

Proposal Details

Proposal Name 100719333
Proposal Description ERECTION OF ESSENTIAL WORKERS
DWELLINGHOUSE LINKED TO CONGALTON GARDENS RETIREMENT LIVERY
Address
Local Authority East Lothian Council
Application Online Reference 100719333-006

Application Status

Form	complete	
Main Details	complete	
Checklist	complete	
Declaration	complete	
Supporting Documentation	complete	
Email Notification	complete	
Fee	complete	286.00
Payment Method	complete	Pay Direct

Attachment Details

Notice of Review	System	A4
25-00743-P - CONGALTON GARDEN STABLES - LRB APPEAL STATEMENT - December 2025	Attached	A4
25-00743-P - CONGALTON GARDEN STABLES - Planning Support Statement - July 2025	Attached	A4
25-00743-P - CONGALTON GARDEN STABLES - Response to ELC - 15th September 2025	Attached	A4
25-00743-P - CONGALTON GARDEN STABLES - Response to ELC and Laurence Gould - 9th October 2025	Attached	A4
25-00743-P - CONGALTON GARDEN STABLES - STAMPED_REFUSED_COLOUR_DRAWINGS-3695656	Attached	A1
25-00743-P - CONGALTON GARDEN STABLES - REFUSAL - 29th October 2025	Attached	A4
25-00743-P - CONGALTON GARDEN STABLES - REPORT OF HANDLING - 29th October 2025	Attached	A4
Notice_of_Review-2.pdf	Attached	A0
Application_Summary.pdf	Attached	A0
Notice of Review-006.xml	Attached	A0



Local Review Body Appeal



Congalton Garden Stables Equestrian Retirement Livery

Application 25/00743/P- Erection of 1 house and Associated Works

Land at Congalton Gardens North Berwick East Lothian EH39 5JP

REVIEW STATEMENT

December 2025

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Executive Summary

- i. *This appeal relates to a local couple, Carrie and Greig, who established Congalton Gardens Stables in 2018 to cater for a very specific part of the equestrian community – ageing and unwell/injured horses. As the letters of support illustrate, it is a unique business, at an appropriate rural location and a real asset to the community. They should be applauded and supported wherever and whenever possible;*
- ii. *To ensure that the business is successful, both applicants have other jobs. They fully acknowledge that the livery business could not support two of them (at this stage). Whilst the rural surveyor saw this as a weakness, we should acknowledge the commitment and passion that Carrie and Greig continue to show towards the business and it is their tireless commitment that underpins the credibility of this proposal;*
- iii. *Their business plan, should this appeal be successful shows income rising towards £35,000 and above should they be in situ and able to expand the business both in capacity and services offered. They cannot do this whilst living remotely. Once at that level, the business can support at least one full time employee and a part time position with scope to grow further;*
- iv. *We address the three reasons for refusal which all relate to the restrictions on permissions being granted for new houses in the countryside; namely the viability of the rural business; the test against the 20 minute neighbourhood; and the loss of agricultural land. Having assessed all of these, we believe that clear justification relating to the specific circumstances exists;*
- v. *The Report of Handling confirms that the proposal is an appropriate design for the location whilst all other consultees including roads, landscape, biodiversity to name but three have confirmed that they do not object to the proposals. There were no public objections to the application (there was one letter of support and we provide others as part of this submission);*
- vi. *The determination of this application depends on the interpretation of one part of one policy, possibly only one word...viable...but does not look at the whole picture in establishing and growing this important niche business;*
- vii. *The applicants have established the business through a huge amount of commitment both in time and finances. Living on-site would benefit them and benefit the business dramatically. It would enable them to start a family whilst also being on site to deal with any on-site emergencies immediately;*



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- viii. *The ability to live on site will remove the 10 miles travelled from North Berwick each day, at least twice a day and more if there are any issues with the horses. These additional visits can be at any time of day or night. There was a recent security incident, late at night, and they are far too late by the time Greig or Carrie have managed to get to Congalton. The presence of a permanent resident would also act as an on-site deterrent in terms of passive security and on-site activity;*
- ix. *We believe the determination has been based on an overly restrictive interpretation of a specific policy. We would ask that the Panel acknowledges the site-specific circumstances of this case and allow this appeal for the development of a family home, integrally linked to the Congalton Gardens Stables to enable the applicants to secure the future of the business, ensure the wellbeing of the horses in residence, whilst also protecting their own wellbeing and quality of life as they look to start their own family;*
- x. *What we therefore seek is for the LRB Panel to be able to look beyond the strict interpretation of planning policy, acknowledge the specific circumstances of this case and allow this appeal.*



Introduction

1. This appeal follows the refusal of planning application 25/00743/P on the 29th October 2025 for the erection of a single family home on land at Congalton Gardens and linked to the existing Congalton Gardens Stables. Congalton Gardens consists of a cluster of homes and businesses two miles east of Drem and to the north west of East Linton.
2. The new home is to accommodate the applicants, Carrie Macdonald and Greig Baynham who own and operate Congalton Gardens Retirement Stables which specialises in housing old and injured horses. **This is a unique business in East Lothian**, a labour of love but also a hugely important service in the area. The business has a waiting list of potential clients, but as things stand they cannot take on anymore horses.
3. As per planning permission 16/00698/P, the retirement livery business has been operating since 2018. **It is a well-established business with a very loyal customer base and exemplary reputation**. In catering for ageing and injured/ill horses, it provides a unique service across East Lothian and beyond. **Existing customers and the local vet have shown their support and we include these as an appendix to this statement**.
4. As with any new and niche business, it has taken an extraordinary level of time, commitment and financial input from the applicants to ensure the business continues but this places an unnecessary strain on their ongoing quality of life not to mention their desire to start a family of their own. For that, both applicants should be applauded and supported.
5. Carrie and Greig both have other jobs to help maintain and sustain both their own quality of life but also to ensure that they can continue to operate Congalton Garden Stables. **This is a huge commitment and something that should reflect positively on this application**.
6. Three reasons for refusal were given and these are assessed in detail later in this Appeal Statement but essentially they centre on credibility and viability of the retirement livery business and the justification for the erection of a new home in a countryside setting. **We believe that there are good reasons to allow this appeal and grant planning permission enabling this worthy and high quality development to proceed**.
7. The proposed development site at Congalton Gardens is an existing paddock lying immediately to the west (rear) of the other residential properties at Congalton. Congalton Gardens already consists of a cluster of properties three of which consist of existing homes; The Farmhouse; Cara Cottage and Carradale House, the latter of which is a relatively new addition to the cluster whilst a further home lies immediately to the south (Coul Cottage) which has recently secured planning permission for extensive refurbishment and extension works (via an LRB Appeal).



8. As the initial planning statement in support of the application outlined, the provision of on-site accommodation will enable the retirement livery to continue to survive and thrive. At present Carrie and Greig live in North Berwick and alongside their other working timetables, have to visit the stables at least twice a day as well as being available for vet visits etc. **For ageing and injured/ill horses, this is significantly more frequent than any normal livery business.**

9. Whilst the appeal site is not part of any recognised settlement, the purpose of the application is aligned specifically with this unique rural business. The level of commitment shown by Greig and Carrie means that by living on-site at Congalton, the frequent '*commuter*' trips to and from North Berwick will no longer be necessary.
10. **Application 25/00743/P seeks to support a local couple in providing an essential and warmly welcomed service.** East Lothian has a thriving equestrian community but no facility to look after injured and ageing horses. This will help ensure the long term viability of the business both financially and practically. **It would free up a family home in North Berwick whilst its link to a rural business meets key policy tests.**
11. Changes in national planning policy encourage a more flexible approach to new housing in the countryside. Taking a positive approach to sustainable new development is to be encouraged. The proposed home would be an appropriate, attractive and sympathetically designed and positioned addition to an existing cluster of homes and buildings at Congalton.
12. The key points of this application include:
- A proposal specifically linked to an appropriate rural business, and the desire of the applicants to consolidate and grow the business.
 - A wider site that already accommodates a number of rural residential properties;
 - There are no concerns over materials, overall design approach, access or any other key consultee feedback;
 - The proposed new home would be entirely appropriate to the location providing a much needed family home for the applicants whilst ensuring that are on-site and able to respond to the unique demands of the retirement livery;
 - The applicant is proposing to build a modest home that is energy efficient utilising a number of renewable energy sources meeting many of the Council's aspirations for new build homes to be as close to Carbon Neutral/Zero Carbon as possible. Rigorous standards of energy efficiency will be employed to reduce the building's ecological footprint.

13. This is a perfectly acceptable site to accommodate a new property directly linked to the existing rural business and it is our professional opinion that the commitment of the applicants to the business and the importance of that business warrant's a positive and sympathetic interpretation of relevant planning policy.

Site Description

14. Congalton Gardens Stables is located on land to the west of the existing buildings at Congalton and within the existing walled garden (this extensive site is owned by the applicants). There is the existing stable building relating to the business immediately to the south, whilst Cara Cottage and Carradale House are located to the east (between the application site and the B1347).
15. There are three other residential properties at Congalton though the proposed new home will not impact on their setting or amenity. Cara Cottage is the closest but is still over 50 metres away with fences, hedges and other boundary treatment in between.



16. The site is approximately 4.5 miles from the centre of North Berwick to the north, 2 miles from Drem Station to the west and 4.5 miles to the north west of East Linton. Other notable places nearby include Merryhatton Garden Centre and the Museum of Flight whilst Athelstaneford is also 2 miles away to the south.
17. The site is a flat, roughly rectangular plot immediately adjacent to the stables building and other paddocks and ménage used by the Retirement Livery. There is an existing access off the B1347 into the Congalton Gardens cluster including the existing access to the Retirement Livery business. This would also form the access to the new property.



Design Principles

18. Scottish Planning Policy supports sustainable development and encourages a design-led approach. There is no doubt that the proposed development will also meet the six qualities of successful place (though clearly on a small scale).
19. The application is for a modest and traditionally designed single storey new home that will relate well to the other homes at Congalton (which themselves are of a variety of sizes and styles). **The Report of handling acknowledges the appropriateness of the design and setting.**
20. The house will be mainly render and roof tiles and appear as a modern interpretation on the traditional cottage and in-keeping with the surrounding homes at Congalton. It is orientated so that the main rooms and windows face away from the adjoining properties and make use of the suns path from to the south-west/west, exploiting daylight and passive solar gain. It also presents an attractive addition to the existing cluster of buildings which themselves are of mixed design and size. In reality this site is almost entirely hidden with no obvious views towards it.
21. **In essence the property will be seen in the context of the walled garden surrounds and existing livery buildings. It will not appear isolated or sporadic and will provide an attractive modern home directly related (both physically and legally) to the livery business.**
22. The plot is comfortably large enough to accommodate the proposed new home and garden ground giving sufficient amenity and privacy both for the owners and the neighbouring properties.
23. **The development of the modestly sized plot at Congalton will not have any detrimental impacts on the existing residents to the east or the wider group of homes in the area. Given its setting within the confines of the walled garden, the development will have no impact on the wider countryside setting.**

Congalton Garden Stables

24. As we state throughout this Appeal Statement (and with the application documents) Congalton Garden Stables is a truly unique offer in East Lothian and across the equestrian community.
25. Letters supporting the appeal, including one notable letter from Colin Tait of the EQUITAIT Veterinary Practice, are appended at the end of this document and we would ask that you take the time to read them. However it is worthwhile including an extract from a letter of support from Katie Murray below:



Looking after horses is a huge responsibility and takes considerable management. It's not just turning them out on grass and checking that they are still standing. It involves rug monitoring for weight management and weather conditions, specialist feeding as mentioned together with supplement and medication administration, farrier appointments, dental care appointments, the considerable organisation of a worming regime, paddock rotation and clearing. In addition, substantial fencing for security is essential together with the ongoing maintenance of this and the various buildings on site. A huge job in the winter is ensuring that the water troughs are flowing and not frozen. This must be done continually and is a worry for everyone because lack of water can lead to colic. Living on site would seriously reduce the workload and negate this risk enormously.

In summary, I really believe that a house would benefit everyone considering the workload and the amount of horse care needed. Carrie offers a specialist livery service which is cherished by all the horse owners and provides an extremely well managed home for the retirees. Enabling her to live on site would only enhance this.

Yours faithfully

A large black rectangular box redacting a handwritten signature.

26. **The above extract highlights the level of commitment required to operate a livery and there is little doubt that living on site will benefit the business and the applicants greatly. We are looking for the Panel's support in achieving this aspiration.**
27. The retirement livery is more than a job. Carrie and Greig have established this business as they knew they could do it better than the services that are on offer elsewhere. The business is a credit to East Lothian and we should be doing everything we can to secure its future and support Carrie and Greig in ensuring they are in a position to best manage the business whilst maintaining their own quality of life without ever jeopardising the welfare of the horses.

Business Growth

28. **Congalton Garden Stables** offers retirement livery with 24/7 turnout, tailored care and facilities. The very specialised and caring nature of this business is precisely why it deserves the Council's understanding and support.
29. In demonstrating this support, the Council would be helping ensure the future of the business and its growth and diversification. Just because the owners do not live on-site at the moment does not mean it would not be significantly advantageous to do so both professionally and personally.
30. At present the business accommodates five liveries, all with ranging health conditions including cardiac issues, dental issues, arthritis & neurological issues. Following a dip in income whilst Carrie undertook her paramedic training, Congalton Garden Stables income has steadily increased.



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31. The intention is to increase the basic retirement liveries to **nine horses** at £235 per month which would further increase annual turnover beyond £25,000 (not to mention the ability to increase the monthly charges).
32. In addition, the Stables will be offering an enhanced package focusing on a rehabilitation service for horses that have incurred injury and need a prolonged rest and recovery period. This enhanced package would consist of box rest (which is full time stabling)/limited turn out/rehabilitation back in to work/respite). This enhanced package would generate additional income at a monthly cost of £500 per horse (possibly more depending on amount of remedial work required to bring the horse back to fitness). Based on an initial offer for two horses, this would give an additional annual income of at least £12,000.00
33. These combined services will potentially generate an income of over £37,000 enabling the business to support a reasonable living (part time work for the owner & part time work for an employee) whilst also providing an income for any further investment required and/or costs associated with running the business.
34. To facilitate the increased number of horses and enhanced level of care package the owner needs to negate the frequent commute (currently 2-3 times daily), which incurs time and fuel costs. It is perfectly reasonable to want to live on site (from both a cost and quality of life perspective). By improving both these elements, it increases the chance of the business being a continued success and a constant presence for the East Lothian equestrian community whilst also providing the foundations for significant future growth.
35. Congalton Garden Stables has a waiting list for potential new residents/customer as well as regular new enquiries enquiring about the capacity to accommodate new horses. Offsite living restricts the opportunity to increase the time spent at Congalton and limits number of horses the business can cater for.
36. An future increase in horses also means additional contributions to the local economy in the form of vets, farriers, physios, dentists & livestock wholesalers whilst the business also has an option to buy an additional 2/3 acres of land, bringing unused vacant land back into an appropriate countryside use.
37. This is a specialist business, and it is for this reason that Carrie and Greig have persevered, whilst also holding down full-time employment (the shift work associated with working for the Ambulance Service enabling them to cover the stable commitments). They are dedicated and committed to this venture and the ability to live on-site will enable them to combine their current employment and CGS duties whilst taking away costly and time consuming travel and in time expand the business and enable Carrie to transition to running Congalton Garden Stables on a full time basis.



Planning Application 25/00743/P

38. The planning application seeking the development of a single family home was validated on Monday the 21st July 2025. Despite a positive overall report of handling, the application was refused on the Wednesday 29th October 2025.
39. Any subsequent appeal to the Local Review Body must therefore be lodged within three months, and as such this appeal had to be lodged by the 28th January 2026 deadline.
40. Despite the refusal of this application, it is worth highlighting several aspects of the Report of Handling with the extracts quoted below:

“The height, scale and massing of the proposed house would not be out of keeping with the height, scale and massing of the nearby buildings and the house would not appear harmfully dominant or intrusive alongside those existing buildings.”

“There would be a sufficient architectural linkage in terms of the overall design of the proposed house to reflect the architectural character and design of the existing neighbouring houses and buildings within the surrounding area.”

“The proposed house as set back from the roadside would therefore be relatively well contained from public views from the public road. By virtue of its architectural form, size, material and positioning the proposed house would generally be in keeping with the rural location and it would not therefore be harmful to the character and appearance of the cluster of buildings to the east or to the surrounding countryside location. As such the proposed house would be appropriate to its setting.”

“The proposed house would not result in harmful overlooking and therefore loss of privacy to existing neighbouring residential properties.”

“The proposed house would also provide any future occupants with a satisfactory level of privacy and residential amenity.”

“In its position and due to its orientation, the proposed house would not have a harmful impact on the sunlight and daylight received by any neighbouring residential properties.”

41. No consultees objected or raised concerns over the proposed development and this included
 - a. *Transport*
 - b. *Landscape*
 - c. *Biodiversity*
 - d. *Heritage;*
 - e. *Waste Services*



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42. In summarising; the determination of the application encapsulated by the extracts above, there are no design or practical/technical reasons to refuse the application. We will address the reasons for refusal below but in essence this decision rests solely on the approach to protecting and supporting an established rural business and the committed local couple who own and operate Congalton Garden Stables.
43. As noted above however, the application was refused on October 29th with three reasons for refusal given. The next section responds to these reasons.



25/00753/P - Reasons for Refusal

Reason 1 - As the existing rural livery business is not a viable rural business, there is no essential need for a worker to live permanently on-site. In the absence of any such direct operational requirement or justified supporting case for the erection of a new house on the application site, the principle of such proposed development on the site is inconsistent with national, strategic and local planning policy and guidance concerning the control of development of new build houses in the countryside. Therefore, the principle of the new build house in this location is contrary to Policy 17 of NPF4 and Policy DC4 of the adopted East Lothian Local Development Plan 2018.

44. Policy DC4 (New Build Housing in the Countryside) of the East Lothian Development Plan reflects almost word for word the content of the corresponding NPF4 policy.
45. Policy 17 of NPF4 looks at Rural Homes. Each NPF policy has an intent and intended outcome in this instance:

Policy Intent - To encourage, promote and facilitate the delivery of more high quality, affordable and sustainable rural homes in the right locations.

Policy Outcomes – an Improved choice of homes across tenures so that identified local needs of people and communities in rural and island areas are met; homes are provided that support sustainable rural communities and are linked with service provision and the distinctive character, sense of place and natural and cultural assets of rural areas are safeguarded and enhanced.

46. In this instance, the proposed house at Congalton represents an affordable option for the applicant in ensuring the long-term future of their countryside business. The proposed new family home will be in a sustainable and appropriate location as it is tied to the business and will remove unnecessary commuting between the applicant's home and the site. This is especially the case with old, injured and unwell horses who require a higher than average care package/vet visits. **There can be little doubt that this is the right solution at the right location.**
47. With regards to the desired outcomes; the new home is integrally linked to the retirement livery business; an important and unique business in the local community. This community is local to the site but also the equestrian community across East Lothian and beyond.
48. The new home is therefore clearly linked to the provision of an important rural service, whilst the report of handling highlights that the design and setting of the new house is entirely appropriate for the location.



49. Policy 17 then goes on to state:

Development proposals for new homes in rural areas will be supported where the development is suitably scaled, sited and designed to be in keeping with the character of the area and the development:

Part (v) - is demonstrated to be necessary to support the sustainable management of a viable rural business or croft, and there is an essential need for a worker (including those taking majority control of a farm business) to live permanently at or near their place of work;

50. **The Report of Handling clearly states that the proposed new home is suitably scaled, sited and designed and in character with the general area at Congalton.**
51. There is no debate that there is an essential need for the owners to be based at Congalton. They have established the business over the last 7 years, have a loyal and sustainable business model and wish to have the opportunity to devote more time, effort and resources to the business to enable it to grow whilst also attending to their own quality of life and wishing to start a family. The current situation where they have to commute twice daily (at least) from North Berwick is not sustainable or practical in ensuring they continue to offer the very best service to their customers.
52. **The fact that both Greig and Carrie have other jobs to ensure that they are able to continue the business proves the viability of their proposal. The very fact that they are not wholly reliant on the livery business to deliver the on-site accommodation is a significant benefit and something they should be supported in.**
53. In time it is anticipated that Carrie would devote all her time to the livery business with the help of other (local) part time staff whilst living on-site. Once they are able to live on site, Carrie and Greig will be able to grow the business to the point that she is able to scale back her other work as a paramedic.
54. The dip in turnover of the business (from the 2021 figure of £25,000) was specifically due to Carrie training to become a paramedic. Once completed, the business has returned to previous turnover levels and is growing year on year.
55. The Report of handling states that the rural advisor Laurence Gould commented that because Carrie and Greig have managed to establish the business whilst living offsite this represented proof that there was no need for a permanent presence.
56. **This is an overly simplistic and quite brutal opinion when considering the personal sacrifices and inconvenience that Carrie and Greig have endured to ensure that the business survives but more importantly that the horses welfare is the primary objective. They should be applauded and supported given the level of commitment they have shown in establishing the business.**



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57. At some point they have to look after their own wellbeing whilst also looking to the future. They are committed and passionate about the retirement livery business and we should be finding ways to support them not damn them with faint praise that they have made it work to date therefore they can make it work in the future.
58. **With regards to the first reason for refusal, we find that there has been a far too restrictive interpretation of the type and function of the business. The applicants are doing all they can to ensure the business thrives and living off site clearly hinders this. In permitting the development of a new home, tied to the business, you would be ensuring that the new home is tied to a viable rural business. The proposals Align with Policy 17 of NPF4 and DC4 of the East Lothian Local Development Plan.**

Reason 2 - The proposed new house would not be located in a sustainable location or within a 20 minute neighbourhood and would not contribute to local living within an existing settlement. Notwithstanding that it would eliminate the applicant's commute back and forth to the site, the proposed new house would result in an increased number of non-public transport journeys associated with the domestic use of the house at a time when the Scottish Government is requiring a reduction in private car use to help combat climate change and reduce carbon emissions contrary to Policies 1, 2, 13, 15 and 16 of NPF4 and T1 of the adopted East Lothian Local Development Plan 2018.

59. Fundamentally, most trips are generated travelling to work and back. At present Carrie commutes to Prestonpans for her paramedic job and Greig to Broxburn in West Lothian. Both Carrie and Greig's commute would be at least 4 miles less each way (8 miles each day). Typically a commute would also include the opportunity to collect essentials at local shops, not requiring additional trips.
60. The key aspect in this case, is that by living on-site at Congalton, Carrie and Greig will remove the 10 mile round trip to and from Congalton at least twice a day, every day from their current home. This is far more frequent than trips for leisure and shopping needs (indeed weekly shops centre on delivery services whilst their leisure time is spent with horses).
61. In this specific instance, and application must be judged on its own merits, and the applicants being able to live on-site at Congalton will cut down significant levels of travel whilst also being of significant benefit to their quality of life and the performance and future growth of this important rural business.
62. **Policy 1 of NPF4 – Tackling the Climate and Nature Crisis** – the reduction in miles travelled and the proximity of both applicants to the livery business will help reduce their carbon footprint. Similarly the new home will be an attractive modern energy efficient home as promoted across planning policy. **The proposals align with Policy 1.**
63. **Policy 2 – Climate Mitigation and Adaptation** – by reducing the applicant's travel distances significantly (**by up to 200 miles each week**) the proposed house will ensure that the applicants align with the intent of Policy 2. By living on site, Carrie and Greig will also ensure that the livery business is run as efficiently as possible being present to react to changes in temperature and conditions whilst being close at hand to check machinery and lighting etc. to minimise wastage. **The proposals align with Policy 2.**
64. **Policy 13 – Sustainable Transport** – Policy 13 promotes the use of public transport and non-private car travel. At present the trips between North Berwick and the application site at Congalton are undertaken exclusively in private cars. These trips will be totally eradicated should they be permitted to build their family house on-site at Congalton. **The proposals align with Policy 13.**



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- 65. **Policy 15 – Local Living and 20 Minute Neighbourhoods** – as highlighted above, the majority of Carrie and Greig's needs are met between the livery and their commute to and from their other places of employment. The fundamentals of the 20 minute neighbourhood are met when living on-site at Congalton. Other trips to retail/leisure destinations are far less frequent than daily commuting especially in this case where the livery business is also Carrie's hobby and passion. The personal, economic, wellbeing and practical benefits of being on site are overwhelming. **The proposals align with Policy 15.**
 - 66. **Policy 16 – Quality Homes** – the intent of Policy 15 is as follows; *"To encourage, promote and facilitate the delivery of more high quality, affordable and sustainable homes, in the right location"*. Again, looking at each application on its merits, this proposal is all about providing an affordable, high quality (sustainable) house in the right location, to support them in their commitment to ensuring the long terms success of the retirement livery at Congalton, itself a unique and much championed facility.
 - 67. Part (f) of Policy 16 looks at development on unallocated sites. In this instance, the proposal at Congalton will be built immediately; Carrie and Greig cannot wait to get started. It meets all other design and technical requirements (as highlighted in the report of handling) and it is our professional opinion that in this specific circumstance, the proposal meet the requirements of policies on Rural Homes and 20 minute neighbourhood. **The proposals meet the intent and aspirations of Policy 16.**
 - 68. **East Lothian Local Development Plan - Policy T1 Development Location and Accessibility** – seeks to ensure that proposals are appropriately located. In this instance, the proposed house is directly linked to the rural livery business. It is a site-specific opportunity whilst as we have outlined above, living and working at Congalton will reduce the applicant's trip generation/weekly mileage considerably. **The proposals align with Policy T1;** this is an appropriate location for this development.



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Reasons 3 - The erection of a house would result in the loss of Class 1, prime agricultural land, albeit on a small scale contrary to Policy 5 of NPF4 and Policy NH7 of the adopted East Lothian Local Development Plan 2018.

69. The application site is part of a well-contained walled garden (the entirety of which is owned by the applicants). The site is used for the keeping of horses and the aspiration is to live on site and grow the business, creating more paddocks throughout the site.
70. In terms of the loss of agricultural land, the application site is negligible in size, could never be cultivated on its own (it is too small) and forms part of a credible rural business. Policy 5 of NPF 5 stipulates that “*Small-scale development directly linked to a rural business, farm or croft or for essential workers for the rural business to be able to live onsite*” will be supported. **The proposals align with Policy 5 of NPF4 and NH7 of the East Lothian Local Development Plan.**



Conclusions

71. This site at Congalton presents a unique opportunity for a local, young and entrepreneurial couple to create a new family home whilst being on-site for their unique and much-loved retirement livery business.
72. As we have highlighted throughout this document, the applicants established the retirement livery business in 2018 having identified a gap in the provision of livery services for ageing, injured and unwell horses. This is a specialist service with clients from across East Lothian, Edinburgh and the Borders.
73. The business often involves several visits each day and at anti-social hours. The applicants are long-term East Lothian residents demonstrating incredible commitment and passion for the business at Congalton.
74. The site at Congalton, whilst close enough to services and facilities in North Berwick and East Linton, provides an attractive plot for a new home but also at a site specific location that meets the specific needs both personally and in line with the retirement livery business.
75. The applicants, Carrie and Greig will be on-site for the business and will not therefore generate any additional or unsustainable commuter journeys. The proposal will remove the 10 mile round trip from their current home (at least twice a day) whilst also reducing the miles travelled to their current employment locations.
76. The Report of Handling that accompanied the decision notice states that the proposed house is acceptable in terms of its design, setting and access and in terms of any potential impacts on neighbouring properties.
77. We have demonstrated that the proposals align with all relevant development plan policies. The requirement to test the site-specific nature of the proposals and the viability of the rural business is entirely fair. In this instance however, the application is nuanced by the fact that Carrie and Greig have other jobs which is critical to them being able to run Congalton Garden Stables.
78. Importantly, we are supposed to assess an application read the full suite of planning policies. In this instance, **the application fails on one part of one policy, one word even**. In assessing an application that aligns with all other relevant policies, we should look at the unique circumstances of that application and determine it accordingly. The new building would relate well to the neighbouring properties and wider Congalton cluster whilst supporting a local entrepreneurial business at a site-specific location.



79. We have responded to the reasons for refusal outlining why we think this is a worthy and compliant proposal that East Lothian Council should be seeking to support. In enabling the applicants to develop the site for a new family home alongside the retirement livery business, you would be supporting sustainable rural development and living.
80. As the report of handling confirms, there are no wider landscape impacts and the loss of prime agricultural land will be negligible and insignificant. The site has very limited ecological value whilst the creation of garden ground and boundary planting/hedgerows provided the opportunity for biodiversity enhancement.
81. The LRB Panel has the ability to review the application and judge this application on its individual merits. Planning policy cannot relate to every application, though in this case the proposals meet all key policy tests. Policy provides a framework within which decisions are taken and in this instance, we feel that those circumstances strongly justify the development of a new home at Congalton.
82. The implications of a refusal are that a young, economically active, entrepreneurial and hard-working family is placed in a position that the continued operation of the Congalton Garden Stables would continue to put immeasurable strain on their time and commitments. Carrie and Greig would love to secure the future of the business, plan for its growth whilst looking to start a family of their own. Living on site would make these aspirations a reality. Surely planning policy should be used proactively to help applicants like this and not be used to prevent them establishing and growing a local rural business.

- **Pto APPENDIX 1**



25/00743/P – Congalton Gardens Stables
Local Review Body Appeal
Review Statement – December 2025

APPENDIX 1

Congalton Garden Stables - Letters of Support



Raebleughhead
Duns
Berwickshire
TD11 3NS

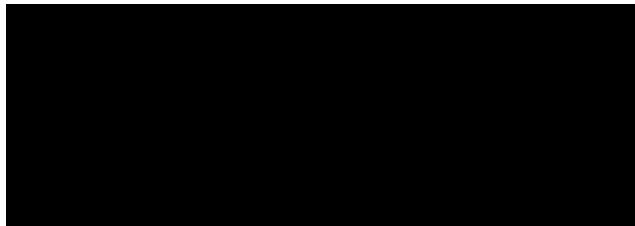
www.equitait.com

Dear Sir/Madam,

Carrie McDonald, currently of 2 Heugh Steading, North Berwick, East Lothian, EH39 5NP whose horses and livery business resided at Congalton Gardens, East Fortune, EH39 5JP has been a valued client of Equitait Veterinary Practice since 06.03.2017. From Congalton, Miss McDonald runs a horse livery business with full livery services where she looks after other people's horses, I've always found her to be very diligent in this matter. The care of horses often involves inhospitable and relentless hours working on the yard and for Miss McDonald this is extended to both caring for her own and her clients horses. However, with the best will in the world there is no doubt that the horse's welfare would be better catered for with someone living on site. As such I would fully support her endeavors to attain this goal.

Yours Sincerely

Colin Tait BVMS Cert EP MRCVS



Colin Tait, BVMS Cert EP MRCVS





25th November 2025

To Whom It May Concern:

We are writing in support of planning application No 25/00743/P This property lies immediately adjacent to, and is accessed across our property, The Farmhouse, Congalton Gardens.

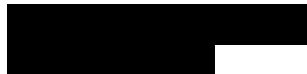
The livery business that Carrie has established and grown over the last few years has rejuvenated previously unused and derelict agricultural land, transforming it into an important viable countryside business: we hope she can maintain and grow into the future.

For Carrie to continue to succeed with this business we feel strongly that residential management on site is necessary. This will eliminate the disturbance caused by her driving onto the property at unsocial hours, whilst also mitigating our concerns for the health and safety of the horses when they and the property are left unattended. As such, we welcome Carrie's proposal to build a home here on the land on which she runs her livery business.

We wholeheartedly support this planning application which we know will enable Carrie to maintain an important and much needed rural business. She, and her business, are an integral component of our small community here at Congalton Gardens.

We would be happy to appear in person to support this application or provide any further letters of support.

Sincerely,



[REDACTED]

[REDACTED]

[REDACTED]

24/11/25

Re: Support for Planning Application [25/00734/P]

Dear Sir or Madam,

I am writing to express my full support for my neighbour's planning application at Congalton Stables, EH39 5JP. As an immediate neighbour, I believe the proposed development will have a positive impact on the safety, security, and overall wellbeing of our area.

In recent times there have been moments where the layout and visibility around our properties have left us feeling vulnerable. I have often felt a sense of responsibility when I notice unusual activity near my neighbour's home, particularly during periods when they are away. The improvements proposed in this application would significantly enhance natural surveillance and reduce opportunities for trespass or antisocial behaviour. These changes will not only help my neighbour feel more secure but will also provide additional reassurance for neighbouring households, including my own. There have been multiple times I have felt the need to contact the Owners due to concerns over the horses or the property. As Carrie has a job with unsocial hours I am often unable to reach her. This job also means she visits the properties at unusual times.

I am confident that the proposal is in keeping with the character of the area and will not cause any negative impact on privacy, appearance, or amenity. On the contrary, it is a sensible measure that supports the safety and peace of mind of residents.

For these reasons, I strongly support this application and would respectfully encourage the council to approve it.

Yours faithfully,

[REDACTED]

[REDACTED]

Carrie McDonald
Congalton Garden Stables
Drem
East Lothian
EH39 5JP

7th November 2025

Dear Carrie,

Retirement Livery

Further to recent communication regarding extending the current retirement livery arrangements to an on-site 24/7 service.

From my perspective, as a horse owner and current livery, I would very much welcome this proposed arrangement. As you are aware, my previous 'retirement livery' yard arrangements did not meet the needs of my horse and resulted in her losing condition and sustaining a leg injury. This was in part, due to inadequate fencing but also to a lack of supervision which resulted in my decision to find another more appropriate retirement yard. After looking at various options that were entirely inappropriate, and after meeting and discussing with you the needs of my horse, it was very clear that Congalton Garden Stables provided the level of retirement service I was looking for in terms of both a safe environment (suitable safe fencing, rotation of paddocks for grazing) and welfare management (correct feeding regime, weight management, regular farrier visits etc) perspective.

The current level of service you provide in terms of feed management, quality of infrastructure and general care specifically for retired horses is excellent and to extend this to on-site 24/7 service would be invaluable. The provision of this level of retirement care is unique and unfortunately rare across the Lothians. I consider myself very fortunate to have my horse under your care and supervision especially as I do not live locally and am reliant on you to advise me of any potential problems or areas of concern.

Let me know if you require anything further from me but to reiterate, I fully support and welcome the proposed 24/7 on site support.

Kind regards,

[REDACTED]

Dear Planning Department

Congalton Gardens Retirement Livery Application

I moved my pony, Paddy, to Congalton Retirement Livery in October 2022. There are very few retirement livery yards in general, and I was very pleased that this one was local to me. Paddy requires daily care, and I needed a place that could manage this for me and enable me to visit regularly.

Not long after he arrived, we discovered he had an undiagnosed, gradual gut compaction due to poor chewing. This became apparent when he had a bout of colic which is a dangerous condition that can result in euthanasia. Had he been anywhere else, this would have been his fate. In these situations, fast veterinary intervention is vital. Thankfully Carrie was at the yard and, due to her experience, was able to assess the symptoms and coordinate the vet visit and consequent transfer to the Dick Vet Equine Hospital. It was a dark, late afternoon in December. Had she finished earlier for the day and left the yard prior to diagnosing the colic, Paddy would have died during the night. He was hospitalised for 10 days. Needless to say, if Carrie lived at the yard, this would reduce the risk of a relapse, or any other medical emergency and diminish my worry substantially, particularly overnight.

Prior to his return, Carrie took the time to research the best type of veteran feed that he would need to help his gut and prevent a relapse. This is regularly reassessed and adjusted to suit the conditions and to monitor his weight. In addition, she has put a feeding time plan in place to support this. Recently he has been prescribed pain medication for arthritis. This involves a daily dose added to his feed which Carrie organises and administers. This ongoing care and attention to detail has meant that Paddy is thriving and experiencing the best possible retirement. Consequently, I don't need to worry about any of his management because I know that he is in good hands.

Looking after horses is a huge responsibility and takes considerable management. It's not just turning them out on grass and checking that they are still standing. It involves rug monitoring for weight management and weather conditions, specialist feeding as mentioned together with supplement and medication administration, farrier appointments, dental care appointments, the considerable organisation of a worming regime, paddock rotation and clearing. In addition, substantial fencing for security is essential together with the ongoing maintenance of this and the various buildings on site. A huge job in the winter is ensuring that the water troughs are flowing and not frozen. This must be done continually and is a worry for everyone because lack of water can lead to colic. Living on site would seriously reduce the workload and negate this risk enormously.

In summary, I really believe that a house would benefit everyone considering the workload and the amount of horse care needed. Carrie offers a specialist livery service which is cherished by all the horse owners and provides an extremely well managed home for the retirees. Enabling her to live on site would only enhance this.

Yours faithfully



25 November 2025

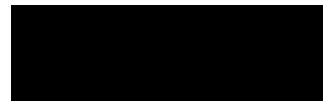
To Whom It May Concern
Lothian Planning Appeal Board

This letter is in support of Carrie McDonald's planning appeal to build a house at Congalton Garden Stables.

We are the parents of Carrie McDonald, namely [REDACTED], and reside in Haddington.

We have been helping Carrie out with the care of horses which included making up feeds, giving special medications for each horse, putting out hay as and when needed, cleaning of stables and the clearing of the fields. Although we enjoy helping out at the yard it is not something we realistically can continue to do due to the fact we are now in our mid 70s and would like to take a step back. It would be beneficial if she could be able to live on site and expand her business and employ someone to help out.

Your faithfully





Application for Planning Permission



Ms Carrie McDonald

Application for Erection of a Single House to Enable On-Site Living for
Congalton Gardens Retirement Livery business

Land at Congalton Gardens, East Lothian, EH39 5PR

PLANNING SUPPORT STATEMENT

July 2025

apt planning & development

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Whitekirk

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Introduction

1. The proposed development site is located within the Congalton cluster of buildings off the B1347 between East Fortune and Drem. The application site comprises of an existing paddock that forms part of the **Congalton Gardens Retirement Livery** that caters specifically for ageing and injured horses.



2. It is proposed to site a new home on this paddock to enable the business operators to live on site, essential for safety, security and wellbeing issues (and in accordance with the terms of Policy DC4 of the East Lothian Local Development Plan).

3. Congalton Gardens already consists of a cluster of properties three of which consist of existing homes; The Farmhouse; Cara Cottage and Carradale House, the latter of which is a relatively new addition to the cluster whilst a further home lies immediately to the south (Coul Cottage) which has recently secured planning permission for extensive refurbishment and extension works (via an LRB Appeal).
4. This is a rural business specific project for applicants who will occupy the new home at Congalton Gardens. They jointly own and operate **Congalton Gardens Retirement Livery** whilst being born and brought up in the area, attending local schools whilst also currently working locally. They need to be on-site to manage the existing livery business whilst Ms McDonald also works for the Scottish Ambulance service (often on call at anti-social hours). They are also at the point of wanting to start and raise a family in East Lothian and being on-site at Congalton would enable this to be a family home attached to the existing countryside business.
5. Since starting the Retirement Livery it has become clear that living on-site is an important aspect of the business. Care is required on a 24/7 basis alongside everyday security and general wellbeing of the horses.
6. Vet visits can be required at any time of day and night and living remotely makes these elements difficult to manage. There is a range of expensive machinery on-site which does make them vulnerable to potential theft/anti-social behavior if there is no one on-site throughout the day and night.
7. At present Carrie and her partner Greig live in North Berwick. The opportunity to build a new home on-site at Congalton will make a huge difference in terms of their work and private life whilst also enabling them to concentrate on growing the business.



Ms Carrie McDonald
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8. The applicant owns the application site which makes the project more viable, especially when it is alongside an acknowledged business need.
9. As the relevant parts of this statement will outline, the proposals align with key National and Local planning policies which seek to support ongoing and expanding rural businesses. **The Retirement Livery** is a clearly appropriate use for a countryside location.
10. The application site is especially appropriate as it provides an enclosed and sheltered space for the horses which by the nature of the business are elderly, often in poor health and in need of daily and sometimes hourly care. The walled garden setting also ensures that the proposed new home will be invisible from all but the immediate neighbours, whilst the site is flat and featureless with a very low ecological value (as a mown/grazed paddock). The proposals present an opportunity to enhance the immediate biodiversity through the creation of garden ground and sympathetic and appropriate boundary treatments.
11. Changes in national planning policy have also encouraged a more flexible approach to new housing in the countryside. Taking a positive approach to sustainable new development is to be encouraged. The proposed home would be an attractive addition to the existing cluster of homes and buildings at Congalton Gardens and sit comfortably and sympathetically with the existing environment which is characterised but a mix of house and building types.
12. The key points of this application include:
 - A proposed new home linked to the existing rural business at Congalton Gardens Retirement Stables;
 - A high quality residential development that would have little or no impact on the surrounding area being within the existing walled garden and invisible from out with the immediate site (and invisible from any public place);
 - A well designed, sympathetic development would be entirely appropriate to the location providing a much needed home alongside the retirement livery business. Being part of an existing cluster of homes, it would not constitute isolated or sporadic development in the countryside;
 - The site has access to relevant infrastructure and services including an existing safe access;
 - The client is proposing to build a modest energy efficient single-storey home utilising a number of renewable energy sources meeting many of the Council's aspirations for new build homes to be as close to Carbon Neutral/Zero Carbon as possible. Rigorous standards of energy efficiency will be employed to reduce the building's ecological footprint.

13. Given the clear site and business specific requirement, this is an ideal site to accommodate this single home. It will be a high quality development that has the opportunity to complement and enhance the existing cluster of houses, to make it more cohesive, whilst ensuring the area does not lose its key characteristics and charm. The proposals will not have any detrimental impacts on the amenity, appearance or character of the immediate area.

Site Description

14. The Congalton Gardens Retirement Livery is located on land to the west of the existing buildings at Congalton and within the existing walled garden (the extensive site is all owned by the applicants). There is the existing stable building relating to the business immediately to the south, whilst Cara Cottage and Carradale House are located to the east (between the application site and the B1347).
15. There are three other residential properties at Congalton though the proposed new home will not impact on their setting or amenity. Cara Cottage is the closest but is still over 50 metres away with fences, hedges and other boundary treatment in between.



16. The site is approximately 4.5 miles from the centre of North Berwick to the north, 2 miles from Drem Station to the west and 4.5 miles to the north west of East Linton. Other notable places nearby include Merryhatton Garden Centre and the Museum of Flight whilst Athelstaneford is also 2 miles away to the south.
17. As mentioned and shown below, the site is a flat, roughly rectangular plot immediately adjacent to the stables building and other paddocks and ménage used by the Retirement Livery. There is an existing access of the B1347 into the Congalton Gardens cluster including the existing access to the Retirement Livery business. This would also form the access to the new property.



18. The wider area is characterised by a number of clusters of residential, farm related and leisure related uses and clusters of buildings, whether at Congalton Steading, Brownrigg, East Fortune, West Fortune, Prora, Kingston and Balgone. These clusters are 'scattered' around the lanes of this area and are typical of the pattern of buildings found throughout the East Lothian Countryside.

Planning History

Application Ref.	Detail	Granted/ Refused
16/00698/P	Change of use to permit the keeping of horses – Congalton Gardens	Granted February 2017
06/00098/OUT	Erection of new house at Congalton gardens	Granted November 2006
12/00004/OBL	Removal of occupancy condition relating to 06/00098/P	Granted at Appeal October 2012
24/00837/P	Extensions to Cour Cottage	Granted at LRB Appeal March 2025

19. The above mix of planning permissions illustrates the evolving nature of development at Congalton Gardens. The applicants secured permission for the livery business in 2016 and it is the establishment and evolution of this business that forms the justification for this proposal.



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20. The 2006 permission relates to Carradale House (to the north east of the application site) which following its permission and erection then sought the removal of the occupancy condition restricting occupancy to those people involved in the operations of the market garden business at Congalton Gardens. Clearly the establishment of the livery business changed this context.
21. Finally we have acknowledged planning permission 24/00837/P which was recently granted permission via the Local Review Body process. It is seeing the substantial redevelopment of Cour Cottage on a site almost adjacent to Congalton Gardens to the south into what will be an attractive and relatively substantial detached home.
22. Overall, the permissions illustrate the changing and evolving nature of the Congalton Gardens vicinity. The wider site has accommodated new home development as well as the significant alterations to Cour Cottage and the permission granted for the livery business.

Congalton Gardens Retirement Livery

23. In seeking to comply with relevant planning policy (and specifically Policy 17 of NPF4 and Policy DC4 of the East Lothian Local Development Plan) we can demonstrate that the new house is required for the ongoing operation of the Retirement Livery alongside the hopes to grow the business in the coming years.
24. Greig and Carrie purchased the land in June 2016 and the Retirement Livery opened in March 2018. The site was previously vacant with disused polytunnels from a failed fruit farm operation. The site was overgrown with weeds and waste materials strewn across the area. It took almost two years to make it safe for the intended use and to have older horses on site.
25. The business currently has 7 horses resident on-site with a waiting list in operation. To be able to offer the correct level of service and care, Carrie cannot take on any more horses at this time. Living on-site would change this. Current income per year is approximately £14,000 per annum with general expenditure and running costs (include a business loan, insurance, services and consumables/hay) roughly equal to that amount. This also includes a yard help twice a week and ad hoc property maintenance. Living on-site would change this situation in enabling the business to offer a better and expanded level of service.
26. The livery already has a CCTV system but living remotely renders it almost useless as by the time they can react to any issue, it is too late. It does act as a deterrent though. The horses live outside and their welfare is obviously of primary important.
27. Being retirement livery, many horses have complex needs and health conditions that need constant monitoring. For example, horses currently onsite include animals with conditions such as heart murmur, dental issues, liver failure and old age one is 34 years old).



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28. With it being a retirement livery, client's horses are specifically prone to health conditions and greatly benefit from a livery business specifically catering for their need. For the future success of the business, it is therefore critical that Carrie is available on site to respond to ongoing issues as and when they arise.
29. The horses require frequent vet or dentist visits alongside unscheduled emergency vet visits. Liveries also have frequent farriers and horse physios attending alongside hay/feed deliveries. There is expensive equipment onsite (quad bike, grass cutter etc.) and living onsite naturally deters thieves.
30. Carrie works for the Scottish Ambulance Service in accident & emergency and works anti-social hours. She visits the yard before and after shifts to check horses and living on site would make this process far easier whilst Greig and the part time yard hand are available during the times when Carrie is on-shift.
31. Greig and Carrie are also planning to start a family and being onsite will be a key to help in hopefully growing as a family whilst still running this important business. By living onsite they will be in a position to grow the business and remove any requirement to commute to the site.
32. They will be able to accommodate more horses generating significant and important additional revenue and enabling them both to sustain and grow the business in tandem with their other jobs. (which generate income to further support the Retirement Livery).
33. Finally, though equally important, all other local livery yards in East Lothian have owners living onsite. It is a critical element of the business offer for that security and wellbeing perspective. These include RockRose Livery, Eat Lothian Livery, Hendry's Equestrian, Whitesands Livery, Hodges Livery, Belton Livery, Cousland and Seaciff stables.
34. It is important to be able to sustain and grow the business that clients know that the owners/operators are present on site. Greig and Carrie have looked extensively for a property close to the site (though notably, not on-site) but these were either way over budget or they were outbid when attempting to buy. Even if they had managed to secure Cour Cottage (for example), its own planning history shows that they would not have had any certainty around converting it into a reasonably sized family home.
35. We also understand that the three neighbouring properties (Carradale House, Cara Cottage and the Farmhouse) are all supportive of this application.

Design Principles

36. Scottish Planning Policy supports sustainable development and encourages a design-led approach. The proposed development will meet the six qualities of successful place (though clearly on a small scale). The application is for a modest and traditionally designed new home (single storey with a mezzanine floor above the lounge) that will relate well to the cluster of buildings at Congalton.

37. The house will be mainly white render and roof tiles and appear as a modern take on the traditional countryside vernacular and in-keeping with/complementary to the surrounding homes at Congalton Gardens which do not follow any prevailing design pattern or building type. It is orientated so that the main rooms and windows face away from the adjoining properties and make use of the suns path from to the west/north-west, exploiting daylight and passive solar gain.
38. The new home will not be seen from out with the site other than glimpsed views from the two existing properties at Carradale House and Cara Cottage and these views are in the context of a mix of existing buildings at Congalton Gardens as well as across and over existing boundary planting and fences etc.
39. The existing paddock is comfortably large enough to accommodate the proposed new home and garden ground giving sufficient amenity and privacy both for the owners and with no impact on the privacy or amenity of the neighbouring properties.
40. The development of the modestly sized plot at Congalton Gardens will not have any detrimental impacts on the existing residents to the east or the wider group of homes in the area. The development would have no impact on the wider countryside setting.



41. There are no further concerns with regards to ecology or biodiversity with an acknowledgement that the existing site is a heavily disturbed paddock characterised by maintained/grazed grass and typical agricultural fencing (as the images above illustrate).
42. The creation of new garden ground habitats as part of the new residential property would enhance the biodiversity value of the site. There are no trees on the site whilst there is an opportunity for some appropriate planting as part of the proposed new home and garden.

Planning Policy

43. Section 25 of the Town and Country Planning (Scotland) Act 1997 requires that the application be determined in accordance with the development plan, unless material considerations indicate otherwise.



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44. Scottish Planning Policy states that there should be a positive approach to new development within rural areas and development which provides employment and community benefits should be encouraged.
45. There are two significant material considerations regarding this application. The development plan consists of National Planning Framework 4 and the 2018 East Lothian Local Development Plan (LDP). In the event of any conflict between policies, the NPF policies as the most up-to-date reflection of planning policy take precedence.

Policy	Comment
NPF4 Policy 1	The plot at Congalton lies close to three existing homes and the main cluster of agriculture buildings including the stables associated with the Retirement Livery business. In providing a home clearly associated with the existing rural business, the application site is an ideally located site which will cater for the applicant's future needs whilst significantly reducing their need to travel.
Policy 2	The new home will be erected using sustainable construction methods including modern insulation and orientated to make best use of solar gain and natural light/heat sources.
Policy 3	The existing site is a small paddock, continually disturbed with very limited biodiversity value. The creation of garden ground with boundary planting/hedgerows will enable biodiversity enhancement through the creation of new habitats.
Policy 5	The creation of a new home at Congalton will not see the loss of any agricultural land – the site is within the Congalton Gardens walled garden and over the years has been used either as a market garden or livery.
Policy 13	The creation of the new home at Congalton will significantly reduce the need to travel for the applicants in running the retirement livery business. It will reduce the miles travelled as well as the frequency of trips generated by the business and applicants. The site is 2 miles from Drem Station and just over 4 miles from both East Linton and North Berwick stations whilst the 121 bus route runs close by (though is relatively infrequent).
Policy 14	This proposal would see the creation of a modest and attractive family home built specifically with the applicants in mind. They are a young, entrepreneurial and local couple who having started the retirement livery now acknowledge that for safety, security and wellbeing of the animals and business that they need to live on-site. The building would sit comfortably in its surroundings without any unacceptable impacts on the setting of the surrounding countryside whilst being 'hidden' within the confines of the wider walled garden.
Policy 15	This is a site-specific location relating to the existing rural business with a requirement for an on-site homes. Normal everyday activities will be combined with other trips from the house. North Berwick and East Linton are a short drive away whilst the train services to and from Drem are just 2 miles to the west.



Ms Carrie McDonald

Application for Planning Permission, Land at Congalton

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Policy 16	Policy 16 seeks to provide high quality, affordable homes in the right locations. For Greig and Carrie, this is a home specifically located to be alongside the retirement livery business. The opportunity to develop a high quality new home, that fits their needs (and linked directly to the business). Each application must be judged on its own merits and in this instance the specific circumstances of the applicant's/business merits favorable consideration of this application.
Policy 17	The proposals are of an appropriate scale and design to sit alongside the existing properties at Congalton Gardens. The new home will be of a sustainable construction and crucially will be directly linked to the on-site rural business. The ability for the owner/operators to live on site is critical to the long terms viability and growth of the business.
Policy 22	There is no flood risk associated with the site at Congalton Gardens nor will there be any additional risk associated with the proposed new home.
East Lothian LDP – Policy DC4	There is a clear site-specific operational requirement for a new home at Congalton. This opportunity enables them to work and live on site and associated with the Retirement Livery business that require 24/7 care and activity.
Policy T1 & T2	There is an existing for the Congalton site serving the existing business and the other residential and business properties. The new home will reduce the frequency of trips to and from the site whilst the actual access is more than sufficient for the addition of a single house.
Policy DP1	The proposals will not have any impact on the landscape character of the area. The property will simply appear alongside the other properties in the cluster at Congalton. It is designed specifically with the East Lothian vernacular in mind, whilst being invisible from out with the site. There is already a mix of house types and design within the Congalton Gardens site.
Policy DP2 & DP5	<p>The proposed new home at Congalton Gardens will be an attractive and modest new family home, close to three other homes and within close proximity of other buildings at Congalton and critically including the existing Retirement Livery business that the house will be linked to. The design makes the most of potential solar gain facing west/north-west, whilst protecting the amenity of the neighbouring properties.</p> <p>The plot is comfortably big enough to accommodate the property without any unacceptable impacts on the wider landscape setting. The setting within the existing and extensive walled garden provides an attractive backdrop for the new home, overlooking the paddocks associated with the business whilst also ensuring that the development cannot be seen from outwith the site.</p> <p>It will provide flexible accommodation easily adaptable and accessible.</p>



*Ms Carrie McDonald
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Conclusions

46. This site at Congalton Gardens presents a unique opportunity for a local, young and entrepreneurial couple to develop a home on an appropriate and attractive site that currently forms part of their Retirement Livery business they both run.
47. The business requires 24/7 attention to ensure safety, security and wellbeing for the clients horses. The current business is limited to the services they offer and how many horses they can accommodate.
48. The site at Congalton, whilst close enough to services and facilities in North Berwick and East Linton, provides an attractive plot for a new home but also at the location that meets the specific personal and professional needs of the applicants.
49. The site benefits from an existing access that serves both the Retirement Livery and the existing residential properties and other businesses.
50. The proposal aligns with Policy 17 of NPF4 and Policy DC4 of the East Lothian Local Development Plan with regards to new housing in the Countryside. There is a direct operational requirement for the property with regards to the Retirement Livery and there are no alternative existing suitable properties.
51. The proposed development will have no significant impact on the wider landscape setting and would relate well to the neighbouring properties. Congalton Gardens is typical of many of the smaller clusters that have evolved in the east of East Lothian with building types and uses evolving over time.
52. There are not wider landscape impacts, the site sits within its own mature walled garden setting. It cannot be seen from any public place. The existing paddock has very limited ecological value whilst the creation of garden ground and boundary planting/hedgerows provided the opportunity for ecological enhancement.
53. The proposed home is an appropriate addition to an existing identifiable building group.
54. As such we are very happy to respond to any requests for further information. We look forward to hearing from you in due course.

**EAST LOTHIAN COUNCIL
DECISION NOTICE**

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997

TOWN AND COUNTRY PLANNING

(DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATIONS 2013

Ms Carrie McDonald
c/o APT Planning & Development
Per Tony Thomas
1 West Road
Whitekirk
EH42 1XA

APPLICANT: Ms Carrie McDonald

With reference to your application registered on 21st July 2025 for planning permission under the above mentioned Acts and Regulations for the following development, viz:-

Erection of 1 house and associated works

at
Paddock South West Of Elder Cottage
Congalton Gardens
North Berwick
East Lothian

East Lothian Council as the Planning Authority in exercise of their powers under the above-mentioned Acts and Regulations hereby **REFUSE PLANNING PERMISSION** for the said development.

The reasons for the Council's refusal of planning permission are:-

- 1 As the existing rural livery business is not a viable rural business, there is no essential need for a worker to live permanently on-site. In the absence of any such direct operational requirement or justified supporting case for the erection of a new house on the application site, the principle of such proposed development on the site is inconsistent with national, strategic and local planning policy and guidance concerning the control of development of new build houses in the countryside. Therefore, the principle of the new build house in this

location is contrary to Policy 17 of NPF4 and Policy DC4 of the adopted East Lothian Local Development Plan 2018.

- 2 The proposed new house would not be located in a sustainable location or within a 20 minute neighbourhood and would not contribute to local living within an existing settlement. Notwithstanding that it would eliminate the applicant's commute back and forth to the site, the proposed new house would result in an increased number of non-public transport journeys associated with the domestic use of the house at a time when the Scottish Government is requiring a reduction in private car use to help combat climate change and reduce carbon emissions contrary to Policies 1, 2, 13, 15 and 16 of NPF4 and T1 of the adopted East Lothian Local Development Plan 2018.
- 3 The erection of a house would result in the loss of Class 1, prime agricultural land, albeit on a small scale contrary to Policy 5 of NPF4 and Policy NH7 of the adopted East Lothian Local Development Plan 2018.

The report on this application is attached to this Decision Notice and its terms shall be deemed to be incorporated in full in this Decision Notice.

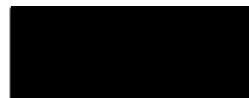
Details of the following are given in the application report:

- the terms on which the Planning Authority based this decision;
- details of any variations made to the application in terms of Section 32A of the Town and Country Planning (Scotland) Act 1997.

The plans to which this decision relate are as follows:

<u>Drawing No.</u>	<u>Revision No.</u>	<u>Date Received</u>
DWG 01	-	11.07.2025
DWG 02	-	11.07.2025
DWG 03	-	11.07.2025
GBCM/0625/D-01	-	11.07.2025
J01309.1.P1	-	11.07.2025
MANU LITERATURE 01	-	21.07.2025
GBCM/0625/SP-01	B	21.07.2025
J01309.1.P1	A	21.07.2025

29th October 2025



Graeme Marsden
Service Manager - Planning
(Chief Planning Officer)

NOTES

If the applicant is aggrieved by the decision of the Planning Authority to grant permission for the proposed development subject to conditions, the applicant may require the planning authority to review the case under section 43A of the Town and Country Planning (Scotland) Act 1997 within three months from the date of this decision notice. The notice of review, with the correct appropriate fee, should be submitted online at

<https://www.edevelopment.scot/eDevelopmentClient/> or sent to the Clerk to the Local Review Body, Committee Team, Communications and Democratic Services, John Muir House, Haddington, East Lothian EH41 3HA.

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 reasonably 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 5 of the Town and Country Planning (Scotland) Act 1997.

OFFICER REPORT

27th October 2025

App No. **25/00743/P**

Application registered on **21st July 2025**
Target Date **20th September 2025**

Proposal	Erection of 1 house and associated works	SDELL	N
		CDEL	N
Location	Paddock South West Of Elder Cottage		
	Congalton Gardens	Bad Neighbour	N
	North Berwick	Development	
	East Lothian		
	EH39 5JP		

APPLICANT: Ms Carrie Mcdonald

Is this application to be approved as a
departure from structure/local plan? N

c/o APT Planning & Development
Per Tony Thomas
1 West Road
Whitekirk
EH42 1XA

DECISION TYPE: **Application Refused**

PLANNING ASSESSMENT

This application relates to an existing paddock located to the southwest of Elder Cottage in Congalton, North Berwick. The application site is located within a countryside location as defined by Policy DC1 of the East Lothian Local Development Plan 2018 ('ELLDP 2018'). The site forms part of the Congalton Local Gardens and Designed Landscapes designation. The Whitekirk and Balgone Outcrops Special Landscape Area ('SLA') is located some 300m to the northeast of the application site.

The 'B Listed Building' of the Congalton Dovecot is located some 34m to the south of the application site.

The application site is a grass paddock used for the keeping of horses. It is enclosed by an approx. 1.2m post and wire fence.

The site is bounded to the north and west by further paddocks used for the keeping of horses, its bounded to the south and east by an existing access road and parking / courtyard area. Access is obtained from the public road (B1347) to the east.

In March 2017, planning permission was granted ref: 16/00898/P for the change of use of a former farm market garden for the keeping of horses, erection of stable building, formation of floodlit outdoor riding arena and associated works. This consent has since been implemented.

Planning permission is now sought for the erection of 1 house and associated works on the application site.

The proposed house would be situated within a roughly square parcel of land which is some 44.8m by some 43.4m at its widest points. It would be located within the eastern most part of the site and would be oriented to face eastward. It would be positioned so that its east (front) elevation would be set back some 3 metres from the existing gravel access track to the east. It would be some 45m from the public road (B1347) to the east.

The proposed house would be a single storey pitched roof house featuring a mezzanine level within part of its roof space. It would be some 19.8m in length by some 13.1m at its widest point and would have a total floor area of some 231.01sqm inclusive of the mezzanine level. It would have a predominantly pitched roof with a total height of some 6.6m. The eaves would be some 2.4m from ground level.

The proposed house would feature 4x bedrooms, one of which would have a dressing room and an en-suite. It would have a separate family bathroom, a utility room with a plant and larder and a dining room on the ground floor level. A mezzanine space would be located above the lounge area at first floor level.

The proposed house would feature some 5x glazed window openings and a partially glazed door with fixed glazing panels on each side of the door on its front (east) elevation; 2x glazed window openings and a partially glazed door opening on the side (south) elevation; 1x glazed opening on the side (north) elevation and some 11x glazed window openings and 2x sets of French style door openings on the rear (west) elevation.

Walls would be clad in render boards and composite horizontal cladding. The roof would be clad in concrete tiles. Windows and doors would be of UPVC framed construction in an anthracite grey colour. The roofline / fascia boards would be of UPVC construction and anthracite grey in colour. Rainwater goods would be of black UPVC construction.

A flue would be attached to the rear (west) roof slope. It would be some 2.1m in height from the roof slope in which it would be attached.

An Air Source Heat Pump is proposed to be positioned on the side (south) elevation of the house. It would be some 1.1m in length, some 0.6m in width and some 0.8m in height.

The proposed house and its proposed curtilage would be enclosed with a timber post and rail fence. The applicant would re-use the posts from the existing post and wire fence which encloses the site currently. A timber gate would provide access into the curtilage from the western boundary.

Three parking spaces would be positioned to the southwest of the proposed house, outwith the enclosed curtilage. Each of the spaces would be some 5.3m in length by some 2.2m in width and they would be constructed with compacted hardcore.

A concrete footpath would provide access from the car parking spaces, east through into the curtilage and around to the front (east) elevation of the proposed house.

Vehicular access to the proposed house would be via an existing access into the wider site.

Application drawings show that amenity space for the proposed house would be provided in the form of front, side and rear areas of garden ground featuring grassed areas.

A Supporting Statement has been submitted in support of the application. It is summarised below:

- i. The site is located within the cluster of buildings at Congalton and the existing area of land comprises as a paddock. The land is used as part of the applicant's Retirement Livery business which caters for ageing and/or injured horses.
- ii. The applicants jointly own and operate Congalton Gardens Retirement Livery and need to be on-site to manage the existing business, whilst one of the applicant's works for the Scottish Ambulance Service.
- iii. Living on-site is an importance aspect of the business as care is required 24/7, alongside everyday security and welfare purposes.
- iv. There is expensive machinery on-site which makes the site vulnerable to theft/anti-social behaviour if there is no-one on-site throughout the day and night.
- v. Vet visits can be required at any time of day or night and living remotely makes such visits difficult to manage.
- vi. The applicants currently live in North Berwick (some 4.5 miles away), and they are at a point in their lives where they wish to start and raise a family in East Lothian. Being on-site at Congalton would enable the proposed house to be a family home associated with an existing countryside business in compliance with Policy DC4 of the ELLDP 2018 as well as other key national and local planning policies.
- vii. The walled garden setting ensures that the house will be invisible from all, but immediate neighbours.
- viii. The applicants hope to grow the business in the coming years. They purchased the land in June 2016 and opened the livery in March 2018.
- ix. The business has 5-7 horses on-site with a waiting list in operation. No further horses can be accommodated without the applicants living on-site. Living on-site would enable the business to offer a better and expanded level of service.
- x. Expenditures also include yard help twice a week and ad hoc property maintenance.
- xi. The livery has CCTV, but this is almost useless and by the time they can react to any such issue, it's too late. Living on-site deters thieves.
- xii. The horses live outside, and their welfare is of primary importance. Horses living on-site have complex needs and health conditions and require constant monitoring. Conditions include, heart murmur, dental issues, liver failure and old age, with one horse being 34 years old.
- xiii. Visits from farriers, horse physios and hay/feed deliveries require someone to be on-site.
- xiv. One of the applicant's visits the site before and afterwork. The other applicant, along with the part time yard hand are available when the other applicant is on shift.
- xv. All other livery yards in East Lothian have owners living on-site, including, Rockrose Livery, East Lothian Livery, Hendry's Equestrian, Whitesands Livery, Hodges Livery, Belton Livery and Cousland and Seacliff Stables.
- xvi. The applicants have attempted to move closer to the site, however, houses available were either over budget, or they were outbid when attempting to buy.
- xvii. The three neighbouring properties at Congalton are all supportive of proposals.

xviii. The business generates income through livery fees for the housing and caring for the horses as well as ad hoc services all of which include:

- o 24/7 turnout in suitable paddock.
- o Daily concentrated feed preparation and issuing of feed/supplements/medication (as supplied by owner).
- o Daily general health/wellbeing check.
- o Daily basic rug changes as appropriate.
- o Supply of hay/haylage when required.
- o Provision of fresh water.
- o Field maintenance.
- o Monthly weight check.
- o Monthly tidy up (mane pull/tail trim).
- o Holding for routine Vet/Farrier appointments.
- o Worming Programme.
- o Attendance at ad hoc vet visits as required

An addendum to the above Supporting Statement was submitted on 9th October 2025, following a consultation response from the Council's external Agricultural Advisor. Due to the sensitive nature of its content, it is not publicly viewable.

Section 25 of the Town and Country Planning (Scotland) Act 1997 (as amended) requires that the application be determined in accordance with the development plan unless material considerations indicate otherwise.

The development plan is National Planning Framework 4 ('NPF4') and the adopted ELLDP 2018.

Policies 1 (Tackling the Climate and Nature Crises), 2 (Climate Mitigation and Adaptation), 3 (Biodiversity), 5 (Soils), 7 (Historic Assets and Places), 13 (Sustainable Transport), 14 (Design, Quality and Place), 15 (20-Minute Neighbourhoods), 16 (Quality Homes) and 17 (Rural Homes) of NPF4 are relevant to the determination of this application.

Also relevant are Policies DC4 (New Build Housing in the Countryside), DP1 (Landscape Character), DP2 (Design), CH6 (Gardens and Designed Landscape), NH5 (Biodiversity and Geodiversity Interests, including Nationally Protected Species), NH7 (Protecting Soils), W3 (Waste Separation and Collection), T1 (Development Location and Accessibility) and T2 (General Transport Impact) of the ELLDP 2018.

Also, material to the determination of the application is the Scottish Government's policy on housing and rural development given in Planning Advice Note 72: Housing in the Countryside.

PAN 72 states that: "Buildings in rural areas can often be seen over long distances and they are there for a long time. Careful design is essential. Traditional buildings can be an inspiration, but new or imaginative re-interpretation of traditional features should not be excluded. Where possible, the aim should be to develop high quality modern designs which maintain a sense of place and support local identity."

One letter of support has been received in respect of this application for planning permission which states that having someone live on-site would be a valuable addition to the Congalton Gardens Community.

On the matter of design, Policy 17 of NPF4 requires that a new house in a rural location be suitably scaled, sited and designed to be in keeping with the character of the area.

Policy 14 of NPF4 supports development that is consistent with the 6 qualities of successful places. Policy DP2 of the ELLDP 2018 requires that the design of all new development, with the exception of changes of use and alterations and extensions to existing buildings, must be appropriate to their location in terms of positioning, size, form, massing, proportion and scale and use of a limited palate of materials and colours that complement its surroundings. It further states that design of new development must evolve from and respond to an analysis of the proposed development site and its wider context. Furthermore, it states that the design, materials and finishes proposed must complement those of existing buildings in the local area.

The existing group of buildings at Congalton Gardens consists of agricultural sheds, stables and dwellinghouses, all of which vary in size, shape and massing. In terms of material, the existing houses within the cluster at Congalton vary from random rubble constructed walls to render clad homes. Roof coverings also vary from slate and clay tiles. The dwelling of Cour Cottage is also located some 100 or so metres to the south. This dwelling is also clad in white painted render, though its roof is clad in red pantiles. The dwellings within this cluster do vary in design, though they are generally of a traditional construction and relatively low lying in nature which is a long-established built form within a countryside location such as this and this type of building forms part of the landscape character and appearance of this part of Congalton.

The proposed house would have a similar footprint to those within the surrounding area. The single storey height of the proposed house would be seen in the context of Cara's Cottage and other dwellings generally within a rural context. In all of this, the height, scale and massing of the proposed house would not be out of keeping with the height, scale and massing of the nearby buildings and the house would not appear harmfully dominant or intrusive alongside those existing buildings. In terms of materials proposed, the proposed house would be of a modern contemporary design, finished predominantly with rendered clad boards and composite horizontal cladding boards to the rear (west) elevation.

The roof would be clad with concrete tiles. Although of a generally modern construction, the proposed house would have a predominantly rendered form, and it would have dark coloured roof tiles like the dwellings to the east. Therefore, there would be a sufficient architectural linkage in terms of the overall design of the proposed house to reflect the architectural character and design of the existing neighbouring houses and buildings within the surrounding area.

Given the location and orientation of the proposed house, it would be visible in some close-range views from the nearest residential dwellings within the group of houses at Congalton Gardens. It would also be visible in short duration views from the public road to the east, however the existing dwellings at Congalton, the high hedging to the east of the application site and the stone wall that borders the B1347 would provide varying degrees of containment in views from the public road. The proposed house as set back from the roadside would

therefore be relatively well contained from public views from the public road. By virtue of its architectural form, size, material and positioning the proposed house would generally be in keeping with the rural location and it would not therefore be harmful to the character and appearance of the cluster of buildings to the east or to the surrounding countryside location. As such the proposed house would be appropriate to its setting. Consequently, on the matter of design, the proposed house would broadly be in line with Policy 17 of NPF4 and Policy DP2 of the ELLDP.

Policy DP2 of the adopted ELLDP 2018 and Policy 14 (c) of NPF4 amongst other matters require that new development should ensure privacy and amenity for the occupants of any neighbouring residential properties as well as the occupants of any new development. Particular regard must be given to factors such as levels of sunlight, daylight and overlooking.

In assessing whether or not a proposed new development would result in harmful overlooking and therefore loss of privacy to existing neighbouring residential properties, it is the practice of the Council, as Planning Authority to apply the general rule of a 9 metres separation distance between the windows of a proposed new building and the garden boundaries of neighbouring residential properties and an 18 metres separation distance between directly facing windows of the proposed new building and the windows of existing neighbouring residential properties.

Given the proposed location and orientation of the proposed house there are no neighbouring houses with directly facing windows within 18 metres. Therefore, the proposed house would not result in harmful overlooking and therefore loss of privacy to existing neighbouring residential properties.

The proposed house would also provide any future occupants with a satisfactory level of privacy and residential amenity.

On the matter of the impact of the proposed house on daylight and sunlight on neighbouring properties, guidance is taken from "Site Layout and Planning for Daylight and Sunlight: A Guide to Good Practice" by P.J. Littlefair.

In its position and due to its orientation, the proposed house would not have a harmful impact on the sunlight and daylight received by the any neighbouring residential properties.

The Council's Environmental Health Service were consulted as part of this application and raised no objection.

On the matter of amenity therefore, proposals comply with Policy DP2 of the adopted ELLDP 2018 and Policy 14 (c) of NPF4.

The Council's Landscape Officer was consulted as part of this application. They advised that proposals would not introduce new features or characteristics into the wider landscape area and as such, impacts on the nearby SLA and the nearby landscape character are likely to be limited. However, they advised that a scheme of landscaping would assist in integrating the development into the surrounding rural landscape. Should planning permission be granted, it can reasonably be made a condition that a scheme of landscaping is submitted prior to the

commencement of development to better assist proposals integrating into the surrounding rural area. Subject to this condition, proposals would comply with Policy DC1 of the ELLDP.

Proposals would not significantly harm elements justifying designation of sites of national importance listed in the Inventory of Gardens and Designed Landscapes. Further, Historic Environment Scotland (HES) were consulted as part of this application and advised that they have considered the proposals and have no comments to make.

The Council's Archaeology and Heritage Team were consulted as part of this application and raised no comment.

On the matter of the historic environment, proposals comply with Policy 7 of NPF4 and Policy CH6 of the ELLDP 2018.

Amongst other things Policy NH5 of the ELLDP states that developers must demonstrate, where relevant, how impacts on biodiversity and geodiversity have been addressed as part of their proposals and that sufficient supporting information should be submitted.

The Council's Biodiversity Officer was consulted as part of this application and advised that there are records of bats, a protected species within 500m of the application site. The Officer advises that whilst there are no habitat features for bats within the red line boundary, there are potential roosting and commuting habitats features within the surrounding area, including within the adjacent farm buildings, woodlands and trees. In addition to this, the Biodiversity Officer notes that there are records of badgers within the wider environs.

She concludes that whilst there are no existing habitats on-site, it would be prudent in this case for the applicant to provide a licensed Precautionary Construction Working Method Statement for badgers and bats. Whilst habitats, roosts and setts may not be present, if badgers or bats are in the area there could be disturbance during construction. The Working Method Statement should cover but not be exclusive to the consideration of lighting, noise, timing of works and pre-construction checks by a suitably qualified ecologist. Therefore, subject to the attachment of this condition, should planning permission be granted, proposals would comply with Policy NH5 of the ELLDP 2018.

Policy 3 of NPF4 states that proposals for local development types will include appropriate measures to conserve, restore and enhance biodiversity. The proposal does not include any biodiversity enhancements; therefore, should planning permission be granted, proposals should be subject to a condition that details of biodiversity enhancement are submitted prior to the commencement of development within a landscape plan and should take the form of trees, hedging, planting, meadow and grassland creation, pollinator friendly planting, raingardens, hedgehog and wildlife highways through fencing to allow for movement of wildlife. Subject to this condition therefore, proposals would comply with Policy 3 of NPF4.

The Council's Senior Environmental Compliance Officer has been consulted on the application and advises that that there is no direct evidence to suggest any previous contaminative uses associated with the site, however given the agricultural nature of the wider area there is the possibility that localised contamination may exist. He further advised that, given the above and due to the nature of the development (residential), further information will be required to determine the ground conditions and potential contamination issues impacting on the site (with the minimum of a Phase I Geo-Environmental Assessment

being carried out). In light of this the Council's Senior Environmental Compliance Officer recommends that a condition be attached to any grant of consent with regards to land contamination (Investigation, Risk Assessment, Remediation and Validation).

Subject to the above controls the Council's Senior Environmental Compliance Officer raises no objection to the proposals.

The Council's Waste Services Team were consulted as part of this application and raised no comment. Proposals would therefore be compliant with Policy W3 of NPF4.

The Council's Anti-Social Behaviour Team were consulted as part of this application. They advised that they have had no records of any incidents within the last three years.

The Council's Flooding and Structures Team were consulted as part of this application, noting that the site is not at risk from flooding. They therefore raised no objection.

The Council's Roads Services were consulted as part of this application. They advised that the proposed access via the existing junction on the B1347 and the level of parking proposed would be acceptable. Subject to the provision of one type 2 EV charger, proposals would be acceptable in accordance with Policy T2 of the ELLDP 2018.

Police Scotland were consulted as part of this application and raised no comment at the time of being consulted. The applicant has however since informed that two men were caught hare coursing in one of the adjacent farmers' fields.

Scottish Water raised no objection to the proposals. They did however advise that the applicant should be aware that this does not confirm that the proposed development can currently be serviced. They confirm that there is currently sufficient capacity in the Castle Moffat Water Treatment Works to service the development, however, their records indicate that there is no public wastewater infrastructure within the vicinity of this proposed development. Therefore, they advised the applicant to investigate private treatment options. Scottish Water will not accept any surface water connections into their combined sewer system. A copy of the Scottish Waters consultation response has been forwarded to agents for the applicant.

Notwithstanding all of the above, the application site is located in a countryside location within East Lothian. While there are both residential, agricultural and livery buildings within the vicinity of the application site, the application site is not identified in the ELLDP 2018 as being within a settlement, nor does the ELLDP 2018 allocate the application site for housing development. Consequently, the principle of the erection of one house on the application site must be assessed against national, strategic and local planning policy relating to the control of new housing development in the countryside.

Policy 17 of NPF4 states that development proposals for new homes in rural areas will be supported where the development is:

- i. is on a site allocated for housing within the LDP;
- ii. reuses brownfield land where a return to a natural state has not or will not happen without intervention;
- iii. reuses a redundant or unused building;

- iv. is an appropriate use of a historic environment asset or is appropriate enabling development to secure the future of historic environment assets;
- v. is demonstrated to be necessary to support the sustainable management of a viable rural business or croft, and there is an essential need for a worker (including those taking majority control of a farm business) to live permanently at or near their place of work;
- vi. is for a single home for the retirement succession of a viable farm holding.
- vii. is for the subdivision of an existing residential dwelling; the scale of which is in keeping with the character and infrastructure provision in the area; or
- viii. reinstates a former dwelling house or is a one-for-one replacement of an existing permanent house.

Policy DC4 of the ELLDP 2018 sets out specific criteria for the erection of new build housing in the countryside and allows for new build housing development in the countryside where the Council is satisfied that a new house is a direct operational requirement of an agricultural, horticultural, forestry or other employment use. Policy DC4 also allows for other small scale housing proposals that form a logical addition to an existing small scale rural settlement where they are promoted for affordable housing and evidence of need is provided and the registered affordable housing provider will ensure that the dwelling(s) will remain affordable for the longer term. Where a viable business has not been established, Policy DC4 of the ELLDP 2018 states that the Council will normally grant temporary planning permission for temporary accommodation such as a caravan and that permanent accommodation will only be permitted once the business is established, and the Council is satisfied that it is viable, and that permanent accommodation is justified.

In support of the application, the applicant has submitted a supporting statement which puts forward the argument that the house proposed in the countryside is justified as it is necessary to support an existing livery business which has been in operation since 2018. The applicant has also submitted financial annual accounts for the livery business. Due to the sensitive nature of those documents, they are not publicly available.

The Council's Agricultural and Rural Development Consultant has carried out a rural business appraisal of the proposed development based on an assessment of the submitted information, including the financial annual accounts for the livery business.

The Council's Agricultural and Rural Development Consultant advises to be a viable business, the business should be able to generate a reasonable living for one person on minimum wage, as well as provide for any investment required, and provide a level of return on the capital investment associated with the site as well as costs associated with building any new house. Income from another job that is not related to the rural business cannot be taken into consideration in the assessment which should relate to that of the rural business only.

Based on the information submitted the Council's Agricultural and Rural Development Consultant concludes that there is a considerable gap between the current performance of the livery business and what is considered a viable business. It would not generate enough profit to provide a reasonable living for one person on minimum wage, as well as provide for any investment required, and provide a level of return on the capital investment associated with the site, as well as costs associated with building any new house. Therefore, the livery business cannot be considered a viable rural business. Furthermore, he advises that the fact that the applicant has held down a full-time job, whilst operating this business from a distance (North Berwick) further weakens the case for a operational need for a new house.

As the existing rural livery business is not a viable rural business, there is no essential need for a worker to live permanently on-site. In the absence of any such direct operational requirement or justified supporting case for the erection of a new house on the application site, the principle of such proposed development on the site is inconsistent with national, strategic and local planning policy and guidance concerning the control of development of new build houses in the countryside. Therefore, the principle of the new build house in this location is contrary to Policy 17 of NPF4 and Policy DC4 of the ELLDP.

The application site is classed as Class 1 agricultural land, which is the highest quality of agricultural land, suitable for the growing of a large variety of crops. The application site has consent for and is used for the keeping of horses. Notwithstanding this, the land could easily be reverted back into agricultural use with minimal interventions. Therefore, the erection of a house and associated works would result in the permanent loss of high-quality Class 1 agricultural land contrary to Policy 5 of NPF4 and Policy NH7 of the ELLDP 2018.

Policy 13 of NPF4 and Policy T1 of the ELLDP 2018 states that development proposals will be supported where they will amongst other things provide direct and safe links to local facilities via walking, wheeling and cycling and be accessible by public transport. Policy 15 of NPF4 supports development proposals that will contribute to local living including, where relevant, 20-minute neighbourhood, where people can meet the majority of their daily needs within a reasonable distance of their home preferably by sustainable and active travel methods. Policy 1 of NPF4 and NPF4 as a whole, seeks to give significant weight to the global climate crisis. In this regard housing should be directed towards existing settlements where facilities and services including public transport are available. This is a sustainable approach to spatial planning and is in line with the LDP. Housing in rural areas should only be supported in particular circumstances. As the proposed house would be on an unallocated site and in a countryside location which is not well served by public transport it would not be consistent with other relevant policies of the development plan including local living and 20-minute neighbourhoods. Therefore, the proposal is contrary to Policies 1, 13, 15 and 16 of NPF4 and Policy T2 of the ELLDP 2018.

On the above considerations the proposal is contrary to Policies 1, 2, 5,13,14,15,16 and 17 of NPF4 and Policies DC4, NH7 and T1 of the ELLDP 2018. In conclusion the proposed scheme of development is not in accordance with the Development Plan and there are no material planning considerations that outweigh the fact that the proposed scheme of development is not in accordance with the Development Plan.

REASONS FOR REFUSAL:

- 1 As the existing rural livery business is not a viable rural business, there is no essential need for a worker to live permanently on-site. In the absence of any such direct operational requirement or justified supporting case for the erection of a new house on the application site, the principle of such proposed development on the site is inconsistent with national, strategic and local planning policy and guidance concerning the control of development of new build houses in the countryside. Therefore, the principle of the new build house in this location is contrary to Policy 17 of NPF4 and Policy DC4 of the adopted East Lothian Local Development Plan 2018.

- 2 The proposed new house would not be located in a sustainable location or within a 20 minute neighbourhood and would not contribute to local living within an existing settlement. Notwithstanding that it would eliminate the applicant's commute back and forth to the site, the proposed new house would result in an increased number of non-public transport journeys associated with the domestic use of the house at a time when the Scottish Government is requiring a reduction in private car use to help combat climate change and reduce carbon emissions contrary to Policies 1, 2, 13, 15 and 16 of NPF4 and T1 of the adopted East Lothian Local Development Plan 2018.
- 3 The erection of a house would result in the loss of Class 1, prime agricultural land, albeit on a small scale contrary to Policy 5 of NPF4 and Policy NH7 of the adopted East Lothian Local Development Plan 2018.

LETTERS FROM

27th October 2025



25/00743/P - Erection of 1 House and Associated Works – Congalton

Response to Case Officer Questions - 15th September 2025

1. Evidence of the business operation / business name / Companies House information;
 - a. We have provided sets of accounts with this submission;
 - b. The business was started in March 2018;
 - c. We have submitted a copy of the 'Yard Agreement' which states exactly what services/packages the business offers to customers and the available facilities;
 - d. The business trades under the name **Congalton Garden Stables (CGS)** – it is not listed at Companies House as it is not a Limited Company – it operates as a sole trader.
2. Cash flows / receipts to demonstrate how the business has operated for the last 5 or so years;
 - a. As above, accounts provided;
3. Evidence / other information demonstrating business viability;
 - a. **Congalton Garden Stables** offers a niche market involving retirement livery for horse/ponies with health issues and/or injuries or currently requiring rehab. By living onsite the owners would be in a position to grow the business & take on additional clients with more tailored/intensive care.
 - b. **Congalton Garden Stables** currently has a waiting list for new clients wanting to come to yard and have had a waiting list consistently for the past two years – it is clearly a sector of the equestrian currently under-provided for.
 - c. By taking on more clients & offering more tailored/intensive care package **Congalton Garden Stables** could increase monthly income by a considerable amount(potentially double/triple current income) therefore generate a profit which would give us flexibility & the potential to employ further staff;
 - d. Current horses/clients have varying degrees of health requirements & therefore require emergency veterinary visits at all times of day and night;
4. Explain / evidence how the livery business has operated to date without a house and what has changed to require the house (I know this is touched upon in the supporting statement, but further supporting information is required).
 - a. The livery business has operated daily since opening in 2018. The owners were frequently on-site including at least twice daily visits and additionally visits for vet, physio, farrier, dental appointments which over time is taking its toll.
 - b. The business ethos is horse/pony welfare & providing a safe suitable environment for this;



25/00743/P - Erection of 1 House and Associated Works – Congalton

Response to Case Officer Questions - 15th September 2025

- c. By living onsite, time travelling would be eliminated and they would be onsite to oversee horse/pony welfare out with the scheduled visits. The owner has also changed career and is now working for the Scottish Ambulance Service A&E Department which comprises shift work and anti-social hours including nightshift & early shifts(6am starts meaning visiting the yard at 4.30am to carry out daily checks) or even during the night;
- d. **Congalton Garden Stables** also has expensive equipment onsite to operate the business(quad bikes, grass cutting machines, fertilising equipment, spraying equipment etc.) – there would be clear security benefits from living on-site;
- e. A more personal yet no less important a point is that the owners of **Congalton Garden Stables** are planning to start a family and currently going through IVF treatment - living onsite would have a significant positive impact on reducing/managing stress levels through not commuting to the site and being able to build the business from an on-site home;

**CONGALTON GARDEN STABLES
UNAUDITED ACCOUNTS
FOR THE YEAR ENDED 31 MARCH 2021**

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CONGALTON GARDEN STABLES BUSINESS INFORMATION

Proprietor Miss Carrie McDonald

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

Business address Congalton Gardens
North Berwick
East Lothian
EH39 5JP

Accountants

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

**CONGALTON GARDEN STABLES
APPROVAL OF THE ACCOUNTS
FOR THE YEAR ENDED 31 MARCH 2021**

I approve these accounts, comprising the Profit and Loss account, the Balance Sheet and the related notes. I confirm that I have made available all relevant records and information.

.....
Miss Carrie McDonald

22 November 2021

REPORT TO THE PROPRIETOR ON THE PREPARATION OF THE UNAUDITED ACCOUNTS OF CONGALTON GARDEN STABLES FOR THE YEAR ENDED 31 MARCH 2021

We have prepared for your approval the accounts of Congalton Garden Stables for the year ended 31 March 2021, which comprise the Profit and Loss Account, the Balance Sheet and the related notes, from the accounting records and from information and explanations you have given us.

As a practising member firm of the Association of Chartered Certified Accountants, we are subject to its ethical and other professional requirements which are detailed at:

<https://www.accaglobal.com/uk/en/about-us/regulation/rulebook.html>

Our work has been undertaken in accordance with the requirements of the Association of Chartered Certified Accountants as detailed at:

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GF Accountancy Services Ltd
Chartered Certified Accountants



22 November 2021

CONGALTON GARDEN STABLES
PROFIT AND LOSS ACCOUNT
FOR THE YEAR ENDED 31 MARCH 2021

	2021	2020
	£	£
Turnover	25,243	25,874
Cost of sales	(7,654)	(4,028)
Gross profit	<u>17,589</u>	<u>21,846</u>
 Expenses		
Car, van and travel expenses	302	426
Rent, rates, power and insurance costs	244	179
Repairs and renewals of property and equipment	2,643	1,472
Phone, fax, stationery and other office costs	428	406
Advertising and business entertainment costs	-	84
Interest on bank and other loans	3,072	3,359
Bank, credit card and other financial charges	97	83
Accountancy, legal and other professional fees	528	564
Depreciation and loss/profit on sale of assets	2,385	1,292
Other business expenses	-	135
	<u>9,699</u>	<u>8,000</u>
 Profit	<u><u>7,890</u></u>	<u><u>13,846</u></u>

CONGALTON GARDEN STABLES
BALANCE SHEET
AS AT 31 MARCH 2021

	Notes	2021 £	2020 £
Fixed assets			
Equipment, machinery and motor vehicles	2	10,128	6,912
Other fixed assets	3	213,841	206,995
		<hr/> 223,969	<hr/> 213,907
Current assets			
Bank/building society balances		1,555	1,527
Current liabilities			
Other liabilities and accruals		527	564
Net current assets		<hr/> 1,028	<hr/> 963
Loans due after more than one year		<hr/> (155,185)	<hr/> (154,687)
Net assets		<hr/> 69,812	<hr/> 60,183
Capital account			
Balance at start of period		60,183	43,448
Net profit		7,890	13,846
Capital introduced		10,832	6,209
Drawings		(9,093)	(3,320)
		<hr/> 69,812	<hr/> 60,183

CONGALTON GARDEN STABLES
NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 31 MARCH 2021

1 Accounting policies

Accounting basis

The accounts have been prepared under the historical cost convention and in accordance with UK Generally Accepted Accounting Practice.

Turnover

Turnover represents the value, net of VAT and discounts, of goods provided to customers and work carried out in respect of services provided to customers.

Tangible fixed assets policy

Depreciation has been provided at the following rates in order to write off the assets over their estimated useful lives:

Plant & machinery	20% straight line
Fixtures & fittings	10% straight line

2 Plant, machinery and motor vehicles

	Plant & machinery	Fixtures & fittings	Total
	£	£	£

Cost

At 1 April 2020	2,795	7,151	9,946
Additions	5,601	-	5,601
At 31 March 2021	8,396	7,151	15,547

Depreciation

At 1 April 2020	937	2,097	3,034
Charge for the year	1,671	714	2,385
At 31 March 2021	2,608	2,811	5,419

Net book value

At 31 March 2021	5,788	4,340	10,128
At 31 March 2020	1,858	5,054	6,912

3 Other fixed assets

	2021	2020
	£	£
Premises (see note 4)	213,841	206,995
	<hr/>	<hr/>
	213,841	206,995
	<hr/>	<hr/>

CONGALTON GARDEN STABLES
NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 31 MARCH 2021

4 Premises	Land and buildings	£
Cost		
At 1 April 2020	206,995	
Additions	6,846	
At 31 March 2021	213,841	
Depreciation		
At 31 March 2021	-	
Net book value		
At 31 March 2021	213,841	
At 31 March 2020	206,995	

**CONGALTON GARDEN STABLES
UNAUDITED ACCOUNTS
FOR THE YEAR ENDED 31 MARCH 2022**

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CONGALTON GARDEN STABLES BUSINESS INFORMATION

Proprietor Miss Carrie McDonald

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

Business address Congalton Gardens
North Berwick
East Lothian
EH39 5JP

Accountants

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

**CONGALTON GARDEN STABLES
APPROVAL OF THE ACCOUNTS
FOR THE YEAR ENDED 31 MARCH 2022**

I approve these accounts, comprising the Profit and Loss account, the Balance Sheet and the related notes. I confirm that I have made available all relevant records and information.

.....
Miss Carrie McDonald

23 December 2022

REPORT TO THE PROPRIETOR ON THE PREPARATION OF THE UNAUDITED ACCOUNTS OF CONGALTON GARDEN STABLES FOR THE YEAR ENDED 31 MARCH 2022

We have prepared for your approval the accounts of Congalton Garden Stables for the year ended 31 March 2022, which comprise the Profit and Loss Account, the Balance Sheet and the related notes, from the accounting records and from information and explanations you have given us.

As a practising member firm of the Association of Chartered Certified Accountants, we are subject to its ethical and other professional requirements which are detailed at:

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GF Accountancy Services Ltd
Chartered Certified Accountants



23 December 2022

CONGALTON GARDEN STABLES
PROFIT AND LOSS ACCOUNT
FOR THE YEAR ENDED 31 MARCH 2022

	2022	2021
	£	£
Turnover	-	25,243
Cost of sales	-	(7,654)
Gross profit	-	17,589
Expenses		
Car, van and travel expenses	-	302
Rent, rates, power and insurance costs	191	244
Repairs and renewals of property and equipment	-	2,643
Phone, fax, stationery and other office costs	312	428
Interest on bank and other loans	3,274	3,072
Bank, credit card and other financial charges	84	97
Accountancy, legal and other professional fees	312	528
Depreciation and loss/profit on sale of assets	2,384	2,385
	6,557	9,699
(Loss)/profit	(6,557)	7,890

CONGALTON GARDEN STABLES
BALANCE SHEET
AS AT 31 MARCH 2022

	Notes	2022 £	2021 £
Fixed assets			
Equipment, machinery and motor vehicles	2	7,744	10,128
Other fixed assets	3	213,841	213,841
		<hr/> 221,585	<hr/> 223,969
Current assets			
Bank/building society balances		553	1,555
Current liabilities			
Other liabilities and accruals		312	527
		<hr/> 241	<hr/> 1,028
Net current assets			
Loans due after more than one year		<hr/> (150,438)	<hr/> (155,185)
Net assets		<hr/> 71,388	<hr/> 69,812
		<hr/> <hr/>	<hr/> <hr/>
Capital account			
Balance at start of period		69,812	60,183
Net (loss)/profit		(6,557)	7,890
Capital introduced		11,000	10,832
Drawings		(2,867)	(9,093)
		<hr/> 71,388	<hr/> 69,812
		<hr/> <hr/>	<hr/> <hr/>

CONGALTON GARDEN STABLES
NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 31 MARCH 2022

1 Accounting policies

Accounting basis

The accounts have been prepared under the historical cost convention and in accordance with UK Generally Accepted Accounting Practice.

Turnover

Turnover represents the value, net of VAT and discounts, of goods provided to customers and work carried out in respect of services provided to customers.

Tangible fixed assets policy

Depreciation has been provided at the following rates in order to write off the assets over their estimated useful lives:

Plant & machinery	20% straight line
Fixtures & fittings	10% straight line

2 Plant, machinery and motor vehicles

	Plant & machinery	Fixtures & fittings	Total
	£	£	£

Cost

At 1 April 2021	8,396	7,151	15,547
At 31 March 2022	8,396	7,151	15,547

Depreciation

At 1 April 2021	2,608	2,811	5,419
Charge for the year	1,670	714	2,384
At 31 March 2022	4,278	3,525	7,803

Net book value

At 31 March 2022	4,118	3,626	7,744
At 31 March 2021	5,788	4,340	10,128

3 Other fixed assets

	2022	2021
	£	£
Premises (see note 4)	213,841	213,841
	<hr/>	<hr/>
	213,841	213,841
	<hr/>	<hr/>

CONGALTON GARDEN STABLES
NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 31 MARCH 2022

4 Premises	Land and buildings	£
Cost		
At 1 April 2021	213,841	
At 31 March 2022	213,841	
Depreciation		
At 31 March 2022	-	
Net book value		
At 31 March 2022	213,841	
At 31 March 2021	213,841	

**CONGALTON GARDEN STABLES
UNAUDITED ACCOUNTS
FOR THE YEAR ENDED 31 MARCH 2023**

CONGALTON GARDEN STABLES
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CONGALTON GARDEN STABLES BUSINESS INFORMATION

Proprietor Miss Carrie McDonald

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

Business address Congalton Gardens
North Berwick
East Lothian
EH39 5JP

Accountants

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

**CONGALTON GARDEN STABLES
APPROVAL OF THE ACCOUNTS
FOR THE YEAR ENDED 31 MARCH 2023**

I approve these accounts, comprising the Profit and Loss account, the Balance Sheet and the related notes. I confirm that I have made available all relevant records and information.

.....
Miss Carrie McDonald

1 November 2023

REPORT TO THE PROPRIETOR ON THE PREPARATION OF THE UNAUDITED ACCOUNTS OF CONGALTON GARDEN STABLES FOR THE YEAR ENDED 31 MARCH 2023

We have prepared for your approval the accounts of Congalton Garden Stables for the year ended 31 March 2023, which comprise the Profit and Loss Account, the Balance Sheet and the related notes, from the accounting records and from information and explanations you have given us.

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GF Accountancy Services Ltd
Chartered Certified Accountants



1 November 2023

CONGALTON GARDEN STABLES
PROFIT AND LOSS ACCOUNT
FOR THE YEAR ENDED 31 MARCH 2023

	2023	2022
	£	£
Turnover	11,366	-
Cost of sales	(5,472)	-
Gross profit	5,894	-
	<hr/>	<hr/>
Expenses		
Rent, rates, power and insurance costs	455	503
Repairs and renewals of property and equipment	951	-
Interest on bank and other loans	4,103	3,274
Bank, credit card and other financial charges	84	84
Accountancy, legal and other professional fees	390	312
Depreciation and loss/profit on sale of assets	2,434	2,384
	<hr/>	<hr/>
	8,417	6,557
Loss	(2,523)	(6,557)
	<hr/>	<hr/>

CONGALTON GARDEN STABLES
BALANCE SHEET
AS AT 31 MARCH 2023

	Notes	2023 £	2022 £
Fixed assets			
Equipment, machinery and motor vehicles	2	5,560	7,744
Other fixed assets	3	213,841	213,841
		<hr/> 219,401	<hr/> 221,585
Current assets			
Bank/building society balances		1,118	553
Current liabilities			
Other liabilities and accruals		390	312
		<hr/> 728	<hr/> 241
Net current assets			
Loans due after more than one year		<hr/> (145,813)	<hr/> (150,438)
		<hr/> 74,316	<hr/> 71,388
Capital account			
Balance at start of period		71,388	69,812
Net loss		(2,523)	(6,557)
Capital introduced		5,973	11,000
Drawings		(522)	(2,867)
		<hr/> 74,316	<hr/> 71,388

CONGALTON GARDEN STABLES
NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 31 MARCH 2023

1 Accounting policies

Accounting basis

The accounts have been prepared under the historical cost convention and in accordance with UK Generally Accepted Accounting Practice.

Turnover

Turnover represents the value, net of VAT and discounts, of goods provided to customers and work carried out in respect of services provided to customers.

Tangible fixed assets policy

Depreciation has been provided at the following rates in order to write off the assets over their estimated useful lives:

Plant & machinery	20% straight line
Fixtures & fittings	10% straight line

2 Plant, machinery and motor vehicles

	Plant & machinery	Fixtures & fittings	Total
	£	£	£

Cost

At 1 April 2022	8,396	7,151	15,547
Additions	250	-	250
At 31 March 2023	<hr/> 8,646	<hr/> 7,151	<hr/> 15,797

Depreciation

At 1 April 2022	4,278	3,525	7,803
Charge for the year	1,720	714	2,434
At 31 March 2023	<hr/> 5,998	<hr/> 4,239	<hr/> 10,237

Net book value

At 31 March 2023	<hr/> 2,648	<hr/> 2,912	<hr/> 5,560
At 31 March 2022	<hr/> 4,118	<hr/> 3,626	<hr/> 7,744

3 Other fixed assets

	2023	2022
	£	£
Premises (see note 4)	213,841	213,841
	<hr/> 213,841	<hr/> 213,841

CONGALTON GARDEN STABLES
NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 31 MARCH 2023

4 Premises	Land and buildings	£
Cost		
At 1 April 2022	213,841	
At 31 March 2023	213,841	
Depreciation		
At 31 March 2023	-	
Net book value		
At 31 March 2023	213,841	
At 31 March 2022	213,841	

**CONGALTON GARDEN STABLES
UNAUDITED ACCOUNTS
FOR THE YEAR ENDED 31 MARCH 2024**

CONGALTON GARDEN STABLES
UNAUDITED ACCOUNTS
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CONGALTON GARDEN STABLES BUSINESS INFORMATION

Proprietor Miss Carrie Leigh McDonald
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Business address Congalton Gardens
North Berwick
East Lothian
EH39 5JP

Accountants [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

**CONGALTON GARDEN STABLES
APPROVAL OF THE ACCOUNTS
FOR THE YEAR ENDED 31 MARCH 2024**

I approve these accounts, comprising the Profit and Loss account, the Balance Sheet and the related notes. I confirm that I have made available all relevant records and information.

.....
Miss Carrie Leigh McDonald

5 December 2024

REPORT TO THE PROPRIETOR ON THE PREPARATION OF THE UNAUDITED ACCOUNTS OF CONGALTON GARDEN STABLES FOR THE YEAR ENDED 31 MARCH 2024

We have prepared for your approval the accounts of Congalton Garden Stables for the year ended 31 March 2024, which comprise the Profit and Loss Account, the Balance Sheet and the related notes, from the accounting records and from information and explanations you have given us.

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GF Accountancy Services Ltd
Chartered Certified Accountants



5 December 2024

CONGALTON GARDEN STABLES
PROFIT AND LOSS ACCOUNT
FOR THE YEAR ENDED 31 MARCH 2024

	2024	2023
	£	£
Turnover	10,320	11,366
Cost of sales	(5,249)	(5,472)
Gross profit	5,071	5,894
Expenses		
Rent, rates, power and insurance costs	759	455
Repairs and renewals of property and equipment	3,639	951
Phone, fax, stationery and other office costs	4	-
Interest on bank and other loans	5,441	4,103
Bank, credit card and other financial charges	84	84
Accountancy, legal and other professional fees	450	390
Depreciation and loss/profit on sale of assets	2,456	2,434
Loss	12,833	8,417
	(7,762)	(2,523)

CONGALTON GARDEN STABLES
BALANCE SHEET
AS AT 31 MARCH 2024

	Notes	2024 £	2023 £
Fixed assets			
Equipment, machinery and motor vehicles	2	4,924	5,560
Other fixed assets	3	215,661	213,841
		<hr/> 220,585	<hr/> 219,401
Current assets			
Bank/building society balances		663	1,118
Current liabilities			
Other liabilities and accruals		3,112	390
		<hr/> (2,449)	<hr/> 728
Net current (liabilities)/assets			
Loans due after more than one year		(141,597)	(145,813)
		<hr/> 76,539	<hr/> 74,316
Net assets			
Capital account			
Balance at start of period		74,316	71,388
Net loss		(7,762)	(2,523)
Capital introduced		10,085	5,973
Drawings		(100)	(522)
		<hr/> 76,539	<hr/> 74,316

CONGALTON GARDEN STABLES
NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 31 MARCH 2024

1 Accounting policies

Accounting basis

The accounts have been prepared under the historical cost convention and in accordance with UK Generally Accepted Accounting Practice.

Turnover

Turnover represents the value, net of VAT and discounts, of goods provided to customers and work carried out in respect of services provided to customers.

Tangible fixed assets policy

Depreciation has been provided at the following rates in order to write off the assets over their estimated useful lives:

Plant & machinery	20% straight line
Fixtures & fittings	10% straight line

2 Plant, machinery and motor vehicles

	Plant & machinery	Fixtures & fittings	Total
	£	£	£

Cost

At 1 April 2023	8,646	7,151	15,797
Additions	1,820	-	1,820
At 31 March 2024	<hr/> 10,466	<hr/> 7,151	<hr/> 17,617

Depreciation

At 1 April 2023	5,998	4,239	10,237
Charge for the year	1,742	714	2,456
At 31 March 2024	<hr/> 7,740	<hr/> 4,953	<hr/> 12,693

Net book value

At 31 March 2024	<hr/> 2,726	<hr/> 2,198	<hr/> 4,924
At 31 March 2023	<hr/> 2,648	<hr/> 2,912	<hr/> 5,560

3 Other fixed assets

	2024	2023
	£	£
Premises (see note 4)	215,661	213,841
	<hr/> 215,661	<hr/> 213,841

CONGALTON GARDEN STABLES
NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 31 MARCH 2024

4 Premises	Land and buildings	£
Cost		
At 1 April 2023	213,841	
Additions	1,820	
At 31 March 2024	215,661	
Depreciation		
At 31 March 2024	-	
Net book value		
At 31 March 2024	215,661	
At 31 March 2023	213,841	

25/00743/P - Erection of 1 House and Associated Works – Congalton

Response to Ian Thompson Letter – Laurence Gould – 9th October 2025

1. Currently **Congalton Garden Stables (CGS)** solely offer retirement livery with 24/7 turnout, tailored care & facilities are listed on our yard agreement. It was disappointing that the Laurence Gould letter stated that the quality and specific nature of the service offered is seen as detrimental to the argument (in that a larger, more general livery could potentially generate sufficient income to ensure a viable business case). We would counter that the very specialised and caring nature of this business is precisely why it deserves the Council's understanding and support.
2. Laurence Gould also states that as the business is surviving without on-site accommodation then it proves that it is not needed. This is an overly simplistic approach. In supporting the continued operation of the business and its owners, the Council would be helping ensure the future of the business and its growth and diversification. Just because the owners do not live on-site at the moment does not mean it would not be significantly advantageous to do so both professionally and personally for the owners Carrie and Greig.
3. At present the business accommodates five liveries, all with ranging health conditions including cardiac issues, dental issues, arthritis & neurological issues. CGS's income in 2024–2025 is derived from five horses with a monthly fee of £235 per horse. This gives a current monthly income of £1175.00 which equates to an annual turnover of £14,100.00 which gives an increase of £2,820.00 from the previous year (2023-2024) income;
4. The intention going forward is to increase the basic retirement liveries to nine horses at £235 per month which would generate a monthly income of £2,115, equating to an annual turnover of £25,380.00.
5. In addition, CGS will be offering an enhanced package focusing on a rehabilitation service for horses who have incurred injury and need a prolonged rest and recovery period. This enhanced package would consist of box rest (which is full time stabling)/limited turn out/rehabilitation back in to work/respite. This enhanced package would generate additional income at a monthly cost of £500 per horse (possibly more depending on amount of remedial work required to bring the horse back to fitness). Based on an initial offer for two horses, this would give an additional annual income of at least £12,000.00
6. These combined services will potentially generate an income of at least £37,380.00 enabling the business could generate a reasonable living (part time work for the owner & part time work for an employee) whilst also providing an income for any further investment required and/or costs associated with running the business.
7. To facilitate the increased number of horses and enhanced level of care package the owner needs to negate the frequent commute (currently 2-3 times daily) from her home to the yard, which incurs a significant amount of time and fuel costs. It is reasonable to want to live on site (from a cost and quality of life perspective). By improving both these elements, it increases the chance of the business being a continued/consistent success and a constant presence for the East Lothian equestrian community.



25/00743/P - Erection of 1 House and Associated Works – Congalton

Response to Ian Thompson Letter – Laurence Gould – 9th October 2025

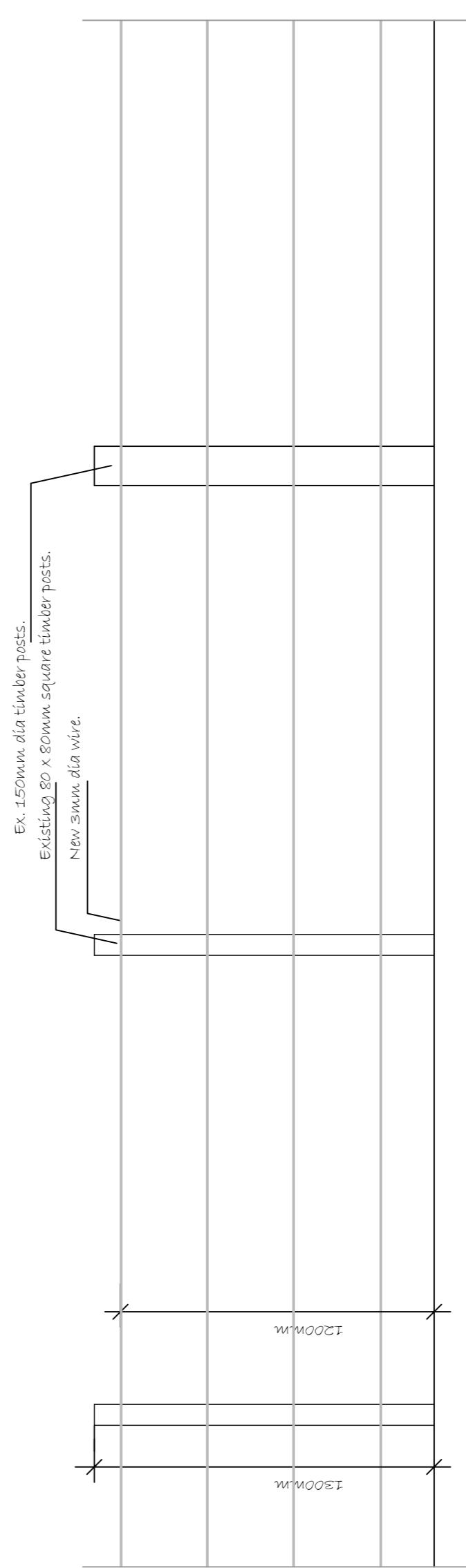
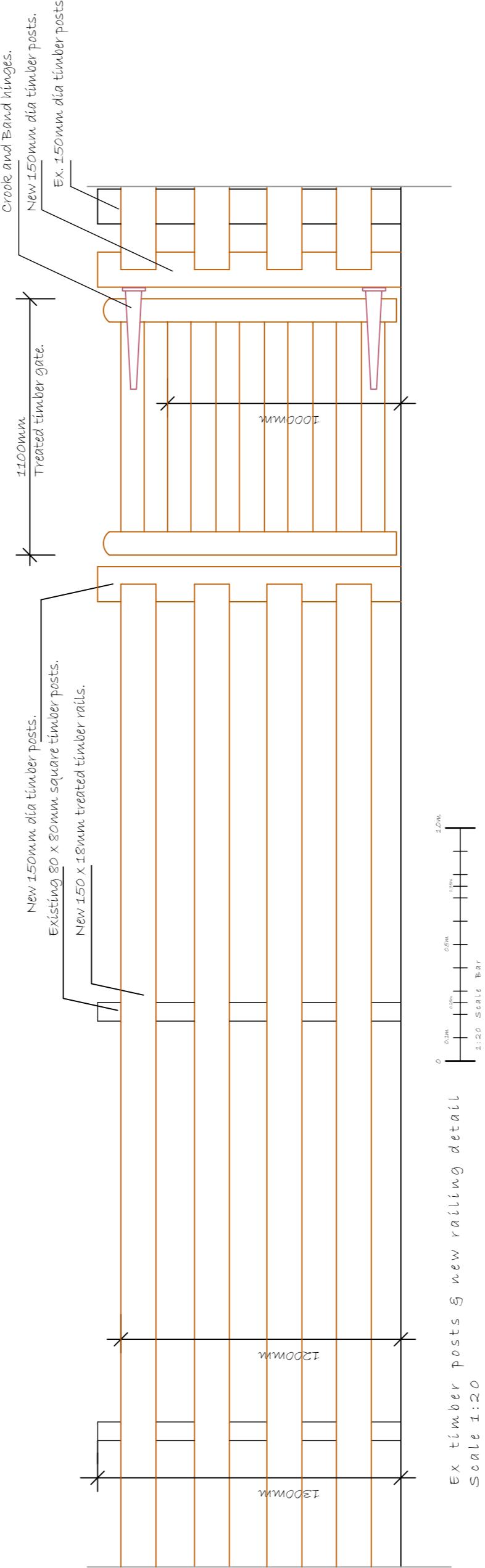
8. The reason for the drop in income from £25,000.00 (in 2020/2021) to zero (in 2022) was to accommodate Carrie's change in career whilst she completed her paramedic/technician training with the Scottish Ambulance Service. On recommencing the business the income has continued to increase. Equestrian livery has a steady demand and predictable recurring revenue.
9. Although a unique market CGS has a large volume of interest & regular enquiries in the services they provide, and there is currently a waiting list but the offsite living obviously restricts the opportunity to increase the time spent at Congalton and limits number of horses they can cater for.
10. An increase in horses also means we can contribute positively to the local economy in the form of vets, farriers, physios, dentists & livestock wholesalers.
11. We recognise that this is a specialist business/offer, and it is for this reason that CGS has have persevered with the existing business whilst also holding down full-time employment (the shift work associated with working for the Ambulance Service enabling us to cover the commitments to CGS).
12. The owners of Congalton Garden Stables are a local couple who through their own love of horses have identified a specialist requirement in the sector. They are dedicated and committed to this venture and the ability to live on-site will enable them to combine their current employment and CGS duties whilst taking away costly and time consuming travel. The clearly benefit being a better existing business and the opportunity to grow and diversify.
13. Given the above, we believe that the interpretation of development in the countryside polices (both LDP and NPF4) deserves further scrutiny and flexibility in its implementation.

EAST LOTHIAN COUNCIL Decision Notice of Plan/Drawing listed on the Decision Notice 25/00743/P refusing a grant of planning permission 29/10/2025.

1300mm

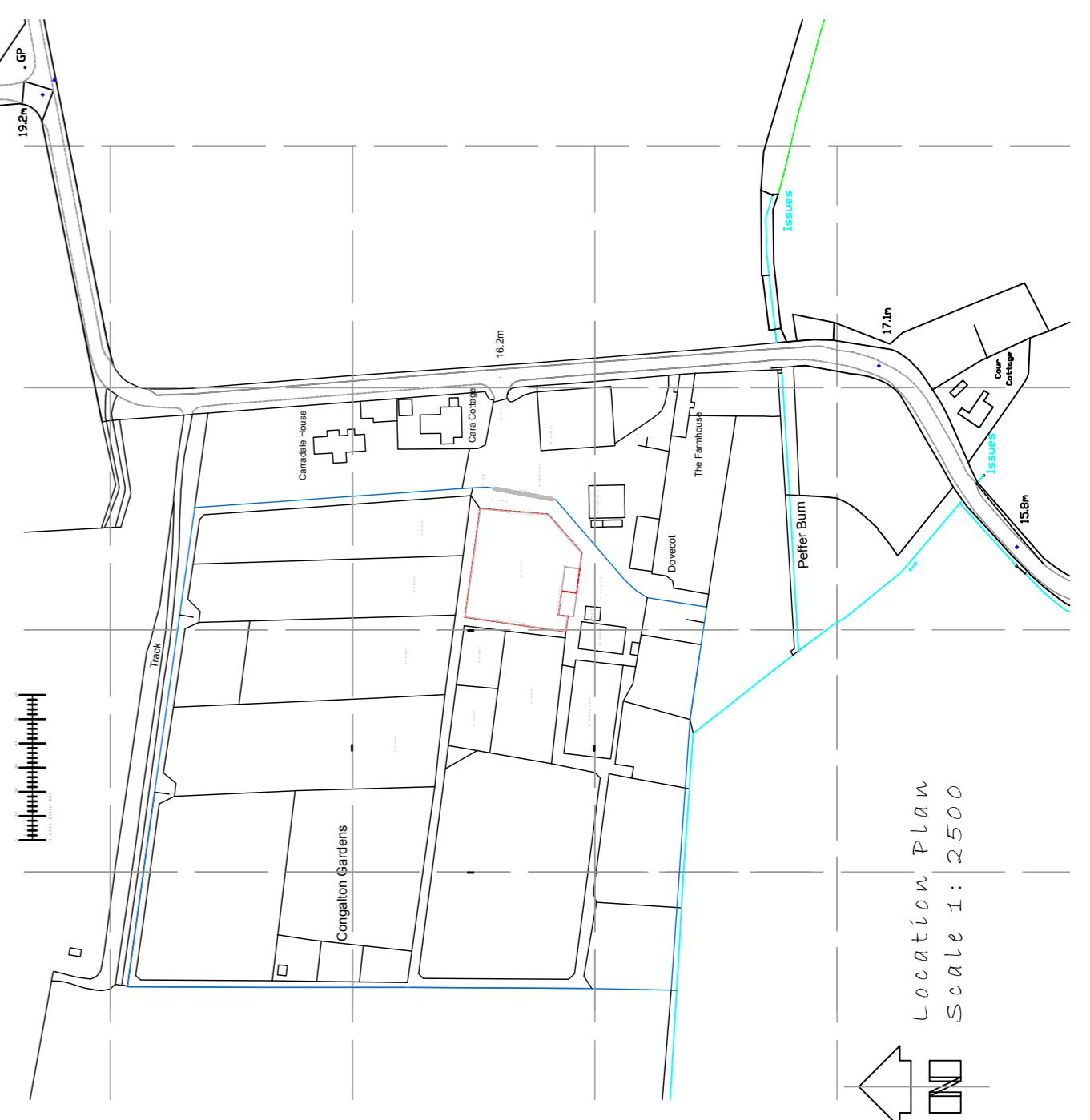
1200mm

150x140mm treated timber rails.
Ex. 80 80mm square timber posts.



GENERAL :
DUE TO THE NATURE OF THE WORK, ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORK
ON SITE

Project	PROPOSED DWELLING AT CONGALTON GARDENS, NORTH BERWICK, EAST LOTHIAN.	Douglas Williams MC.I.A.T. Chartered Architectural Technologist
Client	MR GREG BANYAN & MS CARRIE McDONALD.	47d High Street Haddington East Lothian EH41 3EE Tel/Fax No. 01620 829845 Email : Dougwilliams47d@gmail.com
Drg No. Scale	QBCM/0625/D-01 1 : 20	Date JUNE. 2025 Revision No.

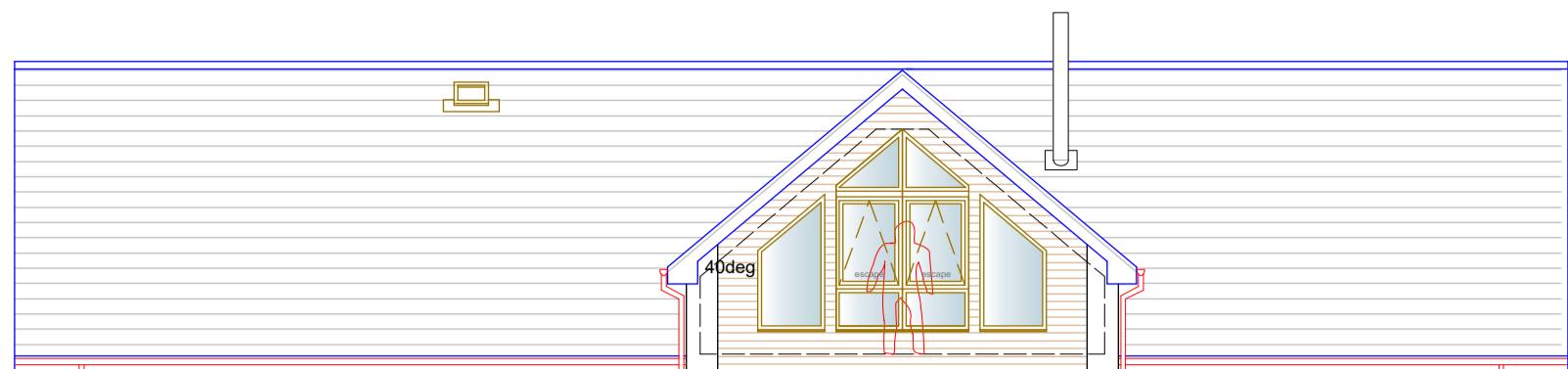




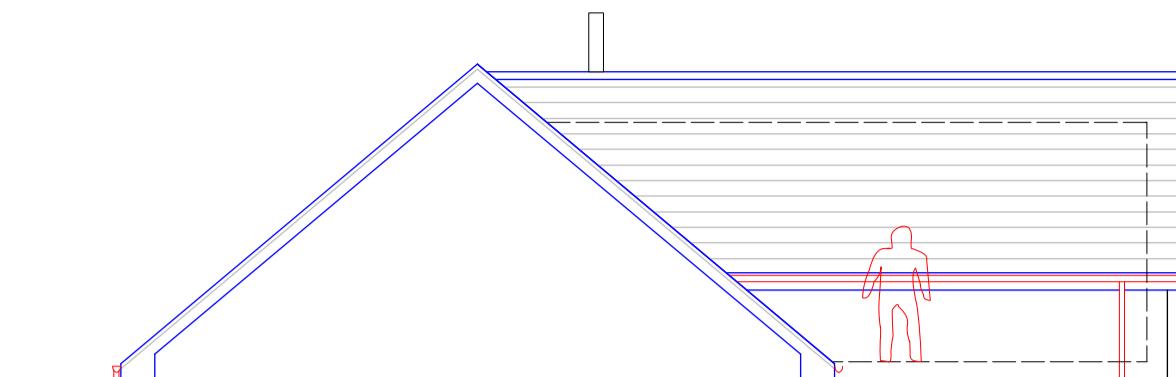
EAST LOTHIAN COUNCIL
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29/10/2025



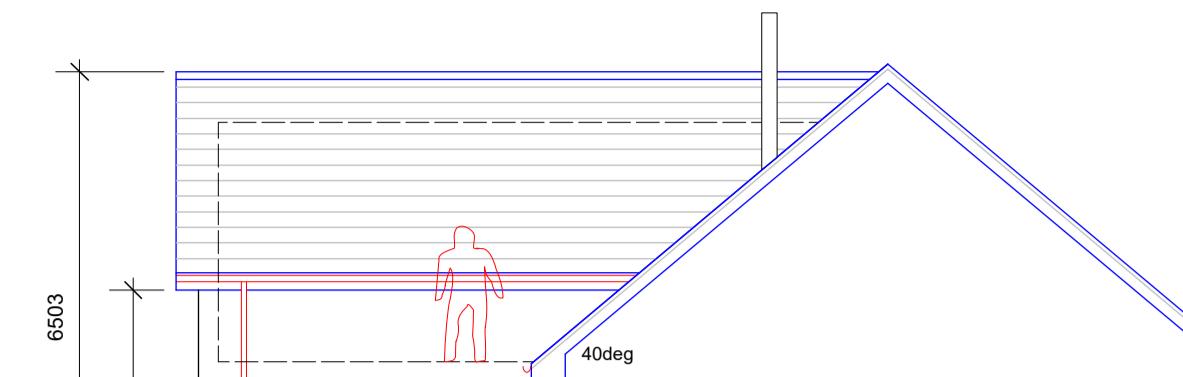
refusing a grant of planning permission 25/00743/P
EAST LOTHIAN COUNCIL
Decision Notice of
listed on the 29/10/2025



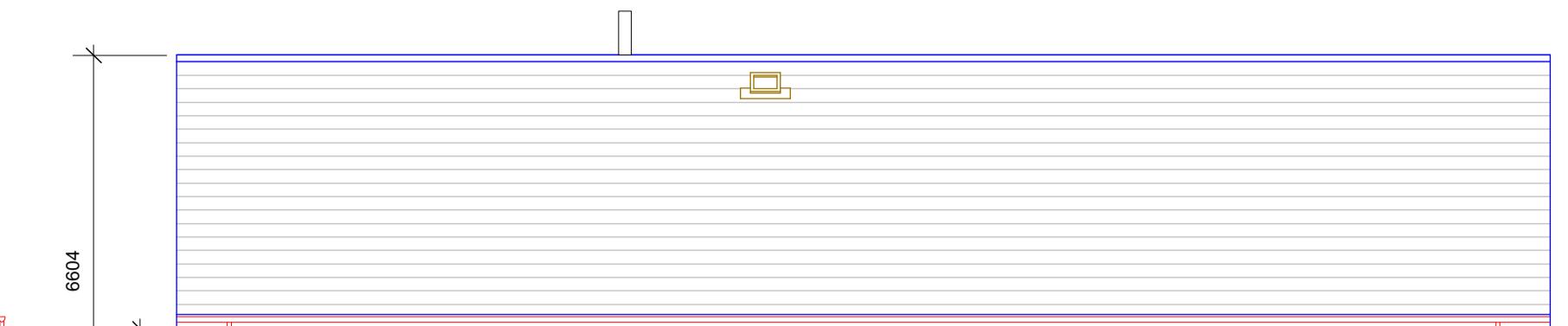
Rear Elevation 1:100 @ A1



Side Elevation 1:100 @ A1



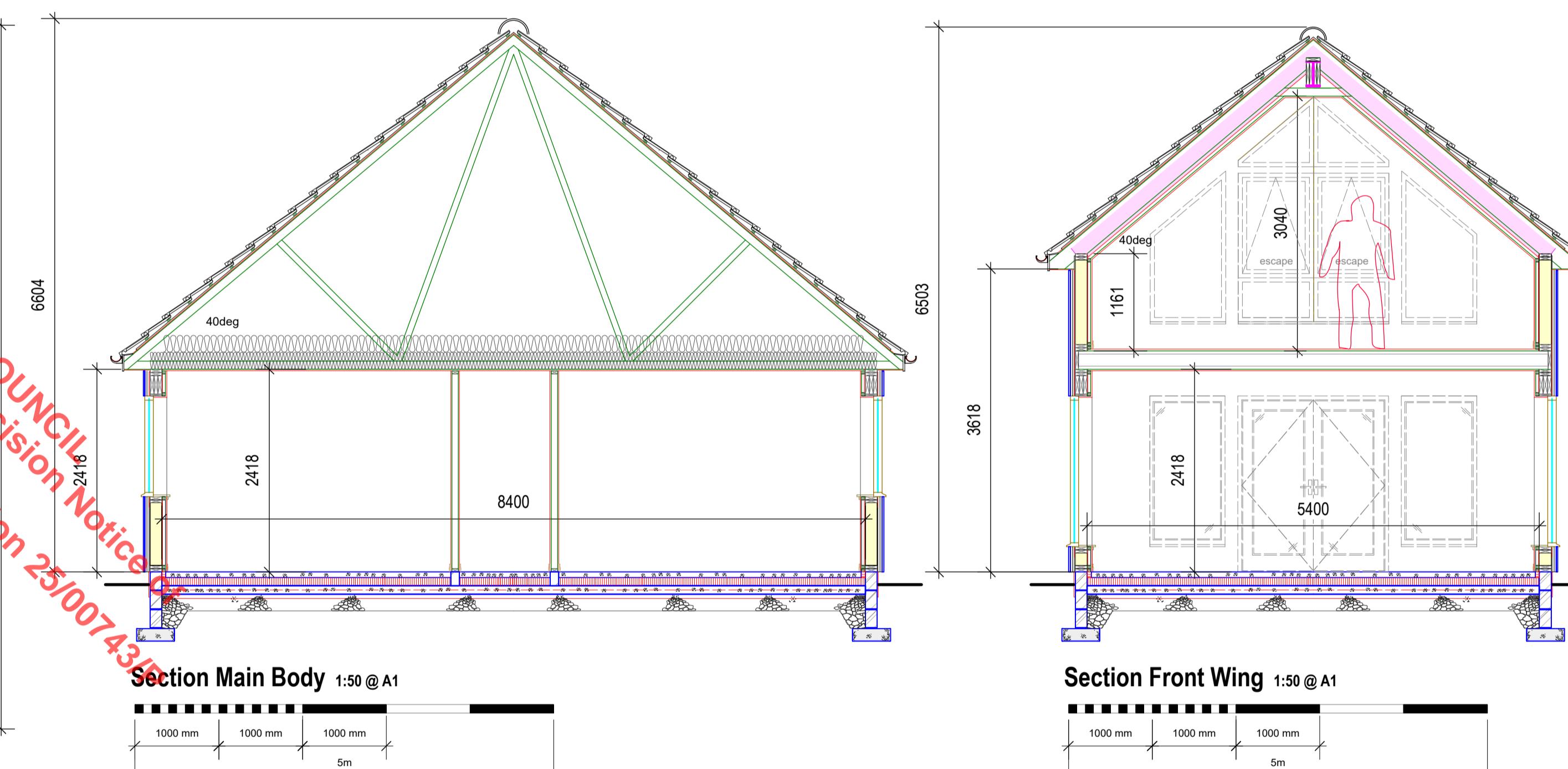
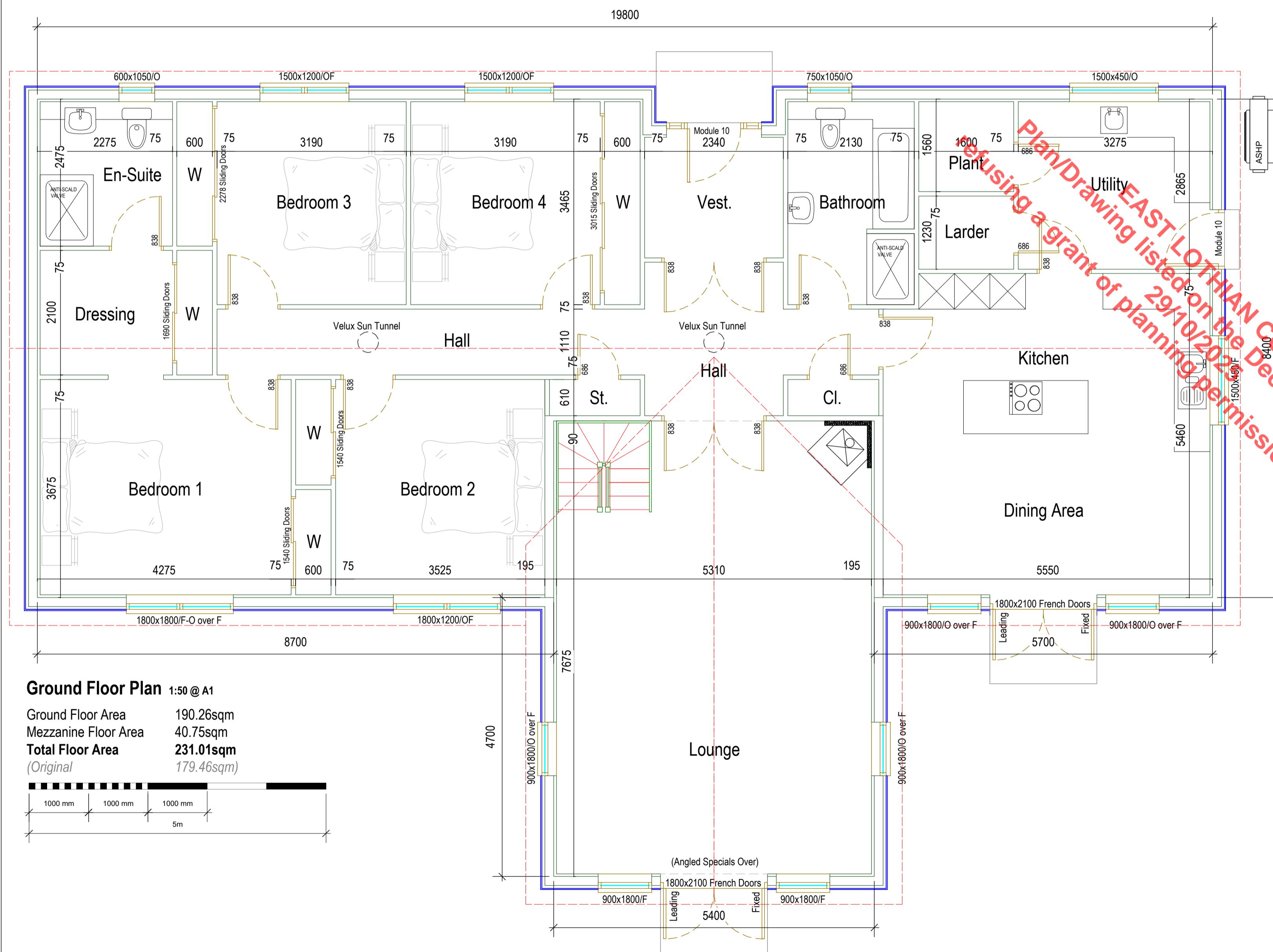
Side Elevation 1:100 @ A1



Front Elevation 1:100 @ A1

Walls -
Roof -
Windows -
Doors -
Roofline -
Rainwater Goods -

(Colour TBC) Render Board & (Colour TBC) Composite Horizontal Cladding
Concrete Tiles (Colour TBC)
uPVC Anthracite Grey Externally / White Internally
Composite Anthracite Grey
uPVC Anthracite Grey
uPVC Black



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Dorach House, Stoneyfield Business Park,
Inverness, IV2 7PA - Tel: 01463 717328

Client: Greig Baynham & Carrie McDonald
Site: Proposed New House,
"Teviot" (amended),
Congalton Gardens, North Berwick,
East Lothian, EH39 5JP

Scotframe

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Valutherm⁺
Integrated Insulation Technology

drawn: A Smillie date: April 2025 Dwg No: J01309.P1 rev:





EAST LOTHIAN COUNCIL
Plan/Drawing listed on the Decision Notice of
refusing a grant of planning permission 25/00743/P
29/10/2025

EHS Mono HT Quiet

Scroll down

**Our high temperature,
low noise heat pump**

Plan/Drawing refused on the EAST LOTHIAN COUNCIL
refusing a grant of planning permission 25/00743/P
Drawing listed on the Decision Notice of
29/10/2025

The EHS Mono HT Quiet, a high temperature, low noise heat pump ideal for the residential renovation market. It combines advanced features and new technologies to achieve high water temperatures and low noise levels. Additionally, this stylishly designed heat pump is capable of reliably providing 100% heating performance¹ even in extremely cold weather (temperatures as low as -25°C²). It is also easy to install and maintain.

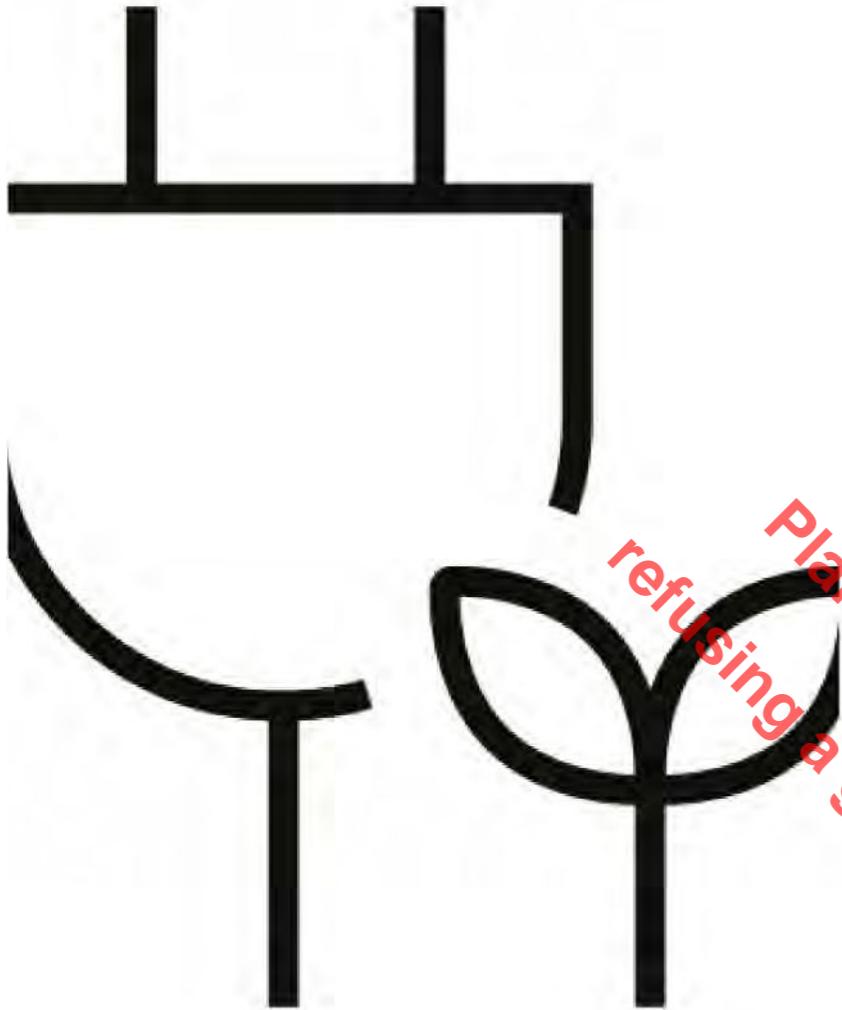


Plan/Drawing listed on the Decision Notice of
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EAST LOTHIAN COUNCIL
29/10/2025

We are delighted to announce

The full HT Quiet range (8kW, 12kW, 14kW) has achieved 65 degrees Celsius high temperature rating on MCS.

The 8kW (AE080BXYDEG/EU) tested at SCOP 2.82 at 65 degrees Celsius, the 12kW (AE120BXYDEG/EU) tested at SCOP 3.01 at 65 degrees Celsius, and the 14kW (AE140BXYDEG/EU) tested at SCOP 3.03 at 65 degrees Celsius.



Efficient heating

The EHS Mono HT Quiet is a heat pump system that provides energy efficient heating (SCOP* of A+++)³ and hot water for your home. To generate 5.0kW of energy, it consumes only about 1kW of electricity and collects the rest from the air⁴.

*SCOP = Seasonal Coefficient of Performance.

EAST LOTHIAN COUNCIL
Plan/Drawing listed on the Decision Notice of
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29/10/2025

Hot water temperatures of up to 70°C

Many houses in Europe are using older radiators that require a hot water temperature of 65°C or higher to heat rooms effectively. Most regular heat pumps operate at temperatures between 55°C - 60°C. The new EHS Mono HT Quiet on the other hand, is able to consistently provide hot water of up to 70°C for domestic heating purposes.³ This can make it a suitable replacement for gas boilers, as they provide a high leaving water temperature.



Plan Drawing listed on the Decision Notice of
EAST LOTHIAN COUNCIL
29/10/2025
refusing a grant of planning permission 25/00743/P



NOISE REDUCTION

35 dB(A) Quiet Operation

Powered by innovative noise reducing technologies, the EHS Mono HT Quiet (Quiet Mark Certified) operates at noise levels as low as 35 dB(A)⁶, using a 4-step Quiet mode. The heat pump's outdoor unit features a double-layered, sound insulation system fitted with a patented Groove Grid Felt design⁷, which effectively blocks and absorbs noise produced by compression parts and vibrations.



Premium design

The EHS Mono HT Quiet seamlessly blends into any building's exterior and comes in a dark grey color which complements the current design trend for modern building exteriors. The outdoor unit, approximately 1m in height, is fitted with a new horizontal black grille composition which screens its inner mechanics from sight⁸.



Low height 0mm



Slanted Grille



New Color Combination



Hassle-free installation and servicing

The outdoor unit of the EHS Mono HT Quiet is designed to be simple to install and maintain. The heat pump's internal parts are easily accessible via the side panel which can be removed easily by undoing three screws. This significantly saves time and effort during the installation and servicing process.

Reliable heating performance at -25°C

This heat pump is capable of providing 100% heating performance¹ even in extremely cold weather (temperatures as low as -25°C²). Its enlarged heat exchanger transfers more heat at once, and a new Scroll Compressor compresses refrigerant at higher pressure, so it works reliably in cold temperatures.



Our EHS Mono HT Quiet lineup

EAST LOTHIAN COUNCIL
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Mono HT Quiet Outdoor
MONO

Outdoor Unit

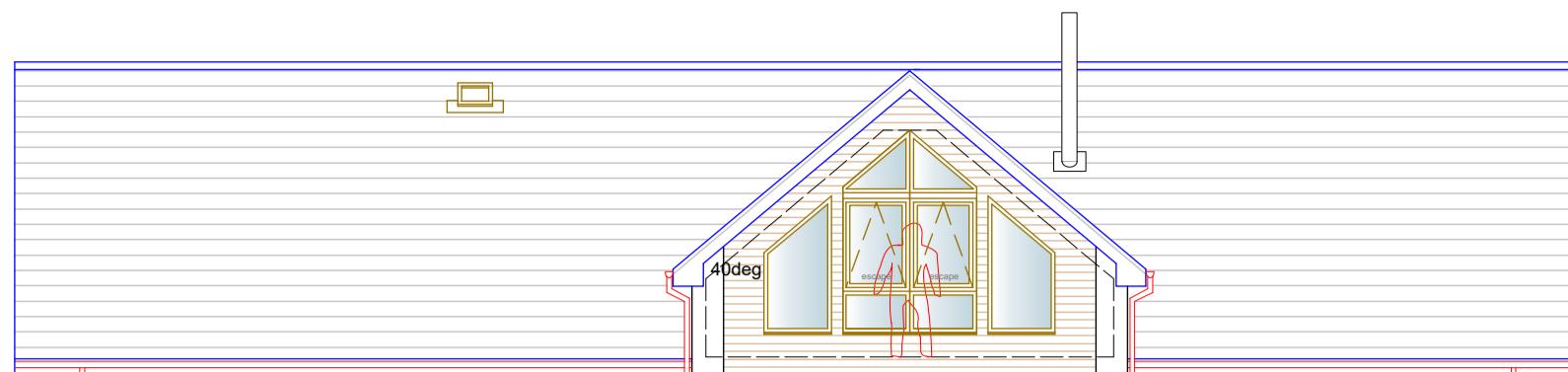


Mono ClimateHub (HT Quiet)
MONO

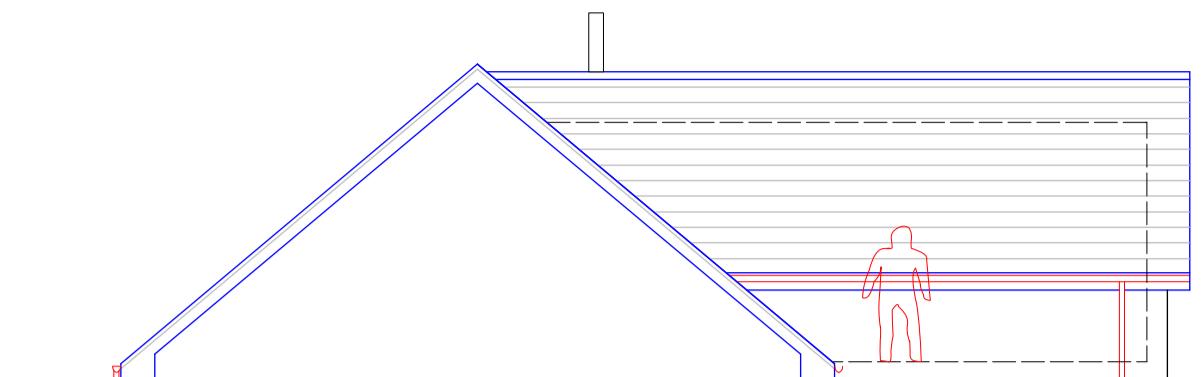
Indoor Unit

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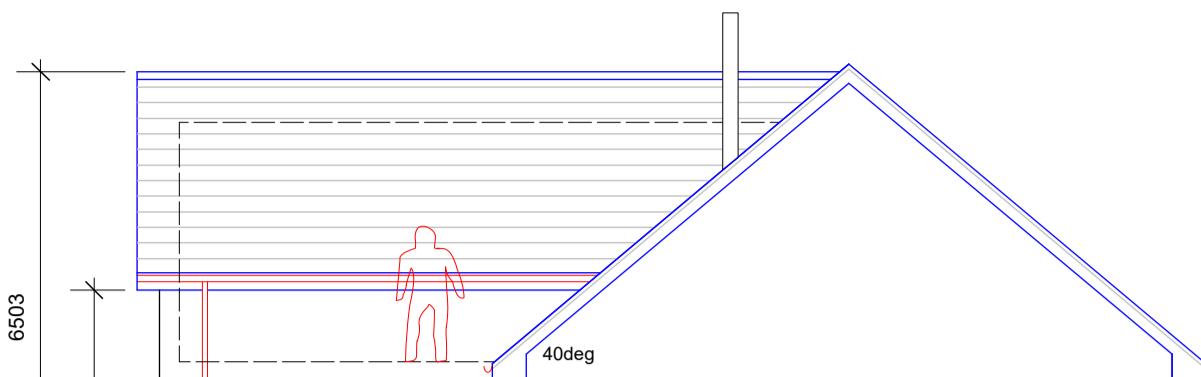
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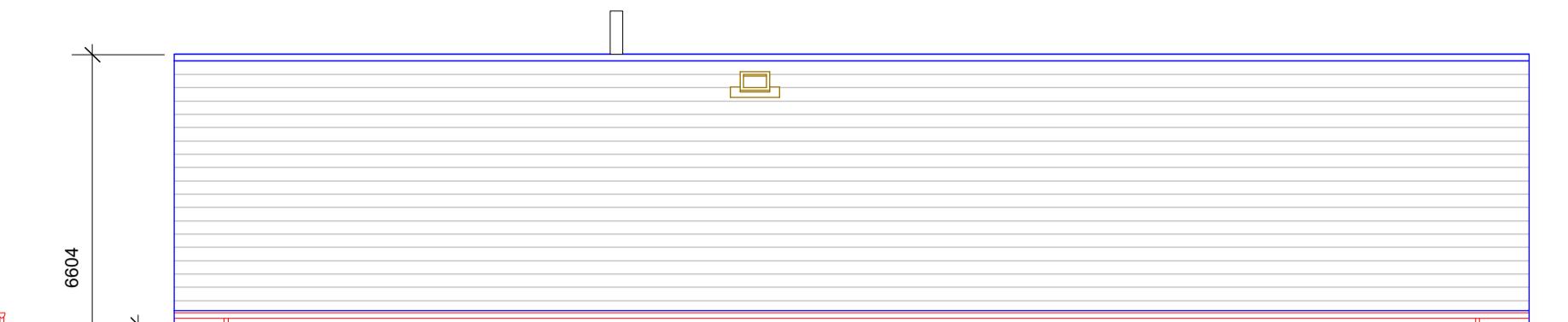
Rear / West Elevation 1:100 @ A1



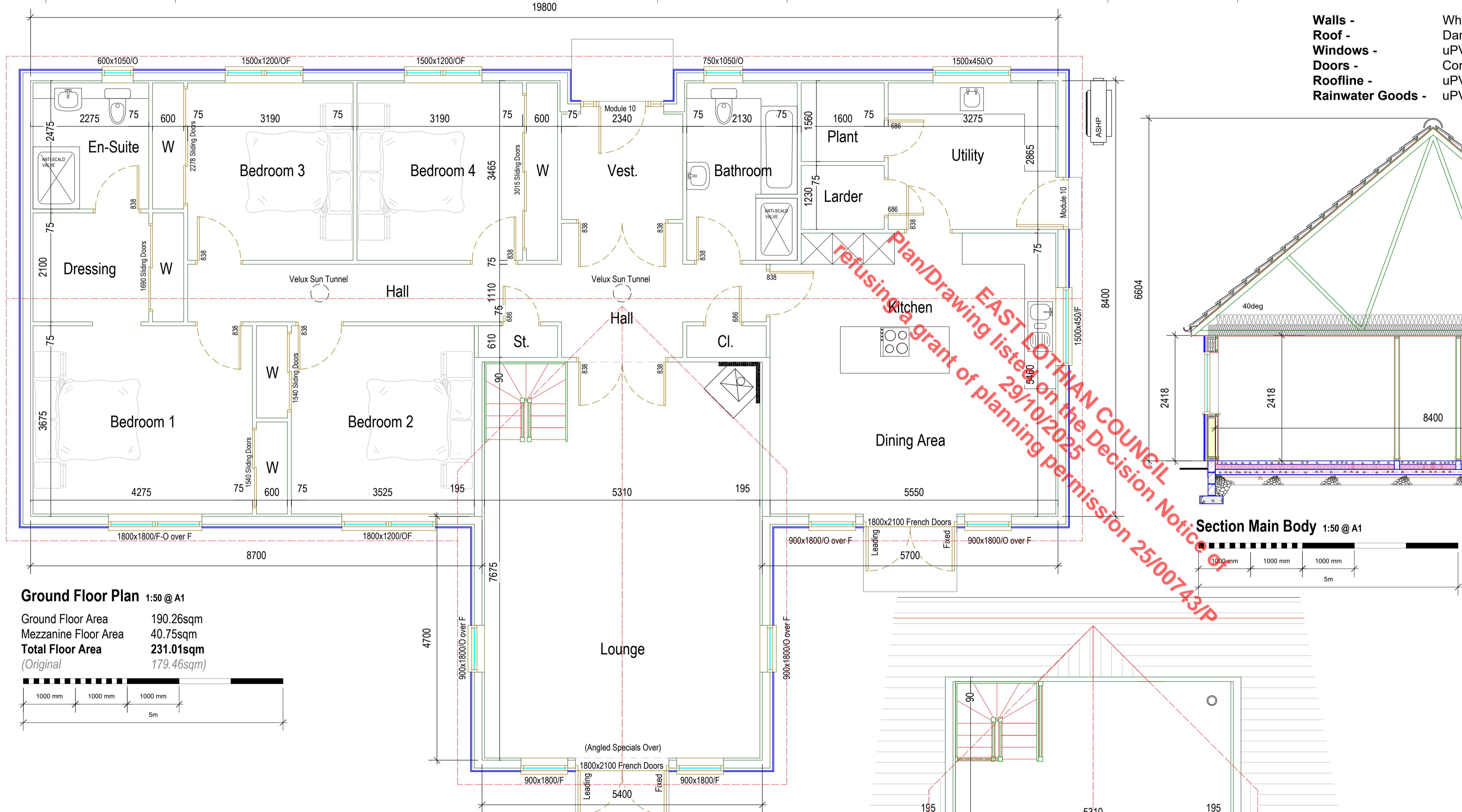
Side / North Elevation 1:100 @ A1



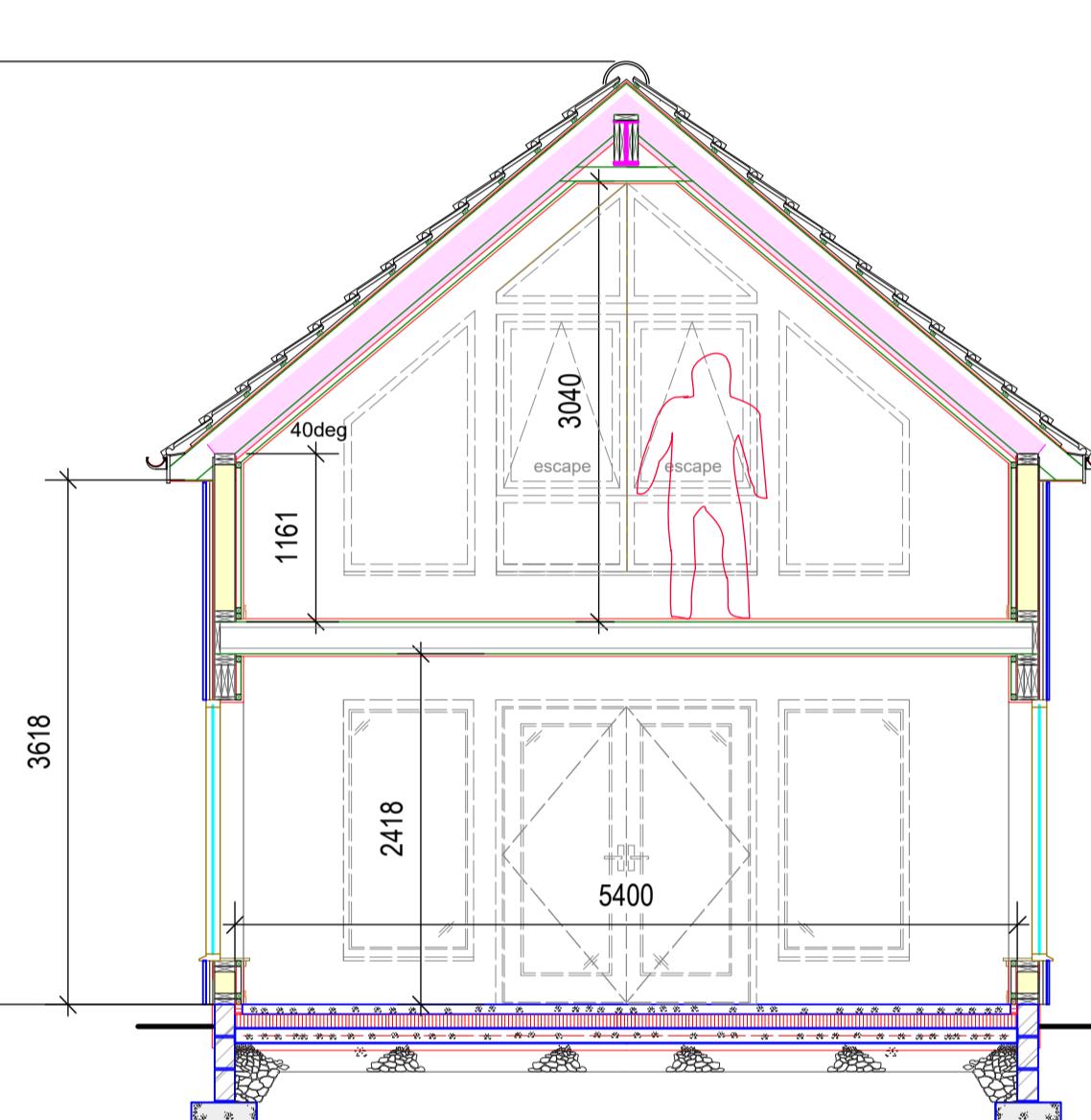
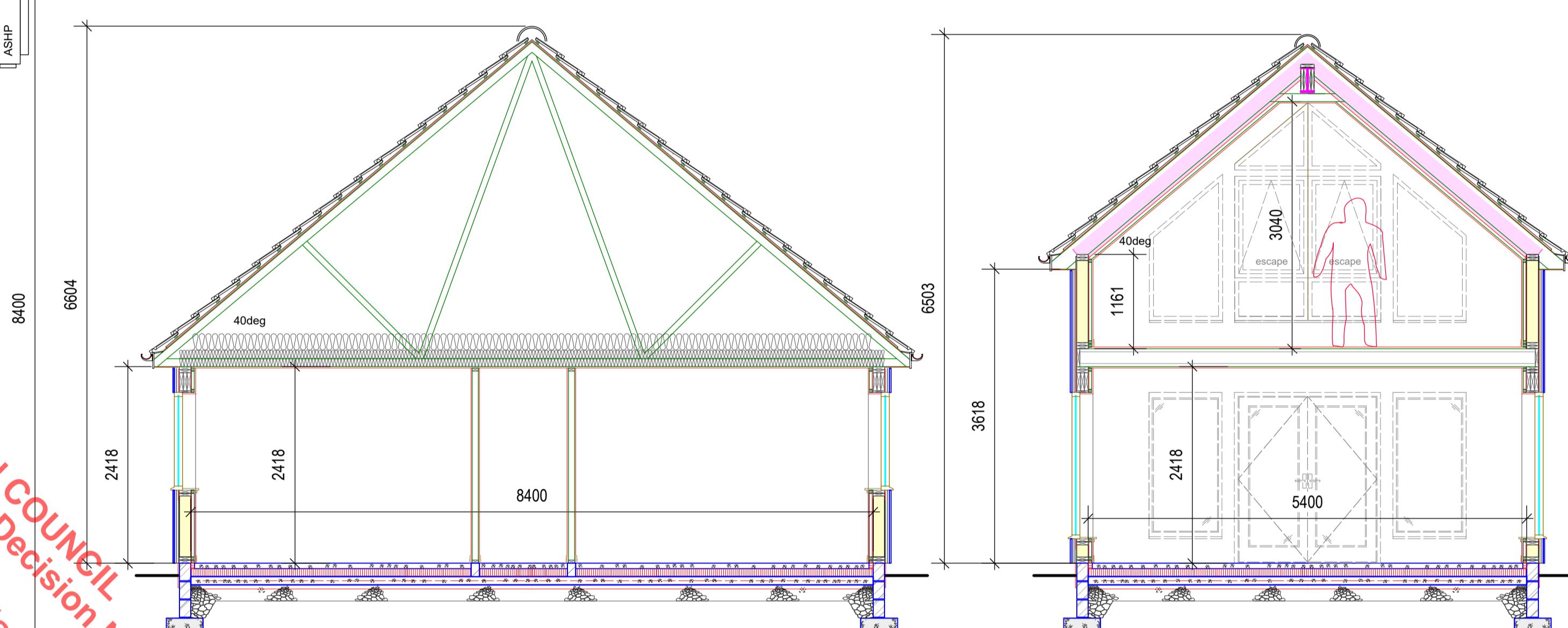
Side / South Elevation 1:100 @ A1



Front / East Elevation 1:100 @ A1



Walls - White Render on Render Board & Pewter Cladco Composite Horizontal Cladding
Roof - Dark Grey / Black Concrete Tiles
Windows - uPVC Anthracite Grey Externally / White Internally
Doors - Composite Anthracite Grey
Roofline - uPVC Anthracite Grey
Rainwater Goods - uPVC Black



These plans must be read in conjunction with the local authority approval documents and the associated conditions.
It is the sole responsibility of the Client/Main Contractor to provide and implement any appropriate safety plan required under current CDM (Construction Design and Management) Regulation.
Main Contractor/Client shall ensure all works are carried out in accordance with current building regulations/technical standards and any associated NHBC, Project Engineers, Project Supervising Architects, BS, and BRE requirements etc. Main Contractor/Client to ensure all utility companies are consulted prior to works commencing on site. All sizes to be checked on site.

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Dorach House, Stoneyfield Business Park,
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A External finishes confirmed and added
18/07/25
Client: Greig Baynham & Carrie McDonald
Site: Proposed New House,
"Teviot" (amended),
Congalton Gardens, North Berwick,
East Lothian, EH39 5JP

Scotframe

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Valutherm⁺
Integrated Insulation Technology

drawn: A Smillie date: April 2025 Dwg No: J01309.P1 rev: A

