

From: [REDACTED]
To: [Environment Reception](#)
Subject: Planning application 24/00845/P
Date: 28 October 2024 16:08:56
Attachments: [REDACTED]

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In reference to planning application 24/00845/P submitted for 1 Quondrom Cottages, Haddington, EH41 4JZ

My main concern exists around the erection of the fence between this property and the 2 surrounding roadways.

This fence does not appear to be adhering to the borderline for the property, instead it is encroaching further in to the carriageway of both the roads concerned, this has resulted in significantly reducing the turning radius available to vehicles when negotiating the junction. This in turn has the effect of forcing larger vehicles to use the grass verges on the opposite side of the road resulting in the originally grass verges being turned to mud, in addition this is also causing pot holes which now fill with water. Attached photo (pre conversion 1) clearly shows the original border line of the property prior to works commencing on the property conversion.

The situation is further exasperated by the reduction of the two parking spaces for this property now being reduced to one, this is due to the placement of one outbuilding which partly protrudes in to the original parking area. This removal of parking area has caused vehicles to be regularly parked beside the newly erected fence and within a meter of the corner. The attached photo (post conversion 1) clearly shows the area that was originally created for 2 vehicles to park nose in. I also note that the application states that at the start of these works there was only one parking space however this is not correct as can be seen from this photo. This photo also shows that the parking area was created by utilising the water run off gutter which can be seen continuing at the side of the grass beyond the parking space, photo (post conversion 2) shows how this gutter area runs down the front of the other neighbouring properties, while this does not stop rain water finding its way to the burn at the foot of the hill it does show how far beyond the original property line this fence is protruding as this area is now included within the fence. Not only has this fence significantly reduced the road area available at the corner it has also significantly reduced visibility at the junction. Both its placement and its height should be reviewed as a matter of urgency, children from the neighbouring properties stand at this junction while waiting for the school bus and this situation places them in significantly more danger than is acceptable.

Finally the property owner has placed some large stones on the road surface outside of this fence, they have been painted white to aid visibility however they merely have the effect of reducing the usable road area further, these should also be removed.

Thank you for taking the time to review these comments and please contact me as per below if you require any further info.

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]





From: [REDACTED]
To: [Environment Reception](#)
Subject: Planning application 24/00845/P
Date: 27 October 2024 15:32:35

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My name is [REDACTED]. I am [REDACTED] and I live at [REDACTED]

[REDACTED]
[REDACTED] I cant do that anymore because I cannot see the hill and the road from my front door. My neighbour has put a big shed in the way. Now I have to stand in the road and wait for the bus and it's getting dark in the morning and I don't feel very safe.

From: [REDACTED]
To: [Environment Reception](#)
Subject: Re: 24/00845/P Part 2
Date: 29 October 2024 11:34:58
Attachments: [REDACTED]

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Hi Kirsty

I will try again. The video has prevented me from sending them as attachments. I will send the pictures with this email and the video in another.

Thanks

[REDACTED]

On Tue, 29 Oct 2024 at 11:32, Environment Reception
<environment@eastlothian.gov.uk> wrote:

Good Morning

The links to the photos and video will not upload on this side, are you please able to send them another way?

Kind regards

Kirsty

Planning Admin Team

East Lothian Council , John Muir House, Haddington EH41 3HA

Tel No 01620 82 7216

Email environment@eastlothian.gov.uk

From: [REDACTED]
Sent: Tuesday, October 29, 2024 11:27 AM
To: Environment Reception <environment@eastlothian.gov.uk>
Subject: 24/00845/P Part 2

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To whomever it may concern,

I have additional photographs and 1 video (links below) to support point 5 in the email I sent you yesterday (below).

Last night [REDACTED] caught on camera evidence of a large vehicle trying to turn the corner where the cars, belonging to 1 Qundrom Cottage, were. The video was taken from outside [REDACTED] Leehouses Cottages and is what happened and the photographs are from today, displaying the damage to the verge caused by the incident.

[REDACTED]

[REDACTED]

[REDACTED]

Thank you for your time

Yours sincerely

[REDACTED]

----- Forwarded message -----

From: [REDACTED]
Date: Mon, 28 Oct 2024 at 07:18
Subject: 24/00845/P
To: <environment@eastlothian.gov.uk>

To whomever it concerns

I am writing to you with regard to the planning application submitted by Patrick Ledingham for 1 Quandrom Cottages, Haddington, EH41 4JP.

I am concerned the installation of the newly erected fence has negatively impacted the safety of the junction and has increased the risk for road users due to reduced width and visibility. Furthermore it has caused school children waiting on the bus to stand within the junction and has caused significant degradation of the road surface adjacent to the junction due to the offset turning lines taken by large vehicles. These reasons are explained further below:

- 1) The fence height and position has significantly reduced line of sight for road users when approaching the junction from the North-East. Cars must progress over the junction to gain adequate visibility, particularly of travelling down the hill from the North-West.
- 2) Construction of an out-building on the edge of the property has reduced car parking spaces for the property. This has resulted in regular parking of 2 cars directly outside the entrance of the property on the public road, regularly within 5 feet of the junction, and hindering the view of road users further (refer to attached figure 1). Additionally, cars are often parked on the opposite side of the junction, particularly when guests are visiting the property, which inhibits visibility in both directions (North-West and South-East as shown in figure 2). Prior to the erection of the fences, cars were parked within the boundary of the property and certainly without impacting the junction.
- 3) Large white stones have been placed by the owner on the road surface around the corner of the junction, outside the newly installed fence. These stones pose a significant hazard for drivers turning off the main road onto the minor road as they are unexpected and are not obvious due to limited visibility from parked cars. This has resulted in large vehicles accidentally striking the stones, with several instances of vehicles dragging the stones along the road. Fortunately these have been noticed and returned to their original

position, however if they were not observed they would pose a significant further risk to road users.

4) There are four children in Leehouses who are collected by the school bus to [REDACTED] early in the morning. The bus stops outside the North-East side of 1 Quandrom Cottages. Before the fence was erected there was space for people to stand on the council-owned land outside number 1 and wait safely for their bus. Now the newly installed fence (which may exceed the property boundary) has forced them to either wait on the road itself, wait on the opposite side of the road which is an unkept verge and results in them crossing either in front of or behind the bus, or on the main road in front of the cottages which is a significantly busier road. During winter when the children are waiting in the dark, where they are at significantly more risk.

5) There is increasing degradation of the tarmac road surface and verges as a result of large vehicles having to take a much wider turning line as a result of the position of the fence and aforementioned stones. The reduced junction width has resulted in the owners of 1 Quandrom Cottages *having* to move cars to allow large vehicles such as combine harvesters to turn into the junction. We live in a heavily farmed area, where combine harvesters, tractors with large implements and heavy goods vehicles pass the houses very regularly. All other residents generally accept this and try to prioritise supporting the local farmers.

While the fence is not really in keeping with the style of Leehouses, the property is not within a conservation area so there is no requirement for a specific specification or style of fence. What is an issue is the height and placement. If the fence went back to the boundary line and the stones were removed there would be more space for the children to wait safely for their bus and a much safer and user-friendly road junction. It doesn't, however, address the issue of the car parking as a result of the new out-building. If this was moved back to the original fence line, the owner originally had, there would be 2 car parking spaces and safe visibility at the junction.

I also believe that the planning application is incorrect when the owner has stated that there was only 1 parking space before the erection of the out-building. The owner had more than enough space for 2 cars, plus the grass outside his house (which is now fenced in) was used as parking. The current space left *can* accommodate 1 car if parked in parallel to the house, however it is never used as such.

Thank you for taking my comments into consideration.

Yours Sincerely

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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Comments for Planning Application 24/00845/P

Application Summary

Application Number: 24/00845/P

Address: 1 Quondrom Cottages Yester Gifford Haddington EH41 4JZ

Proposal: Change of use of grass verge to form additional garden ground, erection of fencing and outbuildings, formation of hardstanding and decked areas, installation of air source heat pump, flue and solar panels (Part Retrospective)

Case Officer: James Allan

Customer Details

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The new line of the fence is well beyond the boundary in the title deed of the property. Historically the road junction has never taken that line. (view street view historical image 2009 or Google Earth 2007 - shows the corner as it has been for 60+ years). It has always been a wide open junction, now it is a dangerous acute turn.

The resident chooses to park right up to the corner, The Highway Code states parked cars should be 10m from a junction. The residents believe it is their right to park outside their house no matter what the safety implications.

The fence requires to be protected by large boulders which sit on the road, which reflects the fact that the fence is far beyond the historical line.

Traffic coming from Gifford have no line of sight to vehicles coming from the right because of the parked vehicles. There have been a number of near misses especially with bikers / cyclists who cannot be seen.

Lorries delivering to local businesses struggle to get round the corner. In the instances where requests to move parked cars the reception has been hostile. This is affecting deliveries to local businesses which support the local rural communities.

The opposite verge is being worn away to allow anything larger than a car to get round the corner.

Comments for Planning Application 24/00845/P

Application Summary

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Proposal: Change of use of grass verge to form additional garden ground, erection of fencing and outbuildings, formation of hardstanding and decked areas, installation of air source heat pump, flue and solar panels (Part Retrospective)

Case Officer: James Allan

Customer Details

[REDACTED]

[REDACTED]

[REDACTED]

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The outbuilding has been erected on designated parking spaces for the occupiers. Therefore the cars are now dangerously parked on the corner of the road, making it difficult extremely dangerous!

The fence infringes on land not initially marked in the plans, sticks out and is also at a height restricting views when coming up to the junction.

From: [REDACTED]
Subject: Re: 24/00845/P Objections
Date: 16 March 2025 15:38:52

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On Sun, 16 Mar 2025, 15:23 [REDACTED] wrote:

[REDACTED]

I wish to object to 24/00845/P change of use from highway to garden and too high fencing (1100 mm instead of 1000 mm) as it has made the busy farm junction unsafe for traffic and cyclists on a 60 mph road, in combination with the new sun room outbuilding which is too large and poorly positioned using a previous parking bay, this means cars are regularly illegally parked too close to the junction obscuring it and will cause a serious accident.

The sunrooms size 2.5 m high 3.5 m wide and is too large for the space and too close to the current leehouses cottages boundary as well as the cottage itself and thus spoils the character of Quondrom cottages

The sauna outbuilding is also too close to the garden boundary to number 2 Quondrom Cottages and obscures the afternoon sun as well as again spoiling the character of the cottage property.

The heatpump and pipes at the rear of number 1 Quondrom Cottages are noisy as well as also spoiling the character of cottages from the roadside.

I look forward to hearing your decision on these matters especially the now dangerous junction situation before someone is killed.

Kind regards

[REDACTED]





From: [REDACTED]
Subject: Environment Reception
Date: FW: Planning application 24/00845/P
24 March 2025 16:30:06

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In reference to planning application 24/00845/P submitted for 1 Quondrom Cottages, Haddington, EH41 4JZ

My main concern exists around the erection of the fence between this property and the 2 surrounding roadways.

This fence does not appear to be adhering to the borderline for the property, instead it is encroaching further in to the carriageway of both the roads concerned, this has resulted in significantly reducing the turning radius available to vehicles when negotiating the junction. This in turn has the effect of forcing larger vehicles to use the grass verges on the opposite side of the road resulting in the originally grass verges being turned to mud, in addition this is also causing pot holes which now fill with water. Attached photo (pre conversion 1) clearly shows the original border line of the property prior to works commencing on the property conversion.

Not only has this fence significantly reduced the road area available at the corner it has also significantly reduced visibility at the junction. Both its placement and its height should be reviewed as a matter of urgency, children from the neighbouring properties stand at this junction while waiting for the school bus and this situation places them in significantly more danger than is acceptable.

The application states in this revised version that despite attempts being made to verify landownership, this has not been successful. I therefore do not believe that this means the land should be incorporated for garden extension at the expense of reducing this already narrow roadway.

The situation is further exasperated by the reduction of the two parking spaces for this property now being reduced to one, this is due to the placement of one outbuilding which partly protrudes in to the original parking area. This removal of parking area has caused vehicles to be regularly parked beside the newly erected fence and within a meter of the corner. The attached photo (post conversion 1) clearly shows the area that was originally created for 2 vehicles to park nose in. I also note that the application states that at the start of these works there was only one parking space however this is not correct as can be seen from this photo. This photo also shows that the parking area was created by utilising the water run off gutter which can be seen continuing at the side of the grass beyond the parking space, photo (post conversion 2) shows how this gutter area runs down the front of the other neighbouring properties, while this does not stop rain water finding its way to the burn at the foot of the hill it does show how far beyond the original property line this fence is protruding as this area is now included within the fence. Thank you for taking the time to review these comments and please contact me as per below if you require any further info.

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]





From: [REDACTED]
Subject: 24/00845/P
Date: 22 March 2025 18:15:54

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The following pertains to the above retrospective planning.

My primary concern is the fence within this planning application and the parking of the occupants directly on the same corner. I emphasise directly and almost on the corner. I am a [REDACTED] and have had many near misses getting onto the road at Leehouses and returning home as visibility is obscured and is a relatively single track road. The view is clearly obstructed and more so as the occupants park almost on the corner for the majority of time.

The fence does not keep the occupiers dog within it's boundaries with frequent faeces being deposited on the grass [REDACTED] so unsure as to the initial purpose. It is also aesthetically displeasing as quite high.

I have witnessed farm vehicles struggle to get round and have to go on the verge. I also worry for the safety of pupils waiting to board the school bus here due to visibility obstructed. I believe this contravenes the Highway Code and common sense. I am very surprised that there has not been a fatality thus far. It is bad enough that 2 cats have been mown down on these fast roads.

I don't understand the law around simply 'extending' your garden onto public or council owned land but it is the size of the fence and not property that I find unsafe, as previously stated. It is also an eyesore and not in keeping with the surroundings. We were informed, when we moved almost [REDACTED] years ago, that we could not change [REDACTED] to our property nor put a gate in as a restricted as not inkeeping with the current design.

The other concern is the sauna which is obstructing light [REDACTED] which feels quite intrusive. It is almost half the length of the boundary and very close to the fence. It also generates a lot of noise at times.

I understand that the parking issue is secondary to the occupants' using their allocated space for a summer house. I find the domino effect of unsafe parking and a hazardous T junction onto what some use as a 60 mph thoroughfare and a well used route for cyclists, local children on bikes, joggers and dog walkers most disruptive, unacceptable and dangerous. I cannot emphasise this enough. It is a needless risk to life.

This has made an idyllic space a huge safety concern and one that is not aesthetically pleasing.

The solar panels are in keeping with my philosophy of alternate energy sourcing and, whilst the heat pump is noisy, is a step forward to partaking in environmentally friendly initiative. It, however, is not in keeping with the environment.

Thank you for giving us the opportunity to voice our concerns.

Yours



From: [REDACTED]
Subject: [Environment Reception](#)
Date: Fw: Application 24/00845/P - Representations.
25 March 2025 20:22:39

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

General:

Leehouses is a quiet rural hamlet with 6 houses. all of the houses are rural properties with traditional build and traditional walls and hedges. There are a number of pets and children that live in the houses and, with a 60 mph speed restriction, everyone has to be very watchful when coming and going from cars and houses in order to see and be seen by any passing traffic. Good sightlines are therefore vital to the safety of all inhabitants so any deliberate infringements on those sightlines should be very carefully considered. When planning permission was granted to Mr Ledingham in 2012 to convert the existing barns into dwellings the stipulations about what he was and was not permitted to do were by his own admission very strict. Permitted development rights were removed on both of Quondrum cottages and it was noted that nothing should be added to the property that was harmful to the character and views of the cottages as they were. The "summer house" , fence and heat pump are all in direct contravention of this.

Firstly, there are a number of comments on your application form which are untrue:

Page 4: Are you proposing a change to public paths or rights of way?

Applicant has said No yet they are asking for a change of use TO A ROAD. They have allowed the grass area to grow across the edge of the road. How can you apply for change of use to a garden areas when that area doesn't belong to you in the first place?

Vehicle parking places: On the initial planning there were two parking places. They are asking to reduce this to one parking space which is having a knock on effect on the safety of the road and the junction.

No objection to **solar panels**

Air source heat pump: See attachment "Current view heat pump". Objecting on the grounds that it is not in keeping with the general demeanour of the building and could've been built on the opposite side of the property. Residents at No [REDACTED] have not been even allowed to put in a front gate and yet this has been built without request for planning permission. The area around the pump is being used as a dumping ground for a variety of wood etc and it is not in keeping with the general demeanour of the area. The initial planning application made by Mr Ledingham when he converted the barns that used to be on the site into cottages was very specific about what could and could not be placed on the road side of the cottages and he has knowingly installed this heat pump regardless of the need for planning permission

Fence:

1. The fence is a man made structure and I am lead to believe that this in itself is against the original planning permission. It is not in keeping with the other houses and is out of character with the general area and I fail to understand what was wrong with the hedge that was there originally.
2. The fence height is or such that the visibility at that junction is severely diminished. Even if there are no cars parked it is very difficult to see round the corner from either direction at the junction. See attachment "school bus".
3. The location of the fence means that the surrounding verges have all been worn away causing issues with erosion of soil and subsequent mud, an increase in potholes and extreme difficulty for farmers to get around the corner with farming and delivery vehicles. On several occasions I have seen the Ledinghams have to move their vehicles to allow farm vehicles to pass. See attachment "Current road damage"
4. The fact there is a fence there means that the school children (4 or them at Leehouses) waiting for the bus are forced to stand in the road as the bus stops on that corner. There is absolutely no street lighting and it is extremely unsafe for them. Their only other option is to stand in the gateway of the field which, because of the fence and the fact tractors etc have to swing up on to the verges, is nothing but deep mud and puddles. Previously they could stand on the council owned land which has now been fenced off. See attachment "school bus"
5. The fence has taken in an area of land that did not belong to the cottage. This has narrowed the road and caused issues of safety with the junction. This is an area of council land that Mr Ledingham has knowingly taken over. See attachment "Road 1" and "Road 2"
6. Mr Ledingham has placed a number of large white rocks along the outside of the fence to prevent it getting damaged This has effectively extended his boundary even further into a road that is already narrow and increased the danger of cars being forced to swerve to avoid them.
7. The attachment "school bus" shows the exact view from a car as you stop at the junction coming from Marvingston. The visibility up the hill towards Leehouses Farm is non existent due to the fence and the fact cars are parked on the corner where previously, before the Outbuilding was built, these vehicles were parked on the designated parking space as per the planning permission granted in 2012 (see attachment "Planning 2012 parking 2")

The road that runs through Leehouses is deceptively dangerous and anything that hinders visibility can only add to that. [REDACTED] by traffic at the t junction and it amazes me that no one has been seriously injured - its a 60mph speed limit and people don't slow down.

Garden area

The extension to the garden area is encroaching on what used to be roadway. Mr Ledingham has extended the original boundaries of his "land". Please see the last two attachments. The reason they want this "garden area" is because they have packed their own garden so full of outbuildings that there is no room for any grass area!