

**Corporate Resources**

Midlothian Council  
 Fairfield House  
 8 Lothian Road  
 Dalkeith EH22 3ZQ

Midlothian

Application for Planning Permission in Principle for the erection of a dwellinghouse at Land To South West Of Mosshouses, Penicuik

# APPENDIX A

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File No. 12/00654/PPP

Scale: 1:5,000



**Midlothian**



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Planning Department

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                      000058195-001

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

## Applicant Details

Please enter Applicant details

Title: *	Miss
Other Title:	
First Name: *	Caroline
Last Name: *	Wilson
Company/Organisation:	Eskvalley Stud
Telephone Number: *	[REDACTED]
Extension Number:	
Mobile Number:	
Fax Number:	
Email Address: *	[REDACTED]

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

Building Name:	
Building Number:	23
Address 1 (Street): *	Broomhill Avenue
Address 2:	
Town/City: *	Penicuik
Country: *	UK
Postcode: *	EH26 9EG

## Site Address Details

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

Address 1:

Address 5:

Address 2:

Town/City/Settlement:

Address 3:

Post Code:

Address 4:

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

Northing

656500

Easting

324077

## 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)

Outline planning permission required / planning permission in principle required for residential rural house on site of Eskvalley Stud & Livery which has been operating on the site for 12 years and in the local area for the past 20 years.

## 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) – 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.

On-site ESSENTIAL to look after clients horses,continually loosing business as unable to provide 24hr onsite care. Business Gateway & Mary Munro,Consultant at SAC have stated this is an excellent viable business & on site is required to operate it. Not a 5 min.drive from applicants temporary accomodation.Travel time spent daily 1.5 hrs.The houses for sale which overlook the site are out with the applicants means-being £575,000.Local residents do not provide security or supervision of the site

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)

Business Plan  
Letters and comments of Support (no local resident or community council objections to this application)  
Photographic evidence  
Supporting Statements  
Site Plan and artist impression

## Application Details

Please provide details of the application and decision.

What is the application reference number? \*

12/00654/PPP

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

04/10/12

Has a decision been made by the planning authority? \*

Yes  No

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

30/11/12

## 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

If there are reasons why you think the Local Review Body would be unable to undertake an unaccompanied site inspection, please explain here. (Max 500 characters)

Site can be accessed by foot as there is a security chain to help with security when I am not on site. Care should be taken by anyone accessing site without being accompanied by applicant as there are unsupervised stallions on site along with other equines, which as an animal can be unpredictable and therefore dangerous, due to size and fight/flight instinct

## 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: Miss Caroline Wilson

Declaration Date: 27/02/2013

Submission Date: 27/02/2013

## Grounds of Appeal

Please state your grounds of appeal here in summary: (Max 500 characters)

Viable business. Equestrianism not affected by economy-very much thriving. Rural business, good for local economy & tourism to Midlothian. Nature of business-VITAL & ESSENTIAL to be onsite 24/7. Applicant is proven-has operated onsite 12 yrs, in local area

20 yrs-this is for a LONG TERM rural business. Bred & owned/sold show winning stock to local & NATIONAL level. Applicant has

financial & equestrian background-proven top in UK in both. Only planning app. in area that is rural related.

## PERSONAL STATEMENT

I am appealing against the planning decision for refusal of planning permission in principle at our site Eskvalley Stud and Livery.

I have rented land in this area since 1993, having helped produce horses for owners and my own – to a good degree of success. Some of our stock that has been bred, owned, owned and sold on have gone on to be placed highly, win and win championships at county and national level both inhand and under saddle. I have also worked at two professional yards and have many years of experience on how to run a successful equestrian business. We have now owned this site since 2002 and have bred and sold a number of successful stock in this time along with standing a champion proven stallion for breeding purposes. A lot of time, dedication, finance and hard work has been put into this business and to continually turn away business as we cannot offer on site care is frustrating, especially in the current economic climate – equestrianism still appears to be thriving – two local yards that have had planning approved in the last 2 years have waiting lists for spaces.

There is no security onsite or supervision available from local residents and with this type of business it is not a case of having opening hours of 9-5 – clients expect their horses to be supervised by an experienced yard manager not a resident who may occasionally look over a field. To enable this to be a thriving viable livery yard which will provide full livery only – It is essential to live on site.

I have been on the council house waiting list for over 7 years now – living in temporary accommodation at my parents and cannot see a house becoming available in the near future...

As a single parent who wants to provide herself and her daughter with

1 – a good business and income

2- a safe residence – it is not safe to have to take my daughter in the middle of the night with me to deal with an ill or injured horse, a break in or any other matter that needs attention out with daylight hours

3- to become more involved with and to help the local community council – I replied to recent request for council members however as I do not live on site I cannot be considered even though I have been in the area for 20 years.

I cannot afford to purchase a house at the adjacent housing development, as suggested in the refusal letter from planning – at £575,000 this is far beyond my means.

To enable myself to develop the business (which has had planning permission approved) and make the site as appealing and sitting within the surrounding area I need to input further finance which would only be available if planning was granted for a rural residence on site – the house, stabling and enhancement to the site would come from the sale of my parents residence.

This is a rural related business but it is also a way of life and I have already demonstrated that this is not a business that is new and likely to fail; it has already been established on site since 2002. This application is to enable this to become a full time venture of what is already a viable proposition.

I have spent many winters, sometime where I have to walk to the site as the road is closed due to snow, many hours travelling to and from the site, have input a great deal of personal finance on the site and stock and many many hours dedicating my time at the site. My dedication to this has already been long term and will continue to be. I would be grateful if this can be taken into consideration when deciding this appeal. The decision does not just affect 1 generation of our family but 3 and hopefully future generations to.

A lot more information can be viewed in our 3 planning applications online

Planning application references

12/00654/PPP

12/00218/DPP

11/00805/PPP



On-site necessity to look after clients horses. Unable to accept horses to be brought on unless 24 hour availability/currently has lost a lot of business as clients have turned down services once they were aware we could not provide 24/7 care, security and supervision.

Cannot have stud as a viable proposition since horses worth a considerable amount of money need 24 security.

Full-livery implies that the horse can easily be checked and or accessed 24/7.

Equestrian business, by its very nature, requires customers to feel confident that their horse is being well looked after and not on a part-time site, part time care, part time security, part time supervision - local residents CANNOT provide this contrary to what Planning have stated in refusal letter.

To produce foals and then bring them on ie ready to be ridden increases greatly their saleability but takes short "bursts" of work , obviously much easier when permanently on site.

It is not a 5 minute drive to site as stated by planning in their refusal letter -even if there were no other vehicles on the road the travel time is not 5 minutes unless driving at an illegal speed. Time currently has to be allowed for opening /closing 2 entrance gates and then again when leaving. This might not seem much but on 3 to 4 double journeys a day is certainly more than the 5 minutes stated by Planning. On average applicant travel time to and from the site is 1 hour a day - in good weather. During the winter the journey one way can range from 20 minutes (up to 3 hours when roads have been closed with snow which has occurred on numerous occasions that the applicant has had to walk to the site in the winter - which has taken up to 3 hours one way!) Not only does this affect care of animals on site it also has an environmental impact due to diesel consumption required on a daily basis.

The houses for sale which overlook the site at Roseview are out with the clients means - being £575,000 and £775,000 respectively. There are no affordable housing options within the vicinity of the site. Please note that there will not be loans required for the client's proposals.

We have indeed been fortunate in having "passive" supervision eg in November 2012 when a van left the road , hit the sign at the top of the hill and entered one of our horses fields. It was not in fact the immediate neighbour who contacted Caroline but someone from further along as the immediate neighbour was not at home. If this had not been done, a business van would have remained in the field until Caroline arrived since because of security 2 access gates have to be opened and that is after the drive from current residence. The person who phoned has access for one gate but not the other. Not a good situation to be in but more so if other people's horses are involved.

Planning states that there are numerous technical solutions which would assist in the supervision of the site but does not state what any of these might be so we are unable to comment on their viability/practicality.

With regard to traffic, DIY livery would mean a much higher volume of traffic using access roads every day and also make the site more prominent from the road simply because of vehicles etc.

Even with DIY livery, clients expect some one to be on site 24/7 just in case they have to be contacted or to have access to their horse/s. ALL local livery yards have 24/7 supervision, even just for Do it yourself livery! You cannot RELY on a local resident to provide "passive" security, care and supervision - having been at this site for the past 11 years we have only received 1 phone call from a passing motorist - not resident - when an animal was found to be in difficulty (stuck in a fence and injured) we have had TWO DEATHS on site, one a foal and one a stallion- both would have been preventable had on site supervision been available.

If not a viable proposition for new equestrian business, why was Ravensneuk given change of use for a livery yard in April 2012---which incidentally seems to be doing very well and has no spaces left and employs staff as yard is busy.

Similarly, Springfield livery has a Waiting List - this again is a fairly new business which planners approved.

There is not another breeding Stud in the Lothians - stallions are not kept anywhere and available to potential customers (which obviously proves the type of management and supervision needed for stallions).

Consultaion with S.A.C. They think that the planned yard is a good idea for this area with the business plan being well thought out and they cannot see any problems with it.

Business Gateway have likewise perused the plan and endorsed it.

Please Note that no loan is necessary for the business/associated buildings /dwelling house. If however planning for dwelling on site is refused there will be no funds for the upgrade of the current stable buildings/livery yard that has been seperately approved.

Change of land use in October 2012, indicates that there has been business carried out on this site albeit on a small scale as have been unable to expand whilst not living on site.

to expand on above,

Foals have been produced and sold on, some doing very well in competitions - with wins at county level, ponies and horses brought on by Caroline have won and been placed highly at the highest level of competition/shows in the UK. Talent as a rider was proven when she won and stood Reserve Supreme at the Royal Highland Show (one of the largest horse shows in the UK) on a clients stallion.

With the change of land use granted in Ocober 2012 (which we were advised we must do to get planning for a residence on site), we then re-applied for outline- planning for a dwelling and did so promptly in order that we would still be within the year from the original application date ie December 11th 2011. It is not a case of simply applying 2 days after being granted change of use ie the implication possibly being that the "business "is simply a means of getting a house on this land.

It was purchased in 2002 after many years of paying for livery, renting land in this area so is not a new

idea/venture. It is also not a cash cow whereas someone purchases land/development in the countryside to then build house/s to sell on for substantial profit - this business is not only a sound and viable business, it is carried out with respect for the countryside and is a lifestyle, the business is one which will not be a fad - 20 years doing this in the area shows real dedication.

#### HOUSES in the COUNTRYSIDE

The statement that houses in the countryside must have an agricultural purpose .

Adjoining our site, ROSEVIEW, has 6 houses nearing completion, none of them having any rural business or rural tie

NETHERTON , within 1/4 mile of our site, has planning permission for 2 houses, again without any associated business or rural requirement.

WELLINGTON AREA, even closer to the site, has land with planning permission for houses, again without any rural business or rural requirement.

One of the dwellings at Roseview has applied for Holiday Lodges which we believe might be looked upon favourably.

Could we re-instate one of our original ideas for business which was to give accommodation for rider and horse eg when coming to the Royal Highland Show, Scottish Horse Show, Hopetoun Horse Trial etc. This was put in with our original application, Dec 2011, since we had been asked if we could provide this by various horse owners/riders coming to compete.

Planning did not think this was a good or necessary idea but perhaps in light of Roseview's application, this could now be looked upon as enhancing Midlothian tourism? - we did originally plan to help boost tourism in Midlothian (especially as the stud has attracted visitors for all over the UK) but were told not a good idea to now be advised by planning that holiday accommodation is seen as a favourable prospect.

#### Proposed Dwelling.

Since the application was for planning permission in principle, we were not aware that we had to supply detailed house plans although in the application of Dec 2011, proposed sitings were indicated on the site plan but on the visit to the fields in Feb 2012, Mhairi-Anne Cowie from planning , was unsure as to where a possible site would be. Moving our indicated site to be nearer Roseview to lessen the impact as you approach from Leadburn was definitely a non-contender!

The chief planning officer has since indicated that choice of an appropriate dwelling, siting and landscaping of the site would probably meet the refusal aspect of a dwelling here having an adverse impact on the appearance of the area.

We include a site photograph with a representation of a dwelling as recommended on the Scottish Government Rural Housing website, and also shows start of screening of proposed area. The view to the Pentlands does not seem to be compromised and as you approach from Leadburn, the Roseview

Development impacts significantly more than a small Scottish Government approved rural dwelling will.

Trees have been planted along the top boundary fence and also in between fields to eventually afford screening, wind breaks for animals and enhance the overall appearance of the site.

# Business Plan

## OWNERS

Eskvalley Stud & Livery  
Stackyard Park  
Wellington, Nr Penicuik

Telephone  
E-Mail



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## II. Executive Summary

Eskvalley Stud and Livery Yard is an already established Welsh Pony and Cob breeding stud that was first established in 1999 but have existed in the equestrian world since 1993, moving to their own premises at Stackyard Park in 2002.

The Stud is owned and operated by Caroline Wilson, who has some 20 years experience with producing, showing and breeding ponies and horses. The move to focus on breeding Welsh Ponies and Cobs came from the demand for well bred stock available to the Scottish Market. Eskvalley Stud is the largest Welsh Pony and Cob Stud in the Lothian's and owns breeding stock that have won major prizes throughout the UK.

The wish to add a unique show production livery service, horse holiday livery service and possibly horse rider accommodation at a later date is from enquiries received over the years for livery and holiday accommodation – incorporating horse holiday livery.

We have attracted visitors to our area from all over the UK and sold to Europe. This interest not only promotes our business but also the area of Penicuik and Midlothian.

We aim to provide the horse market with quality Welsh Ponies and Cobs, offer a 5 star show production full livery service and provide holiday accommodation for visitors horses with the visitors utilizing local B&B's/Hotels or in the future accommodation on site.

### **III. General Company Description**

Eskvalley Stud – breeding Top quality show Welsh Ponies and Cobs, providing full livery services on a small quiet yard and offer holiday accommodation to visitor horses.

Mission Statement: To continue to breed and nurture the best bred Welsh Ponies and Cobs in the UK and Worldwide. To provide a top class show production livery service and holiday business for the discerning owner and visitor. To establish our yard as a unique high quality business that is tailor made to the customer.

To have the reputation of the best service provided by a yard and stud, where word of mouth recommendations exceed that of many marketing campaigns for new business. To provide a service where customers needs are exceeded and to obtain long term customers within the livery and breeding business.

The yard is aimed at adult horse owners who require a quiet competent competition and leisure horse livery service. Within the breeding side we aim to market our stock as per current marketing strategies. These being by showing our stock at competitions and national advertising.

Breeding of Welsh Ponies and Cobs in Scotland is quite limited, due to lack of knowledge and the ability to obtain top class show and breeding stock. It takes many years to establish a stud that will breed top class equines that can command good prices however once established and standards maintained there is a waiting list, even in economic decline, for said stock. There is not a lot of competition in Scotland from professional breeders and probably never will be as it does require a lot of dedication, time and skill. To already be established and if facilities were improved we could prove to be one of the best breeding studs in Scotland and expand into breeding other types of competition horses.

N.B. Horse riding and ownership is a growing industry even within times of financial restraints. There are 2.4million horse riders in the UK alone, the number of equines in the UK is estimated in the region of 975,000 – and growing. There is therefore a demand for livery near Edinburgh and Midlothian, where there is a waiting list at the various livery yards within this catchment area.



Experience, competence, knowledge, empathy and business knowledge will ensure that the business maintains growth and will not fail in areas that many yards with only one area of expertise fails on all the others. With years of working within the banking sector, involved with commercial banking and finance along with experience of running a competition training yard for a top show jumper brings skills from both sectors.

Sole proprietor, I have selected this form to enable a tailor made unique and individual services where all the horse care and full administration is within my complete control.

#### IV. Products and Services

Stallions standing at Stud provide the mare owner with top quality Welsh stallions in Scotland, saving the mare owner traveling south of the border to acquire the same.

Show quality foals and youngstock available for sale to the Scottish market and further afield. With an increase in transport costs to have ponies transported North of the Border, customers are able to purchase show quality stock without the added expense of traveling.

Full livery service – we aim to provide up to the maximum number of 4 to 8 horses on a full livery basis. Such a service would eliminate an increase in traffic to and from the yard as the complete care of clients horses are taken care of by the owner on site. This service is also not the same as any other 'livery' yard service in the area. Show production livery services means that clients will send their horses/ponies to us to be produced for and ridden in the show ring rather than having owners coming to a yard everyday and increasing volumes of traffic in the area. Full livery packages will also see a decrease in traffic to the site as the care is, as with show livery, done by Caroline. The package will include a schooling service for clients horses, the type of client this will appeal to is those who are professionals working full time with busy schedules throughout the week who are only able to commit to visiting their horses once a week/month or only at shows. This will provide a one of a kind livery service in the Lothian's.

Holiday Livery/Holiday accommodation, providing stabling for those traveling long distances to shows in Scotland, we are ideally located for some of Scotland's main horse shows, we also would like to provide holiday accommodation, for certain times of the year – i.e. The Royal Highland Show, The Scottish Horse Show, Hopetoun House International Horse Trials, Borders Festival of The Horse, The Edinburgh International Film Festival to name a few!

What are the pricing, fee, or leasing structures of your products or services?

Stallions at stud – Stud fee £200, weekly livery £30 to £90 per week for visiting mare.

Foals and youngstock prices range from £1000 upwards even in this financial decline.

Full Livery Service competitively priced compared to all within the vicinity - £80 per week for full livery and a Full livery service and schooling £120 per week.

Holiday livery accommodation £25 per night per horse. We would provide owners with local B&B & hotels to choose from and hopefully we could provide a package deal with these local business for our customers and the possibility of providing accommodation on site. There is also an opportunity to run day clinics and courses with the yard facilities and schools which would provide additional income not just for our business but other local businesses with visitors to the area.

## V. Marketing Plan

### Market research

Stud – There are no known Welsh Pony or Cob Stud's within Midlothian or the wider reach of the Lothian's. To date there are no Welsh Pony or Cob Stallions standing at stud in these geographical area's either. With the increase in fuel, buyers in Scotland no longer wish to pay the transportation fees from Wales and England to Scotland, for Welsh stock and are looking closer to home for well bred ponies and cobs.

The Market price for Welsh stock in Scotland is double that of what is paid at the official Welsh Sales in England and Wales, as this breed is more difficult to obtain for purchase in Scotland. We have no competition within a large radius and therefore can command the prices of our stock for sale.

Research of livery yards within the Midlothian area – prices noted are a comparison for services that we will equal, however we are not proposing to run a livery yard on the same basis as any noted below. Our yard will produce a small number of clients top show ponies and horses for competitions.

Edinburgh Equestrian - £90 per week basic full livery, additional charges for handling for vet, blacksmith and does not include horse schooling/exercising.

Edinburgh & Lasswade, as above, basic price of £90 p.w.

Pentland Livery Yard - £100 per week basic, again excluding schooling, handling

Vogrie Livery Yard – basic Livery charged at £100 p.w., additional charges for schooling etc

There are plans for an 'equestrian centre' in the adjacent landfill site (although at present the site has been left in a state that means that it has been unable to be ploughed for grass and there has been no drains put in place prior to landfill going in so the site is unlikely suitable to build on), as mentioned above we again would not be providing a 'livery service' on the same basis but a show production yard. We are also not looking to build our equestrian facility and house to sell on once developed – this is where we want to live and run a business from for the rest of our lives.

## **Economics**

Facts about your industry:

- The total size of our market – it is impossible to state the number of horse owners in Midlothian, however there is a waiting list for a number of the yards noted in the market research section, so scope to expand the business for starting at 4 full time liveries.
- Current demand in target market – demand is high for a livery yard that can provide a full, complete horse care package with no hidden extra costs noted on all the above livery yards pricelists. We are also one of a few yards that provides a schooling and exercise service solely by the proprietor, rather than by various employees that work on the yard, there is a high demand for this personalised service, giving horse owner total peace of mind.
- Growth potential and opportunity for a business of our size is excellent, the business has grazing land to comfortably take 20 horses on a permanent basis. However we feel there is a need to remain smaller and more personal and have no impact on the rural setting we are in.

## **Product**

List of all our major services.

Stallions standing at stud – only the best selected stallions stand at Eskvalley Stud, they are either proven competition stallions or those with impeccable breeding. We can offer a safe, stress free environment for visiting mares and offer a no foal free return service if the mare should prove not to be in foal. We work closely

with our Equine Specialist Vet to ensure that standards remain high at all times. There are few Welsh Pony and Cob Stallions within Midlothian so it provides a gap in the market and saves the mare owner extra financial outlay with less transportation costs to and from the stud.

Welsh stock for sale from only the finest proven bloodlines, although in terms of a stud we are still relatively young we are already breeding show winners and offer the best bloodlines available in Scotland.

Livery services – offering the discerning professional owner with full 24/7 365 days a year care. Offering a secure, clean & quiet environment, where safety is paramount. Being an experienced horse breeder and competitor Caroline is also currently studying and sitting her British Horse Society Exams and along with this will be attending Equine First Aid courses at Oatridge College, so the client can be reassured of a knowledgeable person in charge of their horse. The difference between this yard and those in Midlothian is that the horse receives one to one handling, care, schooling all done solely by Caroline, so a rapport can be built up with each individual horse, essential so that anything untoward such as the horse being slightly off colour, can be picked up straight away, avoiding long term vets bills and an ill or injured horse.

Horse and Rider Holiday Livery Service, in demand being so close to Scotland's major shows and attractions, we would accommodate liveries on a separate stable block (to eliminate incoming disease). We are also close to Edinburgh and have already had international visitors to the stud who were interested in staying to visit the Capital City and surrounding areas – this would help bring business in for local B&B's/Hotels.

## Customers

We aim to offer our livery service to adults only, professionals who require a top class service that is also on a one to one basis care for their horses. The service will attract those that do not want to be on a big commercial livery yard of which there

are a number in the area of Midlothian. From market research and feedback a service to that which we wish to offer is much needed.

## **Niche**

We are the only Welsh Pony and Cob Stud in the Lothian's and Scottish Borders and will be the only equestrian facility offering a unique shows production livery service in these areas. There is a gap in the market for these facilities.

We offer the only tailor made livery package in Midlothian and the difference with our yard is quality not quantity. Horses are solely cared for by the proprietor, not something any other yard has the luxury or consideration of doing so. Holiday livery for horses is few and far between and as we have local accommodation businesses it would help the local economy out.

## **Strategy**

We will target the professional discerning horse owners and attract tourists to our quiet location, while situated in beautiful countryside we will highlight the fact we are on the main Borders route to Edinburgh, which is reached by car within 15 minutes.

## **Promotion**

How will you get the word out to customers? We will advertise our new business within various equestrian publications and advertise for free in local saddlers and feed merchants. Word of mouth and reputation of the Proprietor will also promote the business.

Advertising: Via free internet websites and with a monthly advert run in the free distribution Scottish Equi Ads which has high distribution and readers.

## **Proposed Location**

Eskvalley Stud is located 3 miles south of Penicuik on the main routes to the capital city from the Scottish Borders, ideal catchment area for customers coming from the Scottish Borders, Midlothian and Edinburgh areas.

How our location is important to our customers – it allows the customer quick access from the main routes to and from Edinburgh and the Scottish Borders where many people commute to work, it is ideally located for the professional horse owner who can visit their horse whilst commuting home from work and or at the weekends.

Just off the A701, we will provide customer parking in an already allocated parking area within the yard.

We are the only Welsh Pony and Cob Stud in the Lothian and Borders. We not only breed stock, we also stand stallions at stud to offer a very unique and required service to the large horse owning community. People in Scotland have to travel long distances, usually to England and Wales, to either use stallion services or purchase their show stock, we have already filled the gap in the Market for providing top show stock in Scotland and with proper facilities in place at Stackyard Park, we can provide more stud related services that really will put Midlothian on the Map.

Also on the stretch of road there are no other livery yards or studs, most are located closer to Edinburgh, so there is a gap in the Market to provide this service. There is also a lack of holiday accommodation in the area therefore fills a niche in the market. There is a proposed equestrian centre at the landfill site adjacent to our property; however the site from the point of view of a horse owner does not provide level secure horse grazing and therefore unable to be any threat to our current or proposed business. We also have an established reputation in the area and throughout the UK as a prominent Welsh Pony and Cob Breeder and therefore demand for livery on such a site will remain high.

## **Sales Forecast – Income & Expenditure Breakdown**

Notes to the 12 month P & L projections

Livery is estimated with 4 full livery customers @ £100 p.w. with the monthly average being quoted. All other areas within income are a realistic and envisaged lower than expected amount of income from each activity. Due to nature of the business income will fluctuate dependent on time of year and an average per month has therefore been provided.



## Operating Costs

Livery Yard Customers Basic Horse Care – 4 horses per week = 1 bale haylage @ **£24**

Horse Feed **£8** per week. Bedding – Straw - **£1.50** per bale, ½ bale per day per horse, 2 bales per day for 4 horses = **£3** x 7 days = **£21.00**.

Total weekly outlay **£53.00** Monthly Outlay **£229.66**

## VI. Operational Plan

### Location

Physical requirements:

Residential Accommodation to allow owners to live on site so a house is required

We would also require

- Basic requirement to start off the business is 4 to 6 new timber stables (would most likely use Direct Sectional Buildings stable blocks) OR a row of 4 timber stables opposite the existing timber stable buildings and an American barn/steel barn, to house internal stables and accommodate hay/bedding and feed
- An area for office and tea making facilities for visiting clients to the yard
- toilet facility at the yard
- Hard standing area / parking area
- Outdoor arena/ménage – with a muted coloured surface and hawthorn/quickthorn and native trees to shelter/screen this area (at the bottom of the fields out of eye site)
- Power and other utilities, we would be looking to install a form of environmentally friendly utilities to provide power to the properties and stables/barn, for example solar, ground and wind thermals - this shows our commitment to environmental issues.

Access:

Is it important that our location is convenient to transportation or to suppliers and this location in next to a current land fill site which has many Lorries frequenting adjacent land, there has been no impact with additional vehicles on the access road off of the A701, and therefore we envisage no impact with the business we propose. The services we also offer will not increase traffic to the area by any significant amount.

## **Legal Requirements**

Insurance coverage – the stud owner already has Public Liability Insurance however will increase this to production livery yard insurance prior to operating as a producer's livery yard. Most likely South Essex Insurance Brokers will be used for the policy/cover.

## **Personnel**

- Number of employees will remain at one although if the business was to expand then we would look at offering YT scheme or similar and/or a competitive package that would include on the job training to provide a skilled worker.
- Type of labor will be skilled, from years of experience and professional as the stud owner will gain qualifications that will enhance the business and what it has to offer.
- Training methods and requirements – British Horse Society study and examinations although not essential for the business the owner will complete these to allow her to teach on site and in 2013 Caroline will attend courses to become a Recommended Associate of Intelligent Horsemanship.

## Summary Statement

The need for a residential house to safe guard the breeding of Welsh Ponies and Cobs that has been operating on the site for eleven years now. It is impossible to continue to breed without having 24 hour 365 days a year supervision.

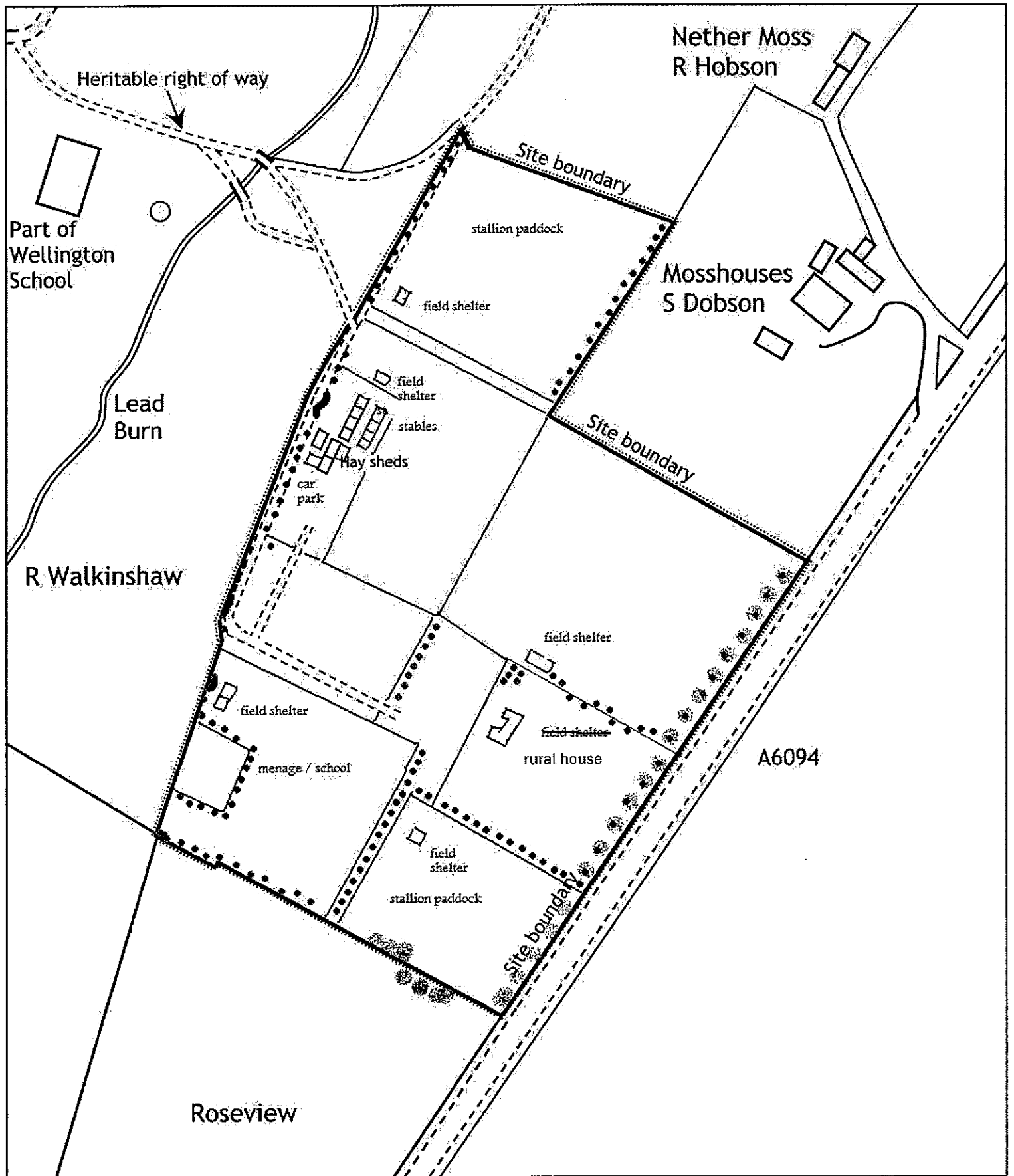
Following on the death of our stallion in 2010 during the bad winter storm on 31<sup>st</sup> March and various foaling problems over the years, requiring urgent medical attention it is an absolute necessity to reside on site for the welfare of the current stud equines. The terrible winter of 2009, 2010 and now 2011 the stud owner has struggled to commute to the site twice daily to meet the basic needs of the residents of the Stud. We have slowly and painstakingly established our Stud over the past 12 years and have big prize winners resident at the stud and others being born here. We are well known throughout Scotland and the United Kingdom as breeders of show quality stock and to enable us to continue this reputation, especially with the harsher winters we are experiencing it is an upmost requirement to live on site.

Having experienced a gap in the market for holiday livery and or show livery/bespoke livery services that will not impact the local road network; we would like to expand to provide this unique opportunity in Midlothian.

We aim to work with the land as we currently do and would like to promote the businesses very much as eco friendly eco operated and the residential accommodation would incorporate the latest eco friendly ideas. We would like to prove and provide a bench mark on how an equestrian establishment can operate whilst being environmentally friendly and supportive of other local businesses such as farmers, feed merchants etc.

In June 2011 Caroline was asked to ride a Highland Pony stallion at the Royal Highland Show, having never sat on the stallion prior to the show, she went on and won a very strong class of 24 in the main arena at the Royal Highland, in the afternoon she contested the Supreme Championship for all the top placed ridden Highlands and went on to become the overall Reserve Supreme Ridden Champions. A dedication to Caroline's achievement as a rider is posted on Valerock Highland Pony Stud's 2011 news page. With this standard of talent Caroline is looking to continue riding and having ponies/horses at the stud to produce under saddle for the showing for owners and also to bring on and sell ones that we have bred. With facilities and living on site Caroline would have the ability to become a well known producer of horses and ponies and really establish the business successfully, something that is lacking in Midlothian.

For Financial projections please see attached documents.



drawing no:  
**STACKYD USE 1**

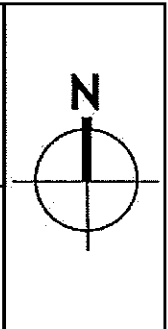
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status

title of drawing: **Site Location Plan**

job title:

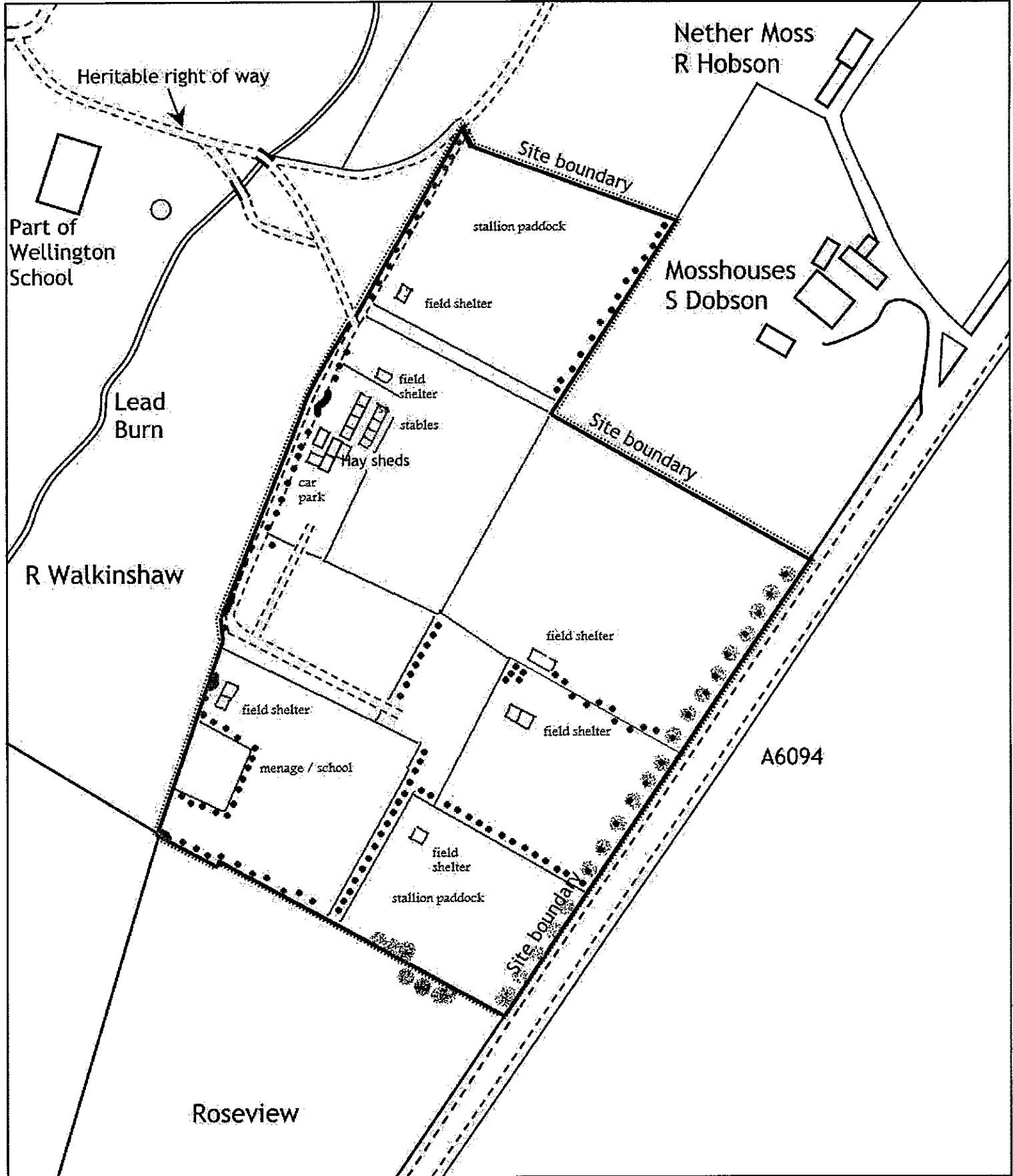
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 drawing: RHFV

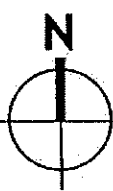


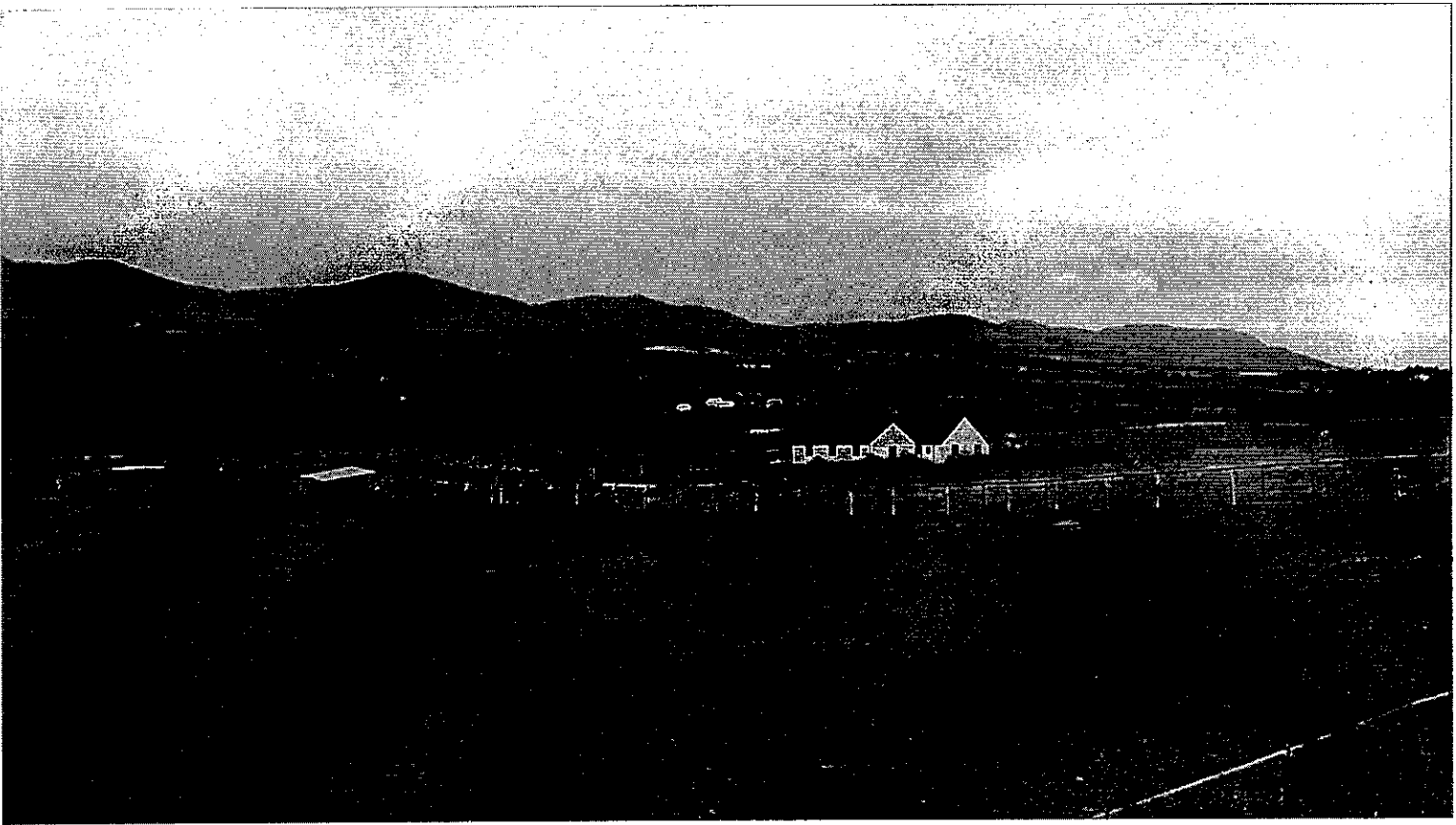
**Robert H F Wilson, Andrea R Wilson  
 and Caroline L Wilson**

23 Broomhill Avenue  
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 email:  
 robbie.wilson2@bopenworld.com

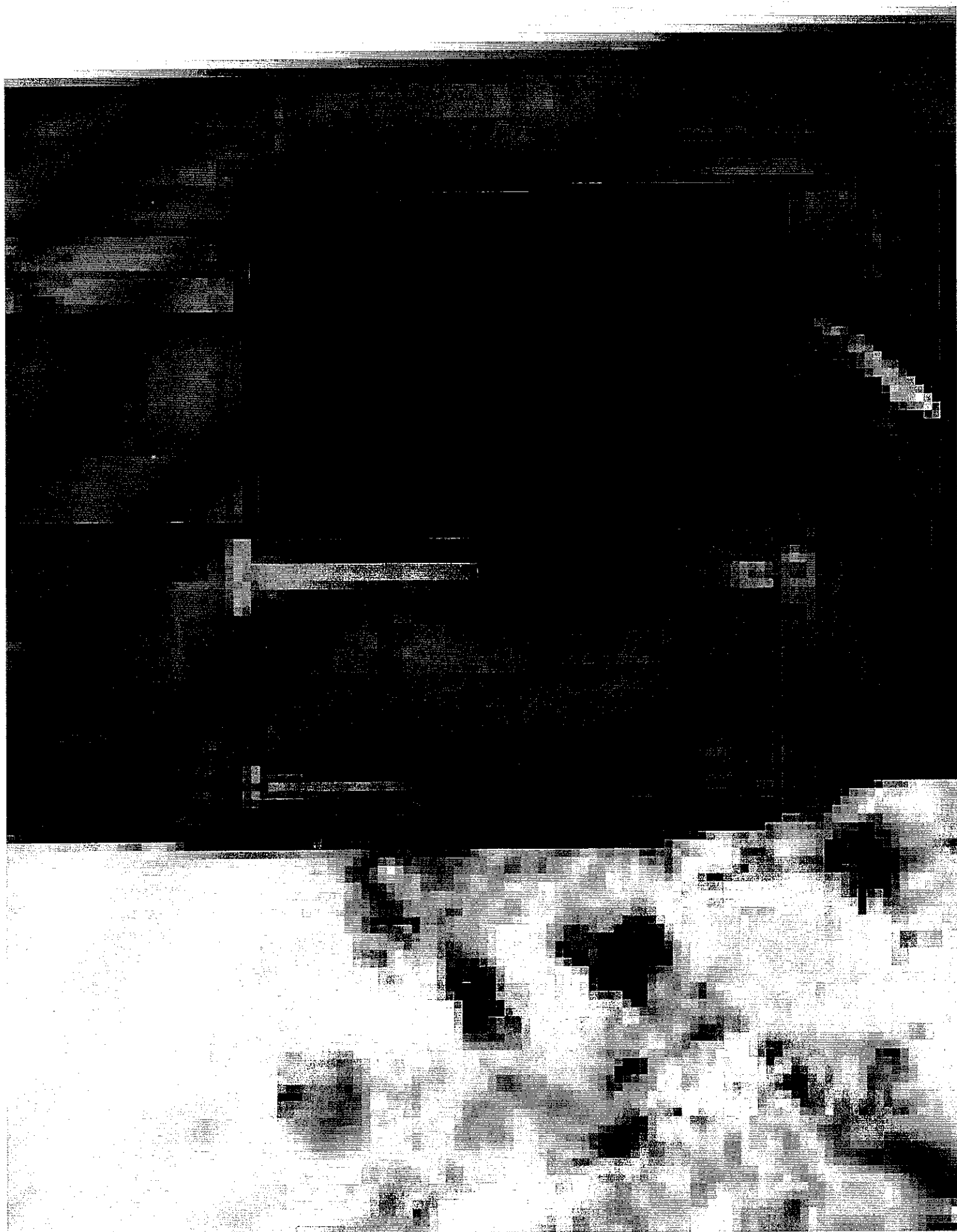


drawing no: <b>STACKYD USE 1</b>	title of drawing: <b>Site Location Plan</b>	scale: 1:2500	
status	job title:	date: 01.04.12 drawing: RHFV	
<b>Robert H F Wilson, Andrea R Wilson and Caroline L Wilson</b>		23 Broomhill Avenue Penicuik Midlothian EH26 9EG TEL : 01968 673658 email: robbie.wilson2@btopenworld.com	













**FW: RE: Equine Consultancy**

Thursday, 24 January, 2013 10:01  
From:

"Caroline Wilson" [REDACTED]  
[Add sender to Contacts](#)

To:

-----Forwarded Message-----

From: [Mary.Munro](#) [REDACTED]  
To: [eskvalleystud](#) [REDACTED]  
Sent: Thu, Jan 24, 2013 08:47 GMT  
Subject: RE: Equine Consultancy

Caroline,  
Your business plan was basically sound, and the figures are realistic. As I say, I am not sure why the Council view it as not viable. The bottom line requires a profit that is at least as large as the minimum wage for one full-time equivalent worker. You have that, and also an allowance for wages in the budget.

Do you have a written response from the Planning Department? I can help you more if I see exactly what they are saying about your proposal.

Mary

Mary Munro BSc (Hons) Agriculture, MBPR

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Area Manager and Senior Consultant | Farm and Rural Business Services |  
SAC Consulting | Bush Estate | Penicuik EH26 0PH | Tel: 0131 535 3433 |  
Mob: [REDACTED] | [www.sac.co.uk](http://www.sac.co.uk)<<http://www.sac.co.uk/>>

SRUC: Leading the way in Agricultural and Rural Research, Education and Consultancy

Scotland's Rural College - SRUC was formed on 1 October 2012 by the merger of Barony, Elmwood and Oatridge Colleges and SAC (Scottish Agricultural College) [www.sruc.ac.uk](http://www.sruc.ac.uk)<<http://www.sruc.ac.uk/>>

From: Caroline Wilson [mailto:[REDACTED]]  
Sent: 24 January 2013 08:01  
To: Mary Munro

Subject: Re: Equine Consultancy

Hi Mary

Many thanks for getting back to me, sorry for delay in replying however the snow has caused havoc!

Head of planning states I do not have a 'viable' business!!! A yard they approved planning for in April, that is not that far from us is already full and has a waiting list! I am at a loss as to why my business is not viable, what is your opinion on my business plan? I thought they were trying to boost business start up and the local economy!

Kind regards

Caroline

Mrs Lynne Little (Supports)

Having purchased a pony from Miss Caroline Wilson in January 2008, it was clearly obvious that there were potentially serious issues involved with regards to the ponies' welfare not having anyone living on site. Having horses and ponies myself, I am well aware that they can become ill or injured very quickly and not having anyone on site at the above premises could potentially put the ponies' welfare and lives at serious risk. When I visited the premises myself, it was very difficult to gain access due to snow. This obviously causes Miss Wilson problems during severe weather and should she be unable to access the premises due to this, then the ponies' welfare is again at risk. There is nobody living nearby who can check on the ponies on Miss Wilson's behalf whilst she is not at the premises causing Miss Wilson herself a great deal of stress and worry which ultimately affects her welfare also. Therefore, I fully support Miss Wilson's application to erect a dwelling house at the premises to protect not only her and her family's health, well-being and welfare but also that of the ponies' that are kept at the premises

Mrs Anne Cassidy (Supports)

My reason for supporting this application is this the fact this is an established breeding stud with mares, foals, ponies of all ages, based on the property throughout the year. Last winter caused severe problems to many trying to get through to their stock. As this is such an exposed and not easily accessible area being on site can only be beneficial to the welfare of the animals.

Mr John Aitchison (Supports)

In light of the recent planning application approvals and the further planning applications within the local area I support Miss Wilson's application to domestic dwellings for her family and to further enable her to provide comprehensive care for her livestock

Mrs Louisa Russell (Supports)

I am somewhat perplexed that the council feels that Miss Wilson does not need to live on the site of her business, we are not talking about a business that is ran from an office or such like we are talking about a business looking after living breathing animals. Being a horse owner myself I fully understand Miss Wilson's need to have immediate access to her horses especially with weather conditions in this country being unpredictable, Living in the area myself, being snowed in is a regular occurrence but in Eskvalley stud's case because they are not on site they are in effect "snowed out" something that could be so easily avoided should you grant planning permission. It is hard to understand your views especially when next door to Eskvalley there have been a number of "mansion style" eyesores built on what was once a simple farm dwelling. I strongly urge you to reconsider your decision and put yourself in Miss Wilson's position.

VALEROCK STUD WEBSITE extract - We have had a fabulous week at the Royal Highland Show. Drum won the under 14hh Highland ridden class and then to top that off he was reserve champion. It was a dream come true for me, could'nt believe that he won it!!

I have to say a big thankyou to Caroline Wilson who rode Drum for me. It was an extremely brave thing

to do to ride a strange pony let alone a stallion!!

He was originally pulled in 6th and I was very happy with that in such a big class, then the judge rode him and moved him up to 1st.





EXTRACT FROM VALEROCK HIGHLAND PONY STUD WEBSITE

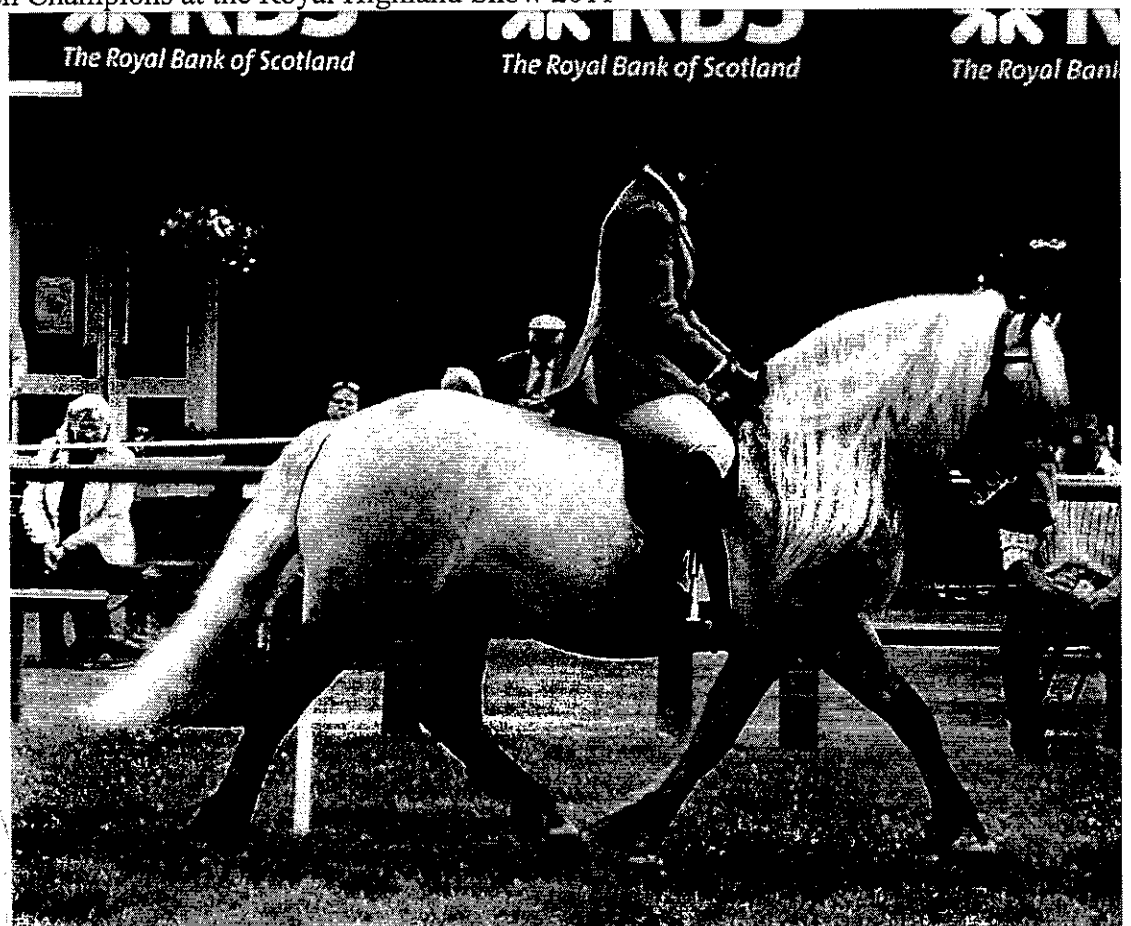
ROYAL HIGHLAND SHOW 2011 RESERVE SUPREME RIDDEN  
CHAMPIONS!!!!!!!!!!

29th June

We have had a fabulous week at the Royal Highland Show. Drum won the under 14hh Highland ridden class and then to top that off he was reserve champion. It was a dream come true for me, could'nt believe that he won it!!

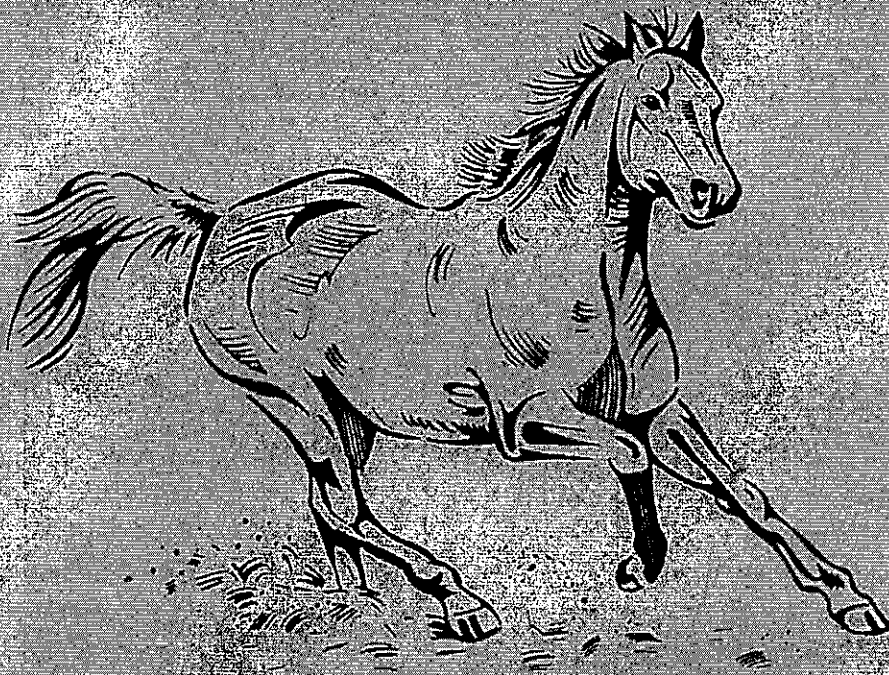
I have to say a big thankyou to Caroline Wilson who rode Drum for us, she very kindly agreed to ride him for me because Bev his usual rider was competing. It was an extremely brave thing to do to ride a strange pony let alone a stallion!!

Caroline Wilson – Eskvalley Stud riding Strathleven Drumochter to Overall Reserve Supreme Ridden Champions at the Royal Highland Show 2011



ADVICE ON

# Essential Health Care Requirements



5



The British Horse Society  
Registered Charity No 207891

## GENERAL HEALTH REQUIREMENTS

Caring for a horse or pony requires a good basic knowledge, practical experience and plenty of dedication.

The way in which you keep your horse and the manner in which you care for it, affects both its health and well being whether it is a hot blooded Thoroughbred or fluffy family pony.

In addition to providing for a horse's basic needs, consideration needs to be given to any special requirements, as dictated by its age, breed and the work it is doing.

All horses and ponies have the same basic needs. These needs include: readily accessible water and an appropriate diet to maintain health and vigour; the prevention of injury, parasite infestation and disease; adequate comfort and shelter; freedom from stress and fear; freedom of movement and the opportunity to exercise the most normal patterns of behaviour in

the company of other animals.

Horse keepers should know the normal behaviour of their horses and recognise the signs that indicate good health. These include: good appetite and firm droppings; alertness; good body and coat condition, and the absence of injury or lameness.

Horses should be inspected regularly and particular attention should be paid to their feet and body condition. When a horse appears unwell, the cause of the horse's ill health should be identified and the necessary care and treatment given to restore it back to good health. Veterinary advice should be obtained if the horse appears to be ill or in pain; where the cause of any deterioration is not clear or if initial first aid treatment is not effective. Early veterinary advice is essential in all but the most minor problems. Delaying seeking advice may prolong the problem or even make the condition worse.

## BASIC FEEDING REQUIREMENTS

When devising any feeding or management regime for a horse or pony it is essential to assess the body condition. Body condition is basically an assessment of how fat or thin an animal is. A horse or pony said to be in 'good' condition, when viewed from behind, has a rounded but not heart shaped rump (i.e. no gutter or groove in the spine). Ribs should be able to be felt, but not seen. A horse or pony should be fit not fat, and lean not thin.

Horses can rapidly deteriorate in body condition as a result of neglect or lack of nutrients, thereby becoming weak and thin. Lack of nutrients may be due to insufficient quality or quantity of feed, serious illness or disorders affecting the horse's ability to utilise food (i.e. bad teeth or severe worm burden). Horses in

poor body condition are susceptible to illness and in severe cases of malnutrition there is impaired function of the main organs of the body, which may result in irreversible liver damage or kidney failure. Horses must regain lost weight gradually in order to allow their digestive system to adapt.

At the other end of the scale horses and ponies assessed at condition scores 4 (overweight) and 5 (obese) are of equal concern. Horses, which are excessively overweight or obese are susceptible to conditions such as laminitis, heart conditions and general poor health. Obese horses and ponies should be put on a restricted controlled diet, but must not be starved.

## INTERNAL AND EXTERNAL PARASITES

All horses and ponies are susceptible to worms and require preventative control. If left untreated with a significant worm burden, a horse will not only lose condition but serious internal damage may be caused

resulting in colic and other disorders (For further information please read the BHS advisory leaflet on Worm Control).

### Worms

Worms can be controlled by a combination of strategic worming, (using suitable products at the right time) and effective pasture management. All horses that graze together should be wormed at the same time using the same product. Pasture management, rotation

and rest of grazing, prevention of over grazing and the removal of droppings can significantly reduce the potential worm problem. This is particularly important where paddocks are intensively grazed.

Even horses kept exclusively in stables or on their own require a regular worm control programme. An appropriate worming regime for your horse should be discussed with a veterinary surgeon.

Grooming provides the ideal opportunity for early identification of external parasites and skin conditions.

(For further information read the BHS Guide to Horse Care and Welfare booklet). Parasites and skin problems can affect any horse or pony and lead to health problems. Those animals which are already in poor health or condition (i.e. too thin or too fat) are at greater risk as their natural resistance to disease may be impaired.

### Flies

Flies can cause a great deal of irritation especially during the summer. Bot flies lay eggs mainly on horses' legs. When these eggs hatch they form larvae which

burrow in the skin of the face and mouth and eventually end up in the stomach in large numbers causing ulceration, loss of condition and colic.

### Lice

Lice are a common cause of itching and discomfort to the horse. A horse with a lice infestation will rub and bite itself creating bald and sore patches. Treatment for lice should be sought from a veterinary surgeon as

soon as the condition is identified. All horses on the same yard or sharing the same field should be checked and treated accordingly.

### Rain Scald

Rain Scald is a skin infection caused by prolonged exposure to rain and wet conditions. To prevent such conditions occurring adequate shelter and rugs should

be provided. Rugs should be breathable and taken off and aired daily.

### Mud Fever

Mud Fever is caused by constant wetting of the skin and irritation from adherent mud that eventually leads

to infection. Veterinary advice should be sought regarding suitable treatment and management.

### Ringworm

Ringworm is a contagious fungal infection of the skin. The disease is spread by direct contact, so it is recommended that infected animals are immediately isolated on identification of the infection. Ringworm is potentially infectious to humans, so great care must be

taken when dealing with infected animals. Veterinary advice should be sought for effective treatment and management of the condition. All the horses on the same yard should be checked and treated as necessary.

### Sweet Itch

Sweet Itch is an allergic skin disease that leads to intense irritation around the mane and tail when the horse is bitten by midges. Immediate veterinary advice

should be sought to determine a suitable treatment and preventative method for dealing with the condition.

## OTHER SERIOUS DISEASES

Strangles is a highly infectious disease. Classical symptoms include, swollen glands in the throat, coughing, runny nose and lethargy. If strangles is suspected, veterinary advice should be sought immediately. All horses on the same yard or in contact with the infected horse should be isolated immediately to prevent further spread of the disease.

Diseases and viruses such as strangles can spread rapidly. Many have incubation periods, which means there are no immediate clinical signs. It is good practice to take precautionary measures to reduce the risk of

spreading such diseases and viruses. All horses entering the yard that have been stabled or kept away from the yard should be isolated for at least a week. This will allow time for most horses to show signs of ill health if they have contracted any diseases. If you suspect that one of your horses is showing signs of ill health it is advisable to isolate the horse or horses immediately and seek veterinary advice.

Every owner should know the signs and symptoms of the most common ailments such as colic, laminitis, lymphangitis and lameness.

## COMMON AILMENTS

### Colic

Colic is a vague term applied to the symptoms of abdominal pain, which can vary in degrees of severity and seriousness. Colic can be caused by a number of factors including, stress, eating too quickly, change in diet, exercising too soon after food and a whole range of serious disorders of the intestine. Symptoms of

colic can include; the horse turning to look at its flanks/sides, sweating, repeated lying down and getting up and irregular breathing patterns. If colic is suspected it is advisable to call your vet immediately as complications may occur.

### Laminitis

Laminitis is an inflammation in the inner sensitive structure of the hoof. There are many causes of laminitis, the most common form is seen in obese animals. This condition should be treated as an emergency and your vet should be called immediately. Laminitis causes excruciating pain and if not treated promptly and correctly can lead to irreversible damage. Classic symp-

toms of laminitis include, the horse standing with its front feet out in front of it, its hind feet tucked under its body and very reluctant to move, or in worse cases lying down and reluctant to stand. There is typically a bounding pulse between the fetlock and the hoof, but unless you know what is normal you may not be able to determine if it is abnormal.

### Lymphangitis

Lymphangitis is a condition, which is commonly seen in stabled horses, the main symptom is swelling of the hind legs. In severe cases swelling can extend from hoof to thigh. Lymphangitis is usually caused by long

periods of stabling with little or no turnout or exercise and excessive food. Veterinary advice should be sought if this condition is suspected.

### Lameness

There are many causes of lameness in horses from bruising to a strain or sprain, to laminitis. Lameness can be identified by a change in the horse's natural gait, which is usually supported by swelling and heat or pain on examination of the limbs or hooves. If lameness is suspected in the hoof, then you should seek advice from your farrier or vet. If lameness is suspected as a result of injury or problem in the limbs then your vet should be contacted.

The structure of the hoof is very complex and a site

for many potential problems. In order to maintain soundness of the horse, it is essential that the hooves are well looked after. As part of a daily routine, the horse's hooves should be thoroughly picked out at least once to examine for injuries or other abnormalities, and to make sure no stones have become lodged in the hoof which can cause bruising and discomfort. Veterinary or farriery advice should be sought if there are signs of abnormalities in the feet such as excessive heat, bruising or lameness.



## HOOF CARE

Hooves grow rapidly especially in young (growing) horses and require regular trimming, at least every 8 weeks. If the hoof is left to over-grow, problems will occur, such as cracking. Horses should be re-shod approximately every 6 weeks; a failure to do so can result in discomfort to the horse, caused by the shoes pinching. Loose shoes and risen clenches require immediate attention from the farrier to prevent possible injury.

Some horses for various reasons have poor quality hooves and require specialist shoeing and remedial farriery. To prevent poor hoof quality it is essential that regular farriery visits are made. A dietary supplement to help hoof growth and quality may be required.

## TOOTH CARE

Adult horse's teeth should also be inspected regularly (bi-annually and preferably annually) for signs of abnormal wear and other dental problems. Gums and teeth may become damaged or food may become trapped resulting in inflammation, infection and ulceration.

When the horse is in its mature years (15+), its teeth will require more frequent attention to ensure that the horse is not in discomfort. It is important for the inspection to be routine to prevent or arrest problems in the early stages, rather than only taking action as a last resort when the horse has lost weight due to

Advice should always be sought from your farrier or vet as to which supplement to use.

Tooth care is all too frequently neglected, with the animal potentially suffering from discomfort or malnutrition as a result. Horses and ponies should have their teeth checked regularly by either your vet or a registered equine dental technician, to identify and correct potential problems.

Young horses, especially those who are commencing their training, require frequent checking, ideally every six to twelve months to ensure that their teeth are erupting and coming into wear correctly.

the inability to eat properly.

Horses with worn or abnormal teeth are unable to chew their food properly, resulting in poor digestion. Common signs of this are: food not being chewed properly; dropping food out of the mouth when the horse is eating (called "quidding"); poor condition and lack of energy and mouthing problems when being ridden (for further information see a BHS Guide to Horse Care and Welfare).

## VACCINATIONS

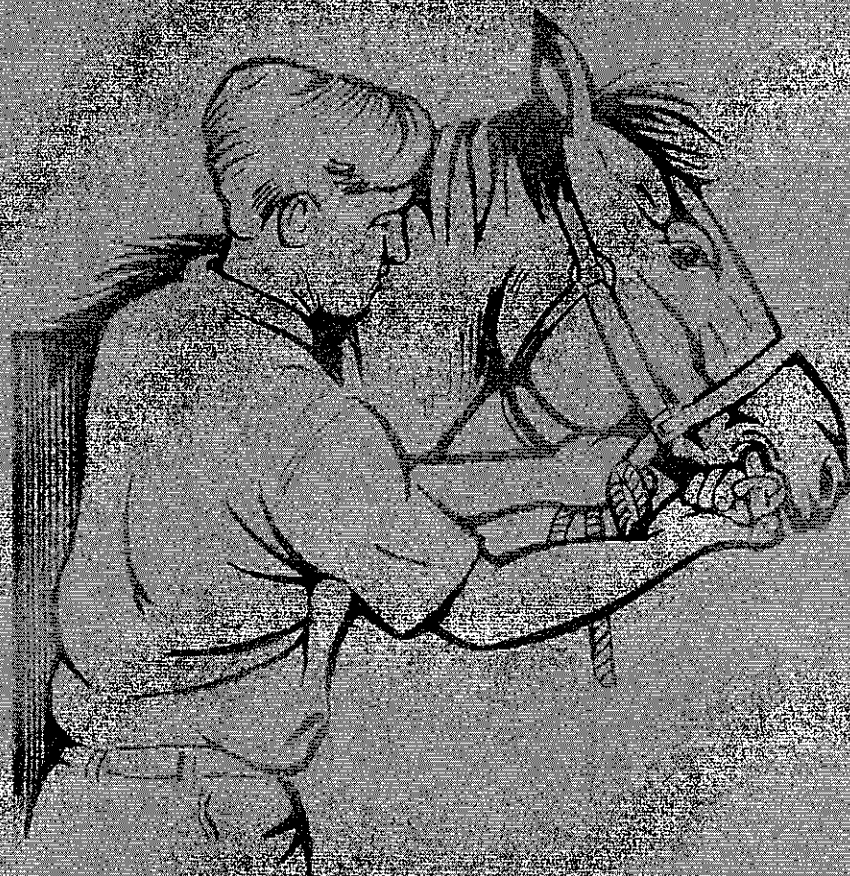
The health of the horse should be safeguarded by appropriate use of preventative measures, such as routine parasitic control and vaccination. Veterinary advice

should be sought with regard to implementing and maintaining an effective vaccination programme (see the BHS advisory leaflet on Vaccinations)

## ... AND FINALLY

When you own or care for a horse or pony you never stop learning. By providing for the animal's needs and being aware of all the factors that may affect its health, you will be better able to deal with any situations which arise helping to ensure a happy, healthy horse. You should always know when to call a vet or when to seek advice from other professional or knowledgeable and experienced people.

You are not alone in caring for your horse you are part of a team. That team consists of your vet, your farrier, your nutritionist, your riding instructor, often your friends and family and last but not least The British Horse Society who are just a phone call away to offer support and advice on your queries or concerns.



**The British Horse Society**  
Registered Charity No. 212064

**Welfare Department**  
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Kenilworth  
Warks CV8 2XZ  
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*This leaflet was produced in conjunction with:*

**The Home Of Rest For Horses**  
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Published by B.H.S. Welfare Department, 2004

# *Make your vote count for horses*



**WorldHorseWelfare**  
turn your passion into action

## **The Animal Welfare Act 2006**

This Act was a great step forward for animal welfare since it introduced the Duty of Care for all owners and keepers of animals, and put in place provisions to protect animals from abuse. Unfortunately there are real problems with its enforcement. Limited resources can make it difficult to take decisive action when horses are living in an unsuitable or even a dangerous environment likely to cause suffering – something which the Act was meant to prevent from happening.

The Act introduced a new requirement for an animal's needs to be met, based on the Five Freedoms:

- **Freedom from hunger and thirst**
- **Freedom from discomfort**
- **Freedom from pain, injury or disease**
- **Freedom to express normal behaviour**
- **Freedom from fear and distress**

If these needs are not met, the Act allows the authorities to take action at a much earlier stage than was previously possible – meaning that it should be possible to remove animals from an unsuitable environment before they suffer harm.

World Horse Welfare is working with Local Authorities to educate the general public about the basic needs of all horses, but it is also important that these authorities have sufficient resources to take robust enforcement action when this advice is ignored. World Horse Welfare Field Officers are often left frustrated when they are forced to leave horses which are in danger of suffering harm in unsuitable – or even dangerous – locations simply because the Local Authority does not have the manpower to assist. Horses require more resources and specialised knowledge than some other companion animals, and this can make it difficult to take action where necessary. As a result, horses may not have the attention they require compared to other animals.

**We need proper, robust enforcement of the Animals Welfare Act for horses – the next Government needs to lead the way to improved horse welfare. Local Authorities need to be supported so they can take action before horses suffer due to neglect or cruelty.**

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www.worldhorsewelfare.org

President: HRH The Princess Royal Vice Presidents: The Hon Gerald Maitland-Carew, Sir Peter O'Sullivan  
Chairman: Christopher Hall Vice Chairman: Barry Johnson MRCVS Chief Executive: Roly Owers MRCVS



Registered charity no: 206658 and SC038384





## MIDLOTHIAN COUNCIL

### DEVELOPMENT MANAGEMENT PLANNING APPLICATION DELEGATED WORKSHEET:

#### **Planning Application Reference:**

12/00654/DPP

#### **Site Address:**

Land to south west of Mosshouses, Penicuik.

#### **Site Description:**

The application site is set across a number of open fields adjacent to the A6094, at the Howgate to Leadburn section. The site is between the small group of buildings at Mosshouses and a number of houses at Roseview Farm. The land slopes down from the A6094 through the site and to the fields and stream beyond, to the west.

There are a number of stables and associated buildings within the site. These buildings are accessed from Venture Fair Road which runs between the A6094 and the A701. To the west of the site, outwith the area of land under the control of the applicant, is an area of land which was formerly used as landfill. The site is visible from the A6094 and the A701 by Springfield.

Planning permission was recently granted at the site for the change of use of the land to equestrian use and formation of a ménage, see below.

#### **Proposed Development:**

Application for planning permission in principle for the erection of a dwellinghouse.

#### **Proposed Development Details**

As the application is for planning permission in principle, no detailed plans have been submitted for the proposed house.

The applicant has stated that the house is to be in connection with the recently approved stud business and stock sales. They have submitted information regarding the proposed further development at the site and indicated that they have received positive feedback from the SAC with regard to their plans.

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

*The applicant has stated that the land is in use as Eskvalley Stud which has been established at the site for 11 years. Correspondence between the Council and the applicant dated 2007 showed that at that time the stud was operating non-*

*commercially. The planning officer stated that if the stud is to be used as a business, a change of use was required. Since this correspondence took place, the stud has become a commercial business and planning permission for this change of use has been granted in recent months.*

#### Application site

12/00218/DPP Change of use of land from agricultural to equestrian use (part retrospective), erection and siting of associated structures and formation of ménage. Consent with conditions.

11/00805/PPP Erection of dwellinghouse. Withdrawn – no justification. Need to establish existing use first.

#### Land to East of Wellington School (to east of site)

10/00151/DPP Infilling of land. Consent with conditions.

10/00203/DPP Amendment to condition 1 of planning permission 07/00678/FUL (change of use of agricultural land to equestrian centre, landfilling of part of site and erection of stables, barn, outdoor area and formation of bridge) to extend timeframe of landfilling operation. Consent with conditions.

07/00678/FUL Change of use of agricultural land to equestrian centre, landfilling of part of site and erection of stables, barn, outdoor arena and formation of bridge. Consent with conditions.

06/00681/FUL Change of use of agricultural land to equestrian centre. Landfilling of part of site and erection of stables, barn, outdoor arena and siting of residential caravan, and culverting of burn. Refused.

#### Roseview Farm (land to south of site)

09/00514/FUL Erection of 3 dwellinghouses, incorporating amended design to the dwellinghouse on plot 3 (amendment to planning permission ref no 07/00290/FUL) partly retrospective. Consent with conditions.

09/00306/FUL Erection of two wind turbines. Consent with conditions.

09/00008/FUL Erection of two dwellinghouses and ancillary building and formation of stable yard and exercise area. Consent with conditions.

07/00290/FUL Erection of 3 dwellinghouses and ancillary building. Consent with conditions.

06/00210/FUL Erection of dwellinghouse. Consent with conditions.

#### Bowlea Smithy (to north west of the application site)

11/00827/DPP Infilling of land. Pending decision.

09/00441/DPP Change of use from agricultural land to caravan park, erection of dwellinghouse and toilet/office block, and formation of access road and parking. Pending consideration.

07/00203/FUL Removal of conditions 2a and 5 of planning permission 99/00156/FUL relating to off site road improvements and the use of caravan stances. Withdrawn.

04/00614/FUL Removal of conditions 2 and 3 of planning permission 99/00156/FUL for the change of use of the land to a touring caravan park, relating to the provision of off-site road improvements. Refused.

#### Land to west of site

05/00182/OUT land to east of Wellington School Erection of dwellinghouse. Refused.

**Consultations:**

The Council's **Transportation Consultant** has no objection.

**Scottish Water** has no objection to the proposal.

**Representations:**

Two letters of representation have been received, supporting the application.

**Relevant Planning Policies:**

RP1 Protection of the countryside  
DP1 Development in the countryside

**Planning Issues:**

Policy RP1 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.

Policy DP1 is divided into sections entitled New Housing, Design of New Housing, House Extensions, Replacement Houses and Appearance of all Buildings. The section on 'Appearance of All Buildings' states that all new buildings in the countryside will respect the character of existing buildings in terms of design, scale and materials used, blend with the landscape, conform with the countryside policies and incorporate sustainable building design.

The relevant section in this case is covered by the policy on new housing that is required in connection with an established countryside activity. In terms of new houses in the countryside, applicants are required to show that the need for the new dwelling is permanent and cannot be met within an existing settlement. Also, the occupier of the property will be employed full-time in the countryside activity being furthered by the provision of the new house. The applicant is required to submit an independent report on the viability of the associated business and labour requirements, demonstrating the long-term need for the proposed house.

Policy RP7 states that 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.

The applicant has submitted several documents to support her application for the provision of a house on site. These documents include:

- A document called 'Business Plan' which sets out the applicant's general aspirations for the site and business;
- A twelve month profit and loss projection for Eskvalley Stud and Livery Services;

- A document on Livery Services (not site specific);
- A code of practice for the welfare of animals;
- A document from World Horse Welfare;
- An email from the applicant stating that she has had favourable correspondence with Business Gateway and SAC;
- An extract from a website congratulating the applicant on her horse riding achievements;
- A document showing the possible method of sewage treatment at the site;
- A letter from the British Horse Society to the applicant stating that it recommends that there is 24hour supervision provided for all horses and ponies; and
- A document on 'Yard safety and security' by The Blue Cross.

Whilst providing a useful background to the issues raised in this case only a few of the above documents actually relate specifically to the business on this site. The other documents are general guidance.

The submitted extracts of the Animal Health and Welfare (Scotland) Act 2006 place a duty of care on the owners of animals. A new house is not required in order to comply with the terms of this Act.

The applicant states that the new house is required in order to further develop the business and for supervision of the animals on site. Those two reasons are explored in detail below.

### Supervision

It is the applicant's assertion that this type of business requires a house to be associated to it in order to supervise the horses for their health and wellbeing. The applicant also argues that the business would be more successful should clients be assured that there is somebody living on site.

Some of the supporting documentation, submitted by the applicant, comprises subjective third party opinion that it would be desirable to have accommodation linked to the business. Although none of the submissions state that this is essential.

It is of note that there is a residential dwelling overlooking the site already ( currently for sale) and that the applicant lives just over 2.5 miles away, in Penicuik. The neighbouring residential unit already provides a good level of passive supervision of the site. Although this does not provide the supervision in terms of care for the horses it does provide some security.

There are numerous technical solutions which would assist in the supervision of the site and as the applicant has a house relatively close by it would not take long (around five minutes by car) to reach the site should there be an emergency. In addition, the applicant already has a large caravan located within the site. There is no reason why it would not be possible to use this caravan during times when it is essential to be on site, i.e. when foaling is occurring.

The applicant has suggested that as stallions can be unpredictable animals they need more permanent supervision. If the planning authority were to support this case based

on this evidence it could result in new houses proposed wherever stallions are accommodated in the countryside. This is not a realistic argument.

### Financial justification

Although some financial figures have been provided by the applicant there is very little detail with regards how much money can be made from the business and whether this business can, in turn, support a house and a full time employee, or if outside funding will be required to keep the business and house going. The supporting documentation states that it is estimated that there will be an annual net profit of £17,337. In arriving at this figure, there appears to be little breakdown of the figures relating to employee salary, vets bills, electricity bills and tax. In addition, there have been no previous running costs and profits submitted to the planning authority to show a viable running business. The submitted figures are only projections. Therefore, the problem with this case is that it is very hard to prove that this is an established viable business operating from the site. This issue is more apparent when it is considered that planning permission was only granted for the business on 11 October 2012 (two days after the submission of this application).

Evidence from other similar businesses in the Council area appears to demonstrate a very difficult economic time for this type of operation. Other operators, without being specific, are trying to free themselves of legal agreements linking houses to studs and liveries as they are proving not to be financially viable. Therefore, to agree to another one, with very little evidence to support its viability, would not be prudent given the Council's current policy position. If the business were to fail, it would result in the further suburbanisation of the Midlothian countryside, which would be to the significant detriment of the character, appearance and amenity of the area.

In addition, no detail has been provided on the appearance or location of the proposed house. It has therefore not been demonstrated that the proposed house will not have a significant adverse impact on the appearance of the area.

It is clear that the application for a new house in connection with this business is premature. From a planning perspective it is recommended that the business is operated to a point where it is considered to be an established viable operation that could support a dwellinghouse and its occupants, one of which should be employed full time in the business.

Therefore, the applicant is required to devote more time to building up an established and viable business and also give some consideration to the siting and appearance of the proposed house in order to minimise its impact on the character of the area.

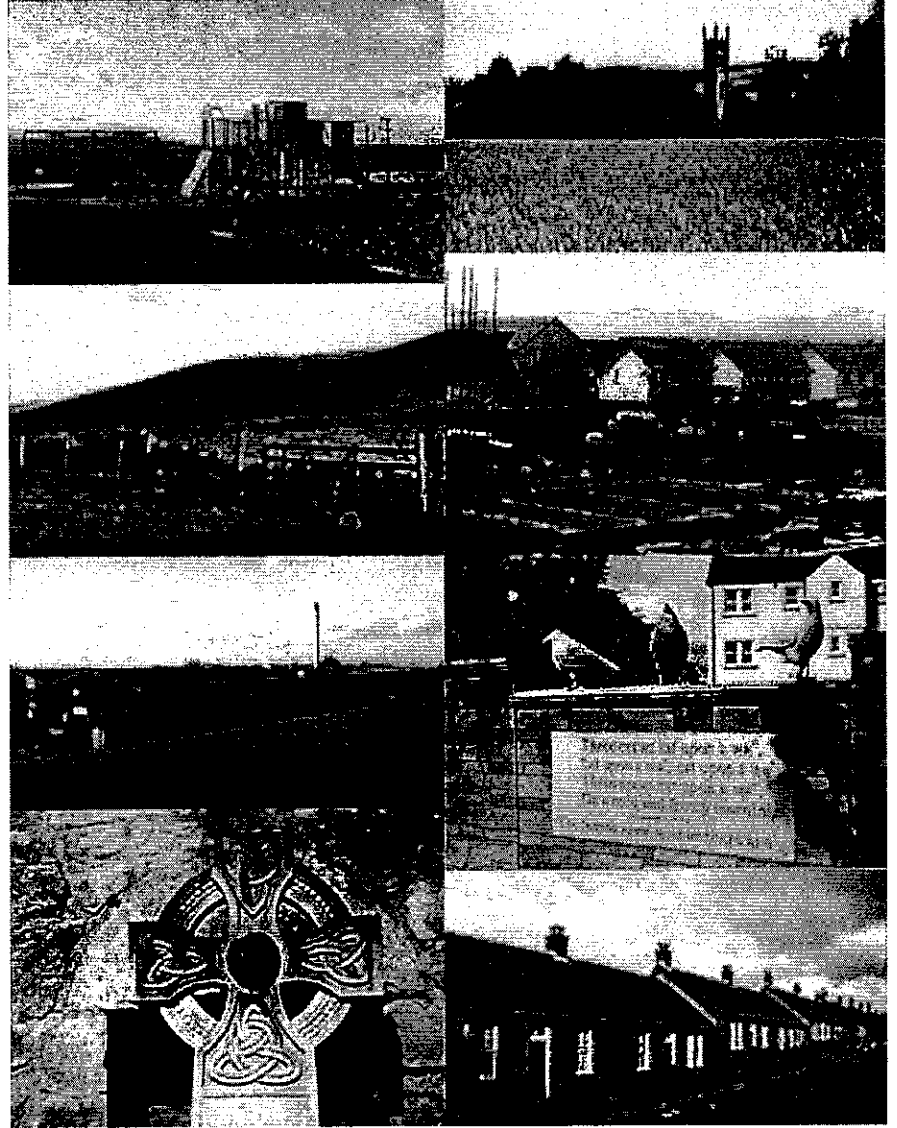
### **Recommendation:**

It is recommended that planning permission be refused.

# APPENDIX D

## Midlothian Local Plan

MIDLOTHIAN



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).

## 4.1 Development in the Countryside

### DP1 DEVELOPMENT IN THE COUNTRYSIDE

#### 1 New Housing

##### 1.1 Single Houses (not related to Housing Groups/ Farm Steadings)

New houses will be permitted in the countryside only when they can be demonstrated to be required for the furtherance of an established countryside activity (see policy RP1 - Protection of the Countryside and policy RP2 - Protection of the Green Belt for definition of respective acceptable countryside activities). Applicants will be required to show that the need for the new dwelling is permanent; cannot be met within an existing settlement; and that the occupier of the property will be employed full-time in the countryside activity being furthered by the provision of the new house. The applicant will be expected to demonstrate the long-term need for the proposed house by submitting an independent report on the viability of the associated business and its operational requirements.

In approving the new house, the Council will require that it, and any other houses within the control of the applicant related to the same countryside activity, will be subject of an occupancy condition and/or a legal agreement. It will generally be the case that a legal agreement will be required. This will relate to the employment of the occupiers of the house or houses, and tie the new dwelling to the landholding associated with the countryside activity in question.

Any single new dwelling shall:

- a) fit in the landscape and be of a character appropriate to existing houses in the local area;
- b) be capable of being served by an adequate and appropriate access;
- c) be capable of being provided with drainage and a public water supply at reasonable cost, or an alternative acceptable private water supply, and avoiding unacceptable discharge to watercourses;
- d) be no larger in size than required to fulfil the purpose for which the development has been allowed; and
- e) incorporate sustainable building design.

##### 1.2 Housing Groups

Where there are clearly identifiable groupings of 5 or more houses in close proximity, already located in the countryside and outwith village envelopes, it may be possible to supplement these with a limited number of additional dwellings subject to the following criteria:

- a) the location is outwith the Green Belt;
- b) the new units are restricted to a maximum of 1 new unit per 5 existing units within the Local Plan period;
- c) the location is close to local services (school, shops) and/or has access to a regular public transport service giving access to such facilities;
- d) the new units fit in the landscape and are of a character and scale appropriate to the existing units;
- e) the new units are capable of being served by an adequate and appropriate access;
- f) the new units are capable of being provided with drainage and a public water supply at reasonable cost, or an alternative acceptable private water supply, and avoid unacceptable discharge to watercourses;
- g) the new units incorporate sustainable building design;
- h) the new units enhance the landscape and appearance of the existing group of buildings; and
- i) the new units will not result in ribbon development and the plot size/width should be similar to other units within the group.

Housing groups to which this policy may apply must form a cohesive entity. The new unit should generally be located within gaps in the group.

Supplementary planning guidance will be prepared identifying house groups to which this section of DP1 should apply. The success or otherwise of the new policy will be reviewed before consideration is given to widening its application in future Local Plans, if appropriate.

### 1.3 Redundant Farm Steadings and Other Redundant Non-Residential Buildings in the Countryside

Where it can be demonstrated that farm steadings or other group/s of non-residential buildings have become redundant, support will be given to their conversion or, where justified and not in the Green Belt, redevelopment. Where buildings are capable of renovation and conversion, and are examples of traditional, architectural or historic interest, their demolition and redevelopment will be resisted. Premature demolition of such properties, in advance of approval for replacement buildings, will be likely to result in the Council considering the replacement buildings proposal in terms of policy DP1 Section 1.1. Any increase in the footprint of the existing buildings shall require to be justified as being necessary to the overall quality of the development. In the case of conversion, the proposal shall meet the following criteria:

- a) the building makes a significant and positive contribution to the landscape and its retention is considered to be beneficial to its surroundings;
- b) the building is capable of conversion without requiring any alterations to its external appearance or any extensions other than of a minor nature, and provided that any such alteration or extension does not detract from its character or attractiveness;
- c) the building is structurally sound, in a reasonable state of repair, and capable of conversion without substantial rebuilding;
- d) the building is capable of being served by an adequate and appropriate access;
- e) the building can be serviced at reasonable cost and there would be no unacceptable discharge to watercourses; and
- f) the conversion of the building to such use is, in the particular circumstances of the case, the most satisfactory means by which it may be retained.

In the case of redevelopment, the resulting buildings will:

- a) make a significant and positive contribution to the landscape;
- b) be of a character and scale appropriate to its immediate surroundings;
- c) be capable of being served by an adequate and appropriate access;
- d) be capable of being serviced at reasonable cost and there would be no unacceptable discharge to watercourses; and
- e) only exceptionally exceed 5 houses, unless the site is close to an existing settlement;

and, in both circumstances (conversion and redevelopment), criteria B, C and F of policy COMF4 will apply.

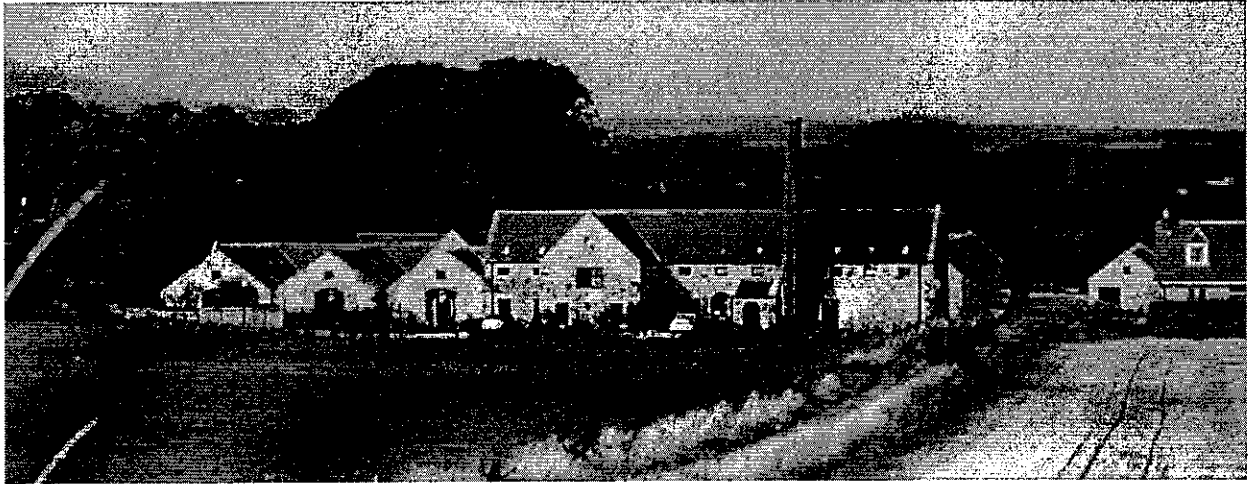
### 1.4 Rural Buildings of Value

There are a number of large rural non-residential buildings that are either listed or of other value to the local landscape and whose current use has or may become redundant. As a means of retaining or enhancing the building (and associated structures), and proposals being restricted to such properties lying outwith the Green Belt, there could be scope for some additional new development not normally supported in these locations if fully justified as necessary to enable the conversion/restoration.

The additional new development shall:

- a) only be that necessary to effect the conversion/ restoration and the new development is the only practical means by which the conversion/ restoration can be achieved;
- b) not detract from the character of the original building of value;
- c) be of a scale and design to complement the original building;
- d) be capable of being served by an adequate and appropriate access;
- e) take cognisance of proximity to public transport services and other community facilities in considering the number of new dwellings; and
- f) be capable of being serviced at reasonable cost and avoiding unacceptable discharge to watercourses.

Rosslynlee is a potential candidate for supporting such development. As a means to enable the conversion of the C(s) listed house, once it is no longer required for healthcare use, options will be considered for alternative use of the building along with some new development within the grounds that is required to support the agreed conversion. The site includes areas where redevelopment could be acceptable as a means to replace buildings that do not enhance the setting of the listed building. The site has a number of limitations, principally its remoteness from community facilities; lack of public transport provision; and substandard road access. Any conversion/partial redevelopment would have to be of a scale and design to address these issues appropriately. The Council will continue to work with interested parties to achieve an acceptable scheme for the Rosslynlee site.



In addition (and as an exception), to enable restoration/improvement to the fabric of Dalkeith Palace and/or the listed or other important structures within the grounds of Dalkeith Estate, consideration will be given to appropriate proposals within Dalkeith Estate that are complementary and associated with its current historic/tourist functions.

## 2 Design of New Housing

New houses and their curtilages will be designed to enhance the appearance of the countryside. The quality of design and construction must be of a high standard and will in most instances be traditional in nature. Innovative design will not be discouraged provided the character of the location is not detrimentally affected by the siting and appearance of the new dwelling. The use of high quality external finishing materials will be required. On open sites, or within areas of established sensitivity, such as Conservation Areas, Areas of Great Landscape Value or along the main tourist routes, new houses will be expected to make use of appropriate natural materials for roofs (such as slate and clay tiles) and wall finishes.

## 3 House Extensions

Extensions to existing dwellings which could be used to provide a second dwelling will only be allowed if subject to a legal agreement preventing future subdivision. (Refer also to detailed development policy DP6 - House Extensions.)

## 4 Replacement Houses

The demolition of an existing dwelling in the countryside and its replacement by a new house on the same site will be permitted where:

- a) the proposal relates to a complete dwelling (i.e. not the plot of a previous, now demolished, house); and
- b) it can be demonstrated that the existing dwelling is incapable of renovation or improvements to allow its continued habitation; and
- c) the size of the proposed dwelling is not significantly larger than the existing dwelling; and
- d) the appearance of the new dwelling is a significant improvement on the existing property and therefore enhances the environment of the area; and
- e) the existing dwelling is served by an adequate and appropriate access and is already serviced at reasonable cost with an acceptable discharge to local watercourses or to mains drainage; and
- f) sustainable building design is incorporated.

## 5 Appearance of All Buildings

All new buildings in the countryside will respect the character of existing buildings in terms of design, scale and materials used, blend with the landscape, conform with the countryside policies, and incorporate sustainable building design.

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

**APPENDIX E**

**Reg. No. 12/00654/PPP**

Eskvalley Stud  
23 Broomhill Avenue  
Penicuik  
EH26 9EG

Midlothian Council, as Planning Authority, having considered the application by Miss Caroline Wilson, 23 Broomhill Avenue, Penicuik, EH26 9EG, which was registered on 4 October 2012 in pursuance of their powers under the above Acts, hereby **refuse** permission to carry out the following proposed development:

**Application for Planning Permission in Principle for the erection of a dwellinghouse at Land to South West of Mosshouses, Penicuik**

In accordance with the application and the following plans:

<u>Drawing Description.</u>	<u>Drawing No/Scale</u>	<u>Dated</u>
Location Plan	STACKYD USE 1 1:2500	04.10.2012
Other statements – application justification		04.10.2012
Other statements – business case		04.10.2012

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

1. *It has not been demonstrated to the satisfaction of the planning authority that the proposed dwellinghouse would be linked to an established viable countryside business. In this respect the proposed development is contrary to policies RP1 and DP1 of the Midlothian Local Plan.*
2. *It has not been demonstrated to the satisfaction of the planning authority that the proposed dwelling can be accommodated within the landscape without having a significant adverse impact on the character and appearance of the countryside and is therefore contrary to policy RP7 of the Midlothian Local Plan.*

Dated 30 / 11 / 2012



.....  
Duncan Robertson  
Senior Planning Officer; Local Developments,  
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

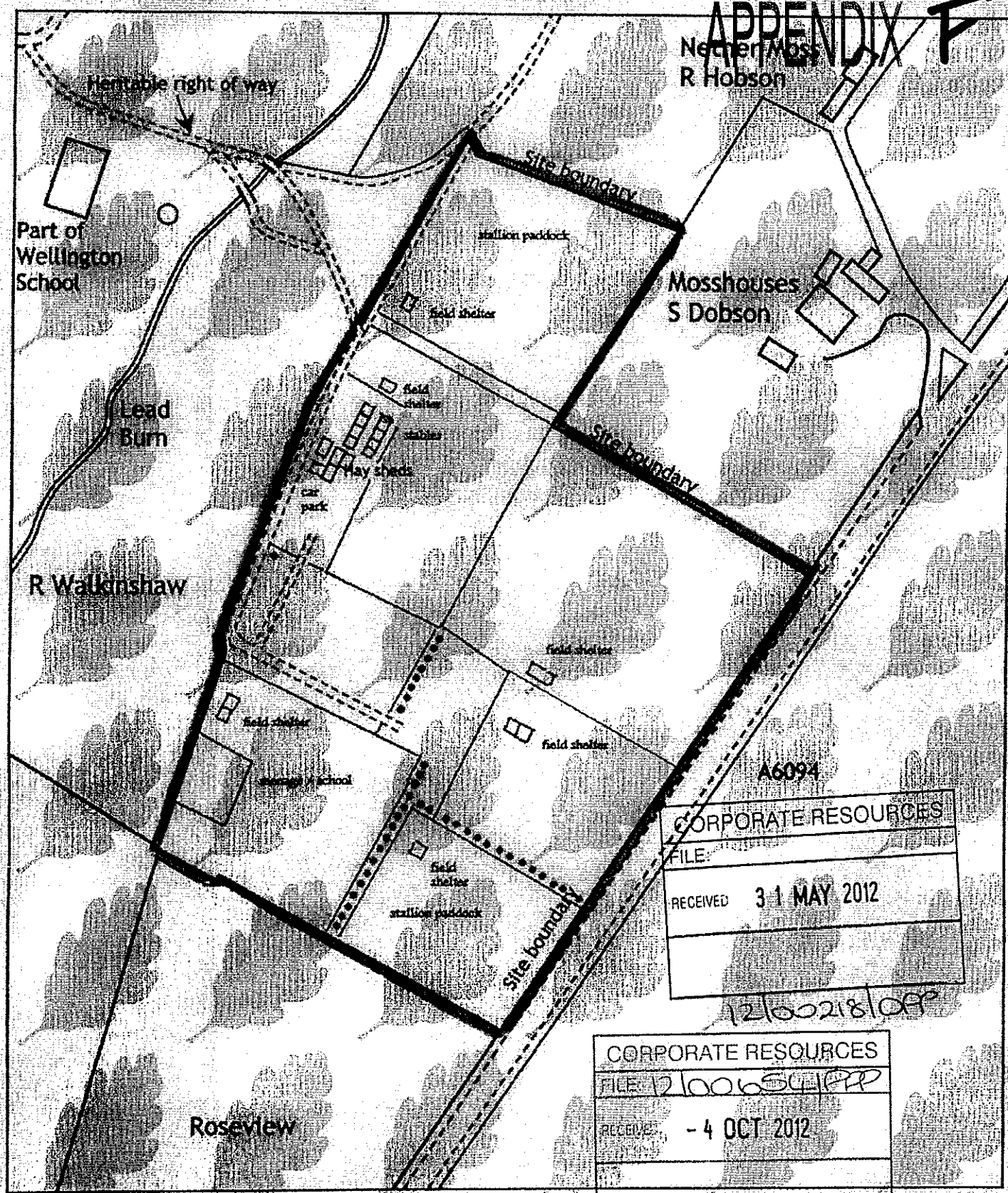
*Please note that when you submit a planning application, the information will appear on the Planning Register and the completed forms and any associated documentation will also be published on the Council's website.*

### Making comment on an application

*Please note that any information, consultation response, objection or supporting letters submitted 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.*

# APPENDIX F



CORPORATE RESOURCES  
 FILE: [REDACTED]  
 RECEIVED 31 MAY 2012

1210021810PP

CORPORATE RESOURCES  
 FILE: 121006541PP  
 RECEIVED - 4 OCT 2012

drawing no: <b>STACKYD USE 1</b>	title of drawing: <b>Site Location Plan</b>	scale: 1:2500	
status	job title: <b>PROPOSED</b>	date: 01.04.12	
<b>Robert H F Wilson, Andrea R Wilson and Caroline L Wilson</b> 23 Broomhill Avenue Pentcuiik Midlothian EH26 9EG		drawing: RHFV TEL : 01968 673658 email: robbie.wilson2@btopenworld.com	