area of grass to the Polton Bank Terrace side of the existing gate is in private ownership and access would not be allowed for the applicant;
  - There is no need for a new access route as the applicant already has an suitable and adequate access;
  - Some objectors are happy for the existing gate to be used as an emergency exit in case of fire;
  - Objectors dispute that the existing access gate has not been used frequently over the last 20 years;
  - Young children play on Polton Bank Terrace and the proposal could result in health and safety issues;
  - The proposed access would impact on the privacy and security of the occupants of Polton Bank Terrace; and
  - Neighbour notification was not sent out to all properties at Polton Bank Terrace which share ownership of this road.

**Relevant Planning Policies:** The relevant policies of the **2008 Midlothian Local Plan** are;

**RP1 Protection of the Countryside** states that development in the countryside will only be permitted if: 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); it is within a designated non-conforming use in the Green Belt; or it accords with policy DP1;

**RP2 Protection of the Green Belt** states that development will not be permitted except for proposals that are: necessary to agriculture, horticulture or forestry; or

provide opportunities for access to the open countryside, outdoor sport or outdoor recreation which reduce the need to travel further afield; or are related to other uses appropriate to the rural character of the area; or accord with policy RP3 (Major Non-Conforming Land Uses in the Green Belt), ECON1 (Strategic Economic Land Allocations proposal), ECON7 (Tourist Accommodation) or DP1 (Development in the Countryside);

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;

**RP6 Areas of Great Landscape Value** states that development will not be permitted where it may adversely affect the special scenic qualities and integrity of AGLV. The siting, scale, design, form, materials and impact on important landscape features are all aspects of a proposal that could have an adverse impact on the AGLV;

**RP7 Landscape Character** states 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. Any new developments will incorporate proposals to: maintain the local diversity and distinctiveness of landscape character including natural and built heritage features such as woodland, hedges, ponds, stone walls and historical sites; and enhance landscape characteristics where they have been weakened and need improvement and create new landscapes where there are few existing features;

**RP22 Conservation Areas** states that development will not be permitted which would have any adverse effect on its character and appearance.

For clarification, a small area to the north of the site is within Mavisbank Conservation Area, but this does not include the area where the fences and track are proposed.

**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.

The fencing has been erected to the side of the house and the stable on site. It is positioned adjacent to existing buildings and higher landscaping, meaning that it is not an area of fencing within open countryside. It is viewed in connection with a cluster of existing buildings and landscaping. At present the fence is untreated however if painted brown or grey or allowed to weather to a dull grey it would blend into the surrounding area. If it were to be treated to this effect the fence would have a limited visual impact on the surrounding countryside, Green Belt and Area of Great Landscape Value. The comment by the objector over a right of servitude being blocked is not a material planning consideration.

The proposed track is to run along the boundary of an open paddock. The landform of the area is gently undulated and slopes from the south down to the north of the paddock. Given the land levels the site is highly visible from views from the north. The applicant has stated that the ground levels would remain as existing but,

depending on potential flooding issues, there may be instances where the levels require to be increased. The planning authority consider that given the land levels and slopes within the site, it is likely that the access would require areas of cut and fill which would scar the existing land. This work would result in the proposed track be highly visible in the surrounding area due to the ground levels. No landscaping has been proposed to help integrate the track into the surrounding area or mitigate for this visual impact. This combination of cut and fill and lack of landscaping would potentially lead to extensive scarring of the local landscape. This would have a significant detrimental impact on the visual amenity of the surrounding area. The proposed access track would therefore have an unacceptable impact on the character and appearance of the surrounding countryside, Green Belt and AGLV. It has not been demonstrated to the satisfaction of the planning authority that the proposed access track can be constructed at the site without having a detrimental impact on the surrounding sensitive area in visual amenity terms.

The Council's Policy and Road Safety Manager was consulted on this application and has no comments to make as the proposed access road would not have an impact on the adopted road network, therefore there are no concerns about the potential for an increase in traffic using Polton Bank Terrace to access onto Polton Road.

The use of the Polton Bank Terrace by the applicant is unlikely to have a significant impact on the privacy and security of these properties, or an increase in traffic as compared the existing situation. Nor would it have an additional detrimental impact on the health and safety of children playing in the area.

The potential damage of the lodge houses at the existing access to Springfield Farm as a result of construction of the proposed track is not a material planning consideration but a private legal matter between the lodge owners and the applicant. The rationale behind the applicant wanting use Polton Bank Terrace as an access is not a material planning consideration. The claims of a dispute between neighbours over access rights in the area should not have a bearing on the outcome of this application. As Polton Bank Terrace is privately owned, the Council are not aware of the details of each owner and so neighbour notification was sent out to identifiable properties within 20 metres of the application site as required by Council Policy. As the Council was unable to identify all landowners, the application was also advertised in the local press as per Council procedures.

Overall, although the proposed fencing and gates would be considered acceptable subject to these being treated to blend in with the surrounding area, the planning authority does not support the formation of the access track. As such, the planning application as a whole is recommended for refusal but the applicant is invited to make resubmit an application for the fence alone (with no fee as per Scottish Government circular 1/2004).

**Recommendation:** Refuse planning permission.

## Refusal of Planning Permission

Town and Country Planning (Scotland) Act 1997

**Reg. No. 15/00120/DPP**

Miss Fiona Battey  
Springfield Farm  
Polton  
Lasswade  
EH18 1DY

Midlothian Council, as Planning Authority, having considered the application by Miss Fiona Battey, Springfield Farm, Polton, Lasswade, EH18 1DY, which was registered on 9 February 2015 in pursuance of their powers under the above Acts, hereby **refuse** permission to carry out the following proposed development:

**Erection of fence and gate and formation of access track (part retrospective)  
at Springfield Farm, Polton Road West, Lasswade, EH18 1DY**

in accordance with the application and the following plans:

<u>Drawing Description.</u>	<u>Drawing No/Scale</u>	<u>Dated</u>
Location Plan	1:2500	09.02.2015
Supporting statement		09.02.2015

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

*It has not been demonstrated to the satisfaction of the planning authority that the proposed access track can be constructed without having a significant adverse impact on the character and appearance of the surrounding area and therefore the proposed access is contrary to policies RP1, RP2 and RP6 of the adopted Midlothian Local Plan.*

Dated 29 / 4 / 2015



.....  
Duncan Robertson  
Senior Planning Officer; Local Developments  
Fairfield House, 8 Lothian Road, Dalkeith, EH22 3ZN



**The Coal  
Authority**

**Any Planning Enquiries should be directed to:**

Planning and Local Authority Liaison

Direct Telephone: 01623 637 119

Email: [planningconsultation@coal.gov.uk](mailto:planningconsultation@coal.gov.uk)

Website: [www.gov.uk/government/organisations/the-coal-authority](http://www.gov.uk/government/organisations/the-coal-authority)

### **STANDING ADVICE - DEVELOPMENT LOW RISK AREA**

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to The Coal Authority on 0345 762 6848. It should also be noted that this site may lie in an area where a current licence exists for underground coal mining.

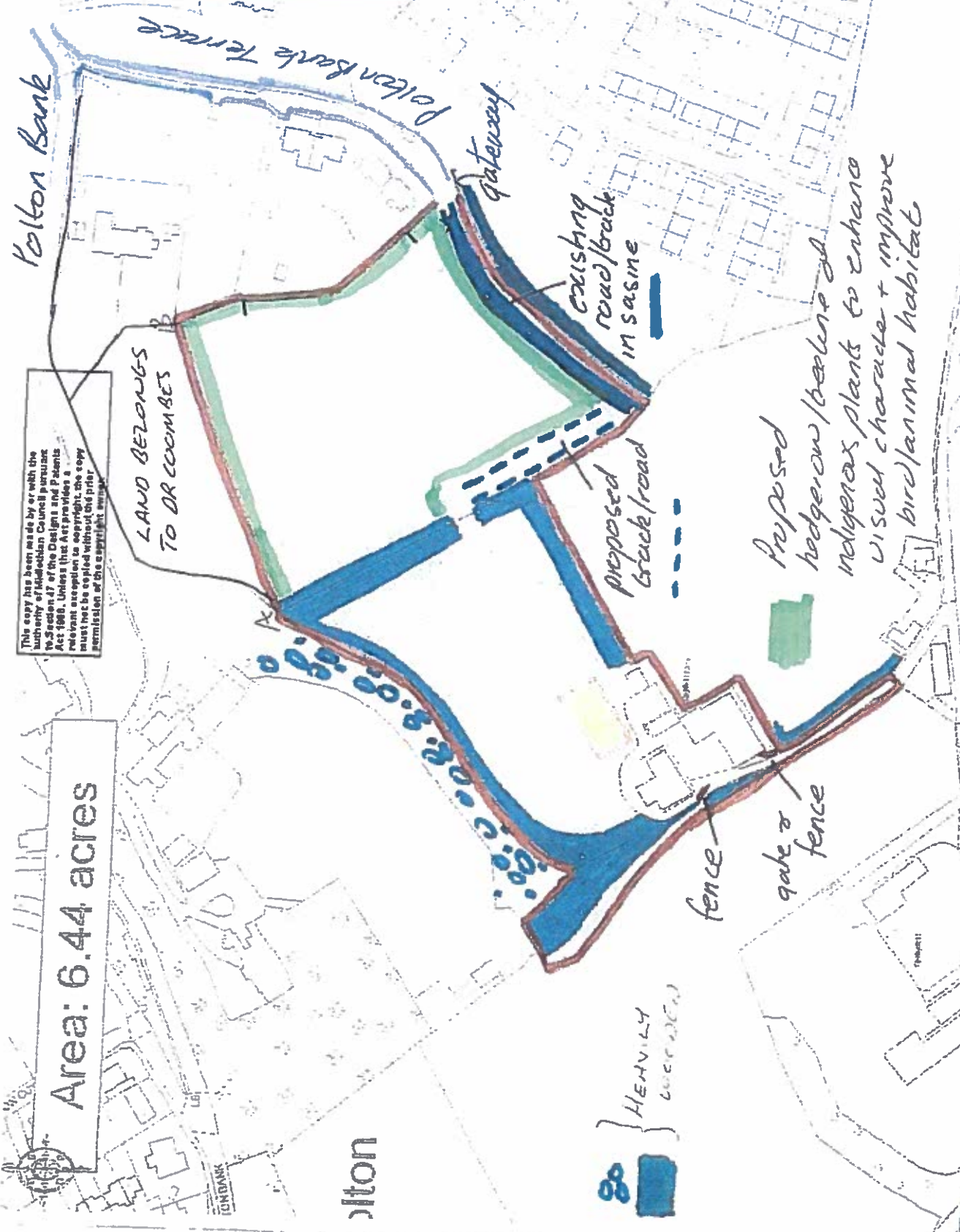
Further information is also available on The Coal Authority website at:  
[www.gov.uk/government/organisations/the-coal-authority](http://www.gov.uk/government/organisations/the-coal-authority)

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Property specific summary information on past, current and future coal mining activity can be obtained from: [www.groundstability.com](http://www.groundstability.com)

*This Standing Advice is valid from 1<sup>st</sup> January 2015 until 31<sup>st</sup> December 2016*

CORPORATE RESOURCE
FILE:
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Area: 6.44 acres





Photo of gate and fence at side of barn. In the distance is the 8 foot fence providing privacy and security for house from track which is soon to be used by neighbour and his liveries.



Photo of fence protecting house from track – this is well within our residential curtilage – and has only been erected as a result of the neighbour now deciding to exercise his historical access over our garden and steading.





Gate and fence keeping back of barn and horses secure from anyone walking down the track that the neighbour and his liveries will soon be using.