

2457.



CIVIC GOVERNMENT (SCOTLAND) ACT 1982

# APPLICATION FOR GRANT / RENEWAL OF SHORT-TERM LET LICENCE

East Lothian Council  
Licensing

23 SEP 2025

Received

3

## PART 1: ABOUT YOU

Are you applying as an individual or corporate entity?

Individual

Corporate Entity

Fill in if you are applying as an individual:

Title MISS

Your full name BRIDGET MEENAN

Date of birth [REDACTED]

Place of birth [REDACTED]

Home Address [REDACTED]

[REDACTED]

Postcode EH33 2LE

Tel. No. [REDACTED]

Email address [REDACTED]

Please provide your **home address history for the last 5 years** with no gaps or overlaps, starting with the most recent. Please confirm the dates you resided at these properties (continue on a separate sheet if necessary):

Addresses (last 5 years)	Postcode	Date from (mm/yy)	Date to (mm/yy)

**Agent(s) & Day to Day Manager(s)**

Do you have or intend to appoint an agent or day-to day manager?

Yes                       No

If you answered yes, please provide details for your agent(s) or day to day manager(s).

Trading Name and Nominated Individual \_\_\_\_\_

\_\_\_\_\_

Address \_\_\_\_\_

\_\_\_\_\_ Postcode \_\_\_\_\_

Date of birth \_\_\_\_\_

Tel. No. \_\_\_\_\_ Email address \_\_\_\_\_

Addresses (last 5 years)	Postcode	Date from (mm/yy)	Date to (mm/yy)

\_\_\_\_\_

**Joint Ownership**

Is your property jointly owned?    Yes     No

If you answered yes, please provide details for all joint owners.

Joint owner(s) (continue on a separate sheet if necessary):

Full name	Date of birth	Addresses (last 5 years)	Email	Tel. No.

**Individuals, please go to Part 2.**

**Corporate entities**

Corporate entities, please complete the relevant sections on the following pages.  
Fill in if you are applying as a corporate entity (e.g. company, partnership, trust or charity)

Corporate entity name \_\_\_\_\_

Limited company number (if applicable) \_\_\_\_\_

First name and surname \_\_\_\_\_

Registered or principal office address \_\_\_\_\_  
\_\_\_\_\_

Tel. No. \_\_\_\_\_ Email address \_\_\_\_\_

Names and private addresses and dates and places of birth of its directors, partners or other persons responsible for its management, including trustees in the case of charities (continue on a separate sheet if necessary).

Full name	Personal address	Place of birth	Date of birth

If you do not own the property which is the subject of this licence application, do you have proof of permission from the owner(s):

Yes  No  N/A

**PART 2: PREMISES DETAILS**

Where you have a single premises with multiple accommodation units, please complete the Premises Details Supplementary form.

Premises Address FORTHVIEW STEADING, FA'SIDE

TRAVENT, EAST LOTHIAN Postcode EH33 2LE

Unique Property Reference Number (if known) \_\_\_\_\_

EPC Rating\* \_\_\_\_\_

*\* (if applicable – not required for home sharing or unconventional accommodation)*

Please select the type of premises:

- Detached House
- Terraced House
- Unconventional accommodation
- Semi-detached house
- Flat

From the following options, please select the description that best describes your short-term let:

- Self-catering  B&B   
Guest house  Other form of home sharing   
Home letting

Specify the number of rooms within the premises used as:

Bedrooms 1 Bed/Sitting rooms 1  
Bathrooms 1 Kitchens 1  
Lounges 1

Other (please specify) OPEN PLAN SPACE, SEPRATE BATHROOM

Specify the maximum number of guests 2  
(excluding children under 2 years of age)

Specify the number of off-street car parking spaces available 1 EACH

**PART 3: APPLICATION AND LICENCE TYPE**  
**(to be completed by all applicants)**

Please select the application type:

- First application (new operator)   
New application (where property has been used as licensed STL previously)   
Provisional application (where the property is under construction)   
Renewal   
Change to existing licence

If you are applying to renew or alter your licence, please complete the following fields. If submitting a new application where the property has never been used as a licensed short-term let before, please proceed to **'The Type of Short Term Licence you require'** (below).

Existing licence number \_\_\_\_\_

Existing licence expiry date \_\_\_\_\_

If you are submitting a new application where the property has been used as a licensed short-term let before, please complete the following fields.

Previous licence number \_\_\_\_\_

Previous licence expiry date \_\_\_\_\_

If you are applying for a change to your existing licence, please indicate the reason for your request (e.g. a change of agent, changes to the property – e.g. an extension to increase occupancy).

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Please select the type of short-term let licence you require:

Home sharing

Home letting

Home sharing & home letting

Secondary letting

\_\_\_\_\_

## PART 4: CONVICTIONS

Has anybody named on the application been convicted of any offence? Please include details of any unspent convictions in the table below:

NAME	DATE	COURT	OFFENCE	SENTENCE

## PART 5: APPLICATION CHECKLIST

Note – this check list must be fully completed in order to submit your application

I have enclosed the following (please tick to confirm (or enter N/A))	
Correct application fee	See East Lothian Council website – Civic Licence Fees
Annual gas certificate (for premises with a gas supply)	Valid to: 08 / 08 / 2026
Electrical Installation Condition Report	Valid to: 10 / 09 / 2026
Portable Appliance Testing Report <i>ALL NEW EQUIPMENT</i>	Valid to: 1 / 09 / 2026
Fire Risk Assessment	Y
Fire Service Safety Checklist	Y
Legionella Risk Assessment	Y
Planning permission (for premises within a control area or where requested by the licensing authority)	Planning application reference number: 20/01356/P.
Floor plan	Y
EPC Certificate (for premises which are dwellinghouses)	Valid to: ___ / ___ / ___
Public Liability Insurance	Valid to: 30 / 07 / 2026
Proof of consent from owner (if applicable)	N/A
Waste Management contract (when registered for Business Rates)	Valid to: 01 / 04 / 2026

<b>I have:</b> (please tick to confirm (or enter N/A)	
Identified the owners and those involved in the day-to-day management of my premises	y
Ensured that to the best of my knowledge all those named on my application are fit and proper persons	y
Prepared information that will be available to guests at the premises including: (a) a certified copy of the licence and the licence conditions, (b) fire, gas and electrical safety information, (c) details of how to summon the assistance of emergency services, (d) a copy of the gas safety report, (e) a copy of the Electrical Installation Condition Report, and (f) a copy of the Portable Appliance Testing Report. (g) instructions on action required in the event that the carbon monoxide alarm(s) sound (h) safety instructions as to the operation and movement of mobile gas cabinet heaters (where relevant)	✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓
Applied for planning permission (if required).	✓
Noted the requirement to display my licence number and EPC rating on listings for my premises	✓
Proof that furniture and furnishings/the furniture and furnishings guests have access to, comply with fire safety regulations	✓
Read and understood the mandatory conditions that will apply to my licence	✓
Read and understood the additional conditions that will apply to my licence	✓

<b>My premises</b> (please tick to confirm (or enter N/A)	
Meets current statutory guidance for provision of fire, smoke and heat detection	✓
Meets statutory guidance for carbon monoxide alarms	✓
Meets the required regulations for private water supplies (for premises with a private water supply i.e not provided by Scottish Water)	N/A
Meets obligations with regard to the Tolerable and Repairing standard (applicable to dwellinghouses)	N/A

## PART 6: DECLARATION

East Lothian Council, as licensing authority, will use information it holds about you to determine whether you are a fit and proper person to operate a short-term let. In addition, licensing authorities to which you apply may share relevant information they hold about you with one another to help those authorities determine whether you are a fit and proper person to act as a landlord, or to act for a landlord. They may also share and seek relevant information with Police Scotland and, if appropriate, other relevant authorities.

Anyone who gives false information on this form, or fails to provide the information required by this form, is committing an offence which could lead to prosecution.

I declare that I have read and understood the mandatory conditions that apply to short-term let licences and East Lothian Council's additional conditions

I will comply with the requirement to display a site notice in accordance with paragraph 2 of Schedule 1 of the Civic Government (Scotland) Act 1982

I declare that the information given in this application is correct to the best of my knowledge

Signed  \_\_\_\_\_

Print name BRIDGET MEENAN

Date 24/9/2025

## **DATA PROTECTION ACT 2018**

Please note that the information given on this form may be stored electronically by this Authority for the purpose of licensing.

The Identity of the Data Controller under the Data Protection Act 2018 ("the Act").

East Lothian Council, John Muir House, Haddington, East Lothian EH41 3HA ("the Council")

The purpose or purposes for which the data are intended to be processed.

The Data will be processed in order for East Lothian Council to fulfil its statutory duty under the Civic Government (Scotland) Act 1982 in receiving, registering, determining and granting applications for licenses under the said Act. The Data will be shared with public bodies who require to be consulted about the application, such as the Police. It will also be shared with internal East Lothian Council services, particularly within the Environment Department who give advice to the Council as Licensing Authority, in respect of the application.

East Lothian Council is under a duty to protect the public funds it administers, and to this end may use the information you have provided on this form for the prevention and detection of fraud. It may also share this information with other bodies responsible for auditing or administering public funds for these purposes.

### **Further information can be obtained from:**

Data Protection Officer  
Licensing, Administration and Democratic Services  
John Muir House  
Haddington  
dpo@eastlothian.gov.uk



The Civic Government (Scotland) Act 1982  
(Licensing of Short-term Lets) Order 2022

## CERTIFICATE OF COMPLIANCE

SHORT-TERM LETS LICENCE – CONFIRMATION OF  
DISPLAY OF PUBLIC NOTICE


### Confirmation Of Display Of Notice

This section must be completed by the applicant and the whole notice returned to the East Lothian Council, Licensing, John Muir House, HADDINGTON, EH41 3HA or [licensing@eastlothian.gov.uk](mailto:licensing@eastlothian.gov.uk) at the end of the 21-day display period.

I (Full name of applicant) BRIDGET MEENAN

Certify that the notice of application has been displayed as prescribed above for a period of not less than 21 days

From 22/9/25 ending on 24/10/25

Applicant's signature 

Date 24/10/25

## **Consultation responses**

Antisocial Behaviour team – No ASB complaints 25/09/2025

Parking team – No Objection 25/09/2025

Planning Authority – Planning permission granted 25/09/2025

Environmental Services - Inspection took place 14/10/2025 – no Objections 15/10/2025

Police Scotland – No objection 25/09/2025

SFRS – No reply

**O'Reilly, Arlene**

---

**From:** [REDACTED]  
**Sent:** 25 September 2025 11:02  
**To:** Licensing  
**Subject:** EL00556N - SHORT TERM LET - FORTHVIEW, TRANENT  
**Attachments:** APP.PDF

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

Morning

No police objections

PSOS ref 956716

Regards

Stephen

## O'Reilly, Arlene

---

**From:** Business Support CPT  
**Sent:** 25 September 2025 09:55  
**To:** Short Term Lets  
**Subject:** RE: Short term Let Application EL00556N Forthview Steading, Fa'side Tranent EH33 2LE

Hi Arlene

Just to confirm there have been no ASB related complaints made in the last 3 years against the above named address.

Thanks  
Claire

Claire [REDACTED]  
Business Support Administrator, Council Resources  
Resources & People Services – Council Support  
East Lothian Council | John Muir House | Haddington | EH41 3HA

Tel: 01620 827 294  
Email: [REDACTED]  
Website: [www.eastlothian.gov.uk](http://www.eastlothian.gov.uk)

---

**From:** Short Term Lets <stl@eastlothian.gov.uk>  
**Sent:** 24 September 2025 11:01  
**To:** Building Standards <buildingstandards@eastlothian.gov.uk>; Environment Reception <environment@eastlothian.gov.uk>; Business Support CPT <businesssupportcpt@eastlothian.gov.uk>; Parking <parking@eastlothian.gov.uk>; [REDACTED]  
[REDACTED]  
**Subject:** Short term Let Application EL00556N Forthview Steading, Fa'side Tranent EH33 2LE

Good Morning,

Please provide observations/comments regarding the application for a Short Term Let Licence for the above address. All responses should be returned within the 21 day consultation period.

Kind regards

Arlene

Arlene O'Reilly | Licensing Officer | East Lothian Council | John Muir House | Haddington EH41 3HA | T. 01620 827664 | E. [licensing@eastlothian.gov.uk](mailto:licensing@eastlothian.gov.uk)

**O'Reilly, Arlene**

---

**From:** Millar, Neil  
**Sent:** 25 September 2025 10:15  
**To:** Short Term Lets  
**Subject:** RE: Short term Let Application EL00556N Forthview Steading, Fa'side Tranent EH33 2LE

Hi Arlene,

Thank you for your email below with attachment.

I can confirm that planning permission (Ref: 20/01356/P) was granted for the change of use of agricultural land for the siting of 4 glamping pods for holiday let, associated office building and works on land to the northeast of Fa'side Castle, Tranent in April 2021. Planning permission 20/01356/P has been implemented.

Accordingly, as planning permission has been obtained, I have no further comments to make.

Regards

Neil

---

**From:** Short Term Lets <stl@eastlothian.gov.uk>  
**Sent:** 24 September 2025 11:01  
**To:** Building Standards <buildingstandards@eastlothian.gov.uk>; Environment Reception <environment@eastlothian.gov.uk>; Business Support CPT <businesssupportcpt@eastlothian.gov.uk>; Parking <parking@eastlothian.gov.uk>; [REDACTED]  
**Subject:** Short term Let Application EL00556N Forthview Steading, Fa'side Tranent EH33 2LE

Good Morning,

Please provide observations/comments regarding the application for a Short Term Let Licence for the above address. All responses should be returned within the 21 day consultation period.

Kind regards

Arlene

[REDACTED] Licensing Officer | East Lothian Council | John Muir House | Haddington EH41 3HA | T. 01620 827664 | E. [licensing@eastlothian.gov.uk](mailto:licensing@eastlothian.gov.uk)

**Protect Our Privacy:** STAY VIGILANT for phishing attacks. If an email looks suspicious, don't click on any links or open attachments. Try to verify the email through a different channel, for example by phone or a different verified email address. If in doubt, contact the IT Service Desk for help.

**O'Reilly, Arlene**

---

**From:** Parking  
**Sent:** 25 September 2025 10:00  
**To:** Short Term Lets  
**Subject:** RE: Short term Let Application EL00556N Forthview Steading, Fa'side Tranent EH33 2LE

Hi,  
I have no objection to this application.

Kind Regards

**Grant Talac**  
**The Parking Team**  
**East Lothian Council**

---

**From:** Short Term Lets <stl@eastlothian.gov.uk>  
**Sent:** 24 September 2025 11:01  
**To:** Building Standards <buildingstandards@eastlothian.gov.uk>; Environment Reception <environment@eastlothian.gov.uk>; Business Support CPT <businesssupportcpt@eastlothian.gov.uk>; Parking <parking@eastlothian.gov.uk>; [REDACTED]  
[REDACTED]  
**Subject:** Short term Let Application EL00556N Forthview Steading, Fa'side Tranent EH33 2LE

Good Morning,

Please provide observations/comments regarding the application for a Short Term Let Licence for the above address. All responses should be returned within the 21 day consultation period.

Kind regards

Arlene

[REDACTED] Licensing Officer | East Lothian Council | John Muir House | Haddington EH41 3HA | T. 01620 827664 | E. [licensing@eastlothian.gov.uk](mailto:licensing@eastlothian.gov.uk)

**Protect Our Privacy:** STAY VIGILANT for phishing attacks. If an email looks suspicious, don't click on any links or open attachments. Try to verify the email through a different channel, for example by phone or a different verified email address. If in doubt, contact the IT Service Desk for help.

O'Reilly, Arlene

---

**From:** Slight, Lynn  
**Sent:** 15 October 2025 08:28  
**To:** Short Term Lets  
**Subject:** FW: Short term Let Application EL00556N Forthview Steading, Fa'side Tranent EH33 2LE 25/01595/STL  
**Attachments:** APP.pdf; EICR x4.pdf; Floorplan.pdf; Gas x 2.pdf; LRA.pdf

Good morning,

I can confirm an inspection to site was made 14 October 2025 in the presence of the applicant. There are no objections to this licence application.

Kind regards

Lynn

---

**From:** Slight, Lynn  
**Sent:** 07 October 2025 16:59  
**To:** Short Term Lets <stl@eastlothian.gov.uk>  
**Subject:** FW: Short term Let Application EL00556N Forthview Steading, Fa'side Tranent EH33 2LE 25/01595/STL

Hi Arlene

I'm just returning to this application from yesterday.

On the application form it states one bedroom one lounge etc. I had thought the STL application was for one lodge. However, I may be mistaken by this as it appears from satellite imagery that 4 lodges are on site.

Please can you advise if 4 lodges form the application not 1 lodge.

If there is 4 in the application only lodge 2 and 3 have a submitted Gas certificate.

There are 4 separate EICR certificate numbers which I assume relate to the individual lodges.

The floorplan is noted as the same for all 4 lodges.

LRA would be the same for all 4 lodges.

I would be grateful if you would confirm.

Thanks

Lynn

---

**From:** [REDACTED]  
**Sent:** 06 October 2025 09:09  
**To:** Short Term Lets <stl@eastlothian.gov.uk>

## O'Reilly, Arlene

---

**From:** Smith, Amelia  
**Sent:** 07 October 2025 09:38  
**To:** Short Term Lets  
**Subject:** RE: Short Term Let Forthview Steading Tranent EH33 2LE

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Hi Arlene,

There is a caravan on-site, but as far as I am aware, this isn't being used for the purposes of short term lets.

Kind regards,

Amelia

---

**From:** Short Term Lets  
**Sent:** 07 October 2025 09:07  
**To:** Smith, Amelia  
**Subject:** Short Term Let Forthview Steading Tranent EH33 2LE

Good Morning Ameila, we have received an objection to the above short term let application, included in the objection is emails between yourself and [REDACTED] quoting 24/00046/COM & 21/01332/P [REDACTED] has mentioned a caravan on the site which we believe is nothing to do with the short term let POD's. [REDACTED] but would like confirmation that as far as you are aware there is no issue with the 4 POD's being granted a STL Licence and this is a separate matter [REDACTED] is referring to? I have had an email from Neil Millar as part of the consultation (stating planning has been granted) but considering this objection I wanted to double check.

Hope this makes sense, happy to discuss.

Many Thanks

Arlene

[REDACTED] | Licensing Officer | East Lothian Council | John Muir House | Haddington EH41 3HA | T. 01620 827664 | E. [licensing@eastlothian.gov.uk](mailto:licensing@eastlothian.gov.uk)

**Protect Our Privacy:** STAY VIGILANT for phishing attacks. If an email looks suspicious, don't click on any links or open attachments. Try to verify the email through a different channel, for example by phone or a different verified email address. If in doubt, contact the IT Service Desk for help.



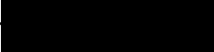
3<sup>rd</sup> October, 2025.

Licencing Department,  
East Lothian Council,  
John Muir House,  
Court Street,  
Haddington, EH41 3HA.

East Lothian Council  
Licensing  
- 6 OCT 2025  
Received

Dear Sirs,

We refer to the short term licence application for lodges at Forthview Steading – applicant Miss Meenan.

Our comments relate to historic issues which impact on  and which have yet to be addressed by the applicant.

#### **Planning Conditions**

The static caravan designated as the office is used as residential, without consent – the attached document indicates that an enforcement notice would be issued.

The original planning application was conditional – the attached document indicates that the conditions have not been addressed by the applicant.

It is reasonable to expect the outstanding issues to be resolved prior to grant of licence.

#### **Building Warrant**

A warrant application 22/00146/BW for a septic tank and drainage was lodged, apparently without documents.

Without a completion certificate, the lodges should not be occupied.

Adverse impact from the sewerage outfall on the Castle needs to be avoided by appropriate design and installation.

The lodges apparently do not have a building warrant. Exemption would be appropriate only if the units are mobile and less than 30 m sq. They are neither.

Aspects of building regulations include proof of structural stability, suitability of the plastic wall cladding, insulation, etc. A particular consideration is the lack of disabled access which is fundamental in any new build.

The enclosed documentation offers further explanation.

### **Electrical Supply**

The complex is supplied with a 20 amp supply from within the [REDACTED]. This is only capable of powering around 4kW total for the site. Until a separate supply is connected occupation of the lodges would be impractical.

On 2<sup>nd</sup> October this week, the applicant overloaded the supply which had to be reset within the [REDACTED]. This can happen at any time, day or night, and we cannot be expected to be on hand all the time.

### **Water Supply**

When the applicant purchased the steading, there was a legal clause prohibiting any water to be used until a metered supply was installed. The [REDACTED] supply is domestic and connects to the public network. Water charges are paid with the council tax.

The supply to the lodges will be commercial and requires a contract for supply and payment with Scottish Water.

The enclosed documents show that Scottish Water are pursuing this. The site is not serviced by a private water supply.

Although legionnaires disease is addressed in the application process, there is another relevant issue.

The water distribution network on site includes drinking troughs in the fields and stables for horses. Without significant measures to prevent back syphonage there is real danger of contaminating the drinking water to the lodges and, until a meter is installed, to the [REDACTED].

In conclusion, all the above mentioned concerns could be addressed by the applicant and until this happens it would seem inappropriate to issue a licence.

Yours faithfully,

[REDACTED]


On behalf of the occupants of [REDACTED]

**Encs.**

1.
  - (a) ELC warrant summary 22/00146/BW
  - (b) Overview of exemption criteria
  - (c) Correspondence with Building Control September 20221
  
2.
  - (a) ELC correspondence re. planning issues June 2023
  - (b) ELC correspondence re. planning conditions February 2024
  
3.
  - (a) SPSO confirmation that Scottish Water are pursuing installation of mere July/August 2025
  - (b) Servitude clause re use of water..


# Building Standards » Scottish Building Warrant Summary

22/00146/BW | Proposed installation of septic tan...

 Save search

 Refine search

 Track

 Share

No details available

There are 0 documents associated with this application.

There are 0 cases associated with this application.

There are [2 properties](#) associated with this



pa.eastlothian.gov.uk



Q Holiday lodge building war



AI Mode

All

Images

News

Short videos

Did you mean: [Holiday lodge building warrant exemptions scotland](#)

◆ AI Overview



In Scotland, building work on a holiday lodge generally **requires a building warrant**, as they are considered permanent structures. An exception for a building warrant may apply for a single-storey building under 30m<sup>2</sup> that is not used for sleeping, is at least 1 meter from any boundary, and is built of non-combustible material. Other exemptions are limited and often cover specific types of work, not the entire structure, so it is crucial to check with your local authority's building standards department for specific advice regarding your project.

## When a Warrant is Likely Needed

Q Holiday lodge building warrant exception scotla

[All Inboxes](#)

[Redacted]

14/09/2021

To: Environment Reception &gt;

## Building Control

Sirs

Planning permission was granted for 4no glamping pods at Forthview Steading on u106 at Eh332le.

As far as I am aware there is no building warrant.

I am concerned about the drainage arrangements.. a septic tank has been installed within the last few days and soak away arrangements are unclear but may well impact on us...

The pods themselves are on stilts and over the past 30 years we have experienced some vicious gales here. As these units will be occupied by the public does ELC not have a responsibility for safety.

M&E safety stair access Ventilation etc



[All Inboxes](#) **Building Control**

may well impact on us...

The pods themselves are on stilts and over the past 30 years we have experienced some vicious gales here. As these units will be occupied by the public does ELC not have a responsibility for safety.

M&E safety, stair access. Ventilation etc are presumably relevant . A health and safety plan is required?

Finally water supply arrangements are relevant.. there are horses on the site so presumably a check tank arrangement is required to prevent cross contamination  
If any of these are out with your responsibility can you please forward to the appropriate department

Regards

Sent from my iPhone





3 Messages  
**Forthview**



**interrupted or defective transmission.**

\*\*\*\*\*

\*\*\*\*\*



28/06/2023

To: Amelia Smith >

Dear Amelia.

We have  
been monitoring the validation list for  
planning but still can't trace the  
application for the caravan's ongoing  
residential use?

Is there a problem?

Thanks



Sent from my iPhone



3 Messages  
**Forthview**

Good Morning [REDACTED]

Following the delays associated with the validation of this application, ELC's Planning Service has since withdrawn the application. A Planning Contravention Notice will be issued later this week, following the withdrawal of the application.

Once it's been issued, I'll be in touch to confirm.

Kind regards,

Amelia Louise Smith

Planning Enforcement Officer |  
Development Management | East Lothian  
Council | John Muir House | Haddington |  
EH41 3HA | T: [01620 827686](tel:01620827686) | E:  
[environment@eastlothian.gov.uk](mailto:environment@eastlothian.gov.uk)



 Back

3 Messages



AS

Amelia Smith

20/02/2024

To: **24/00046/COM:****Unauthorised breach of  
conditions relating to  
Planning Permission ref:  
21/01332/P.**Good Afternoon 

Thank you for your recent correspondence. As the correspondence has been split up into to elements, namely 'application' and 'conditions', I have forwarded your letter onto the case officer so that they can answer the application related queries.

Regarding conditions, please see below:

1. Caravan Use

There has been a delay in getting this application registered. It has since been noted that the caravan does not sit within



 Back

3 Messages

24/00046/COM: U...



trees are unauthorised and in breach of this condition.

3. External Lighting

No details submitted in respect of the new application.

4. Access

In terms of providing you access to your turbine, this would be a civil matter between yourself and Bridget to resolve, likely via a solicitor. Dangerous parking should be reported to Police Scotland on 101. In terms of parking and access provision with relevance to this grant of planning permission, I will be going out on site later this week to measure the access and check out the parking. I'll update you on this in due course.

5. Drainage

No details submitted.

6. Climate change

No details submitted.

7. Biodiversity

No details submitted.



 Back

3 Messages

24/00046/COM: U...  

should be reported to Police Scotland on 101. In terms of parking and access provision with relevance to this grant of planning permission, I will be going out on site later this week to measure the access and check out the parking. I'll update you on this in due course.

5. Drainage  
No details submitted.
6. Climate change  
No details submitted.
7. Biodiversity  
No details submitted.

Once I've been out on site, I'll request the regularisation of the above noted breaches. Any further queries, please do let me know.

Kind regards,

Amelia Louise Smith

Planning Enforcement Officer | Development  
Management | East Lothian Council | John Muir  
House | Haddington | EH41 3HA | T: [01620  
827686](tel:01620827686) | E: [environment@eastlothian.gov.uk](mailto:environment@eastlothian.gov.uk)



# Statement of Reasons.pdf

**Done**

## Steadings

4. It is not Scottish Water's responsibility to ensure that your neighbour is acting in line with the servitude clauses in their Title Deeds. Any concerns about a possible breach of the title deeds or the terms of the agreement when you sold the land would be a civil legal matter between you and your neighbour.

Page 1 of 3



5. That said, having reviewed Scottish Water's internal correspondence, I am satisfied that they are actively progressing matters with a view to installing a meter at the steadings. In July 2025 they identified that a new survey would be required.
6. In response to my enquiries, Scottish Water confirmed that they are in communication and working with the neighbouring property. Scottish Water's next step, following a site survey, is to install a water meter to capture the true capacity of the supply to the Steadings. They are looking to install this out with the [REDACTED] grounds if possible.
7. I do not consider that further investigation of this matter by the SPSO would achieve any additional outcome for you. Ultimately, Scottish Water need to carry out the surveys to ensure they have the relevant information to establish where a meter can be installed.

## Your concerns about the content of the affidavit

8. The Scottish Public Services Ombudsman Act 2002 (the Act) provides the framework for matters that this office can and cannot consider. When we receive a complaint, our first step is to assess whether the complaint is one we can look at under the Act. Section 7(8) states the Ombudsman must not investigate any



Open in HP



**Deed of Servitude - Revised...**

**Done**

(Print) Full name of witness	Town/Place of signing
	Date of signing
Address of witness	

This is the Schedule referred to in the foregoing Deed of Servitude by [REDACTED]

**Part 1**

**The Servitude Rights**

The following Servitude Rights are imposed on the Burdened Property in favour of the Benefitted Property:-

All necessary heritable and irredeemable servitude right of wayleave over the Burdened Property for the continued use of the existing water and existing electricity supplies serving the Benefitted Property which supplies are shown by the intermittent blue and red lines on the plan annexed and executed as relative hereto, and rights of access thereto on all necessary occasions for the purposes of maintaining, repairing or if necessary, renewing those existing supplies.

**The Servitude Conditions**

The proprietor of the Benefitted Property will install a water meter to the reasonable satisfaction of the proprietor of the Burdened Property before making use of any water; and the Benefitted Property will make good any damage caused in exercising any of the Servitude Rights.



**Open in HP**



## *ForthView Luxury Lodges*

# We create memorable experiences

Situated in the heart of the Scottish countryside we offer visitors a chance to discover Scotland's history and attractions from the comfortable surroundings of our luxury lodges.


## Book Your Experience Today



forthviewluxurylodges.co.uk







7th October, 2025.

Licencing Department,  
East Lothian Council,  
John Muir House,  
Court Street,  
Haddington, EH41 3HA.

Dear Sirs,

LICENCE APPLICATION FOR FORTHVIEW  
STEADING, TRANENT, EH33 2LE.

I understand it is a criminal offence to operate a short term let  
without a licence.

The enclosed Facebook pages indicate that bookings are being  
taken and guests are staying.

I trust the Council will take appropriate action as a crime is  
being committed.

Yours faithfully,



Encs,

East Lothian Council  
Licensing  
10 OCT 2025  
Received



Yesterday

08:09

All Photos



A short-term let licence gives you legal permission to let out accommodation to guests who stay on a temporary basis.

You must get a licence before you take bookings or receive guests.

A licence usually lasts for 3 years.

## If you do not get a licence

It's a criminal offence to operate a short-term let without a licence:

- you can be fined up to £2,500
- you can be banned from applying for a licence for one year
- you cannot offer lets while you are banned





 recommends  
**Forthview Luxury Lodges.**


1d · 

Our stay was exceptional from start to finish. The warm welcome, attention to detail, and immaculate surroundings made our visit truly memorable. The comfort of the accommodation, combined with such thoughtful hospitality, exceeded our expectations. We are leaving with wonderful memories and look forward to returning soon.







 Like     
  Comment     
  Share

 1     
 2 shares

Most relevant ▾


 Forthview Luxury Lodges · 1d · [Follow](#)  
 Thank you  pleasure to have you both come and stay. And thank you for supporting my new business. Very much appreciated 🙏  
 😊 XX

Reply  2 

 Comment as Vicki Sandi...
 





Forthview Luxury Lodges

1d · 🌐



All comments ▾



[Redacted] 9h

Looks amazing and to top the luxurious accommodation wait till you see the views over the forth stunning.

Reply ❤️ 1



[Redacted] 6h

What is the price for two nights Nov 23rd n 24th please?

Reply



Forthview Luxury Lodges · 6h · [Author](#)

[Redacted] Hi it's £200 per night directly or £235 per night on the booking platforms. There is availability at the moment for those dates.

Reply



[Redacted] d

Highly recommend a stay here. Absolutely brilliant 🙌

Reply ❤️ 1



[Redacted] 16h

Just beautiful be very proud of your self. Xx

Reply ❤️ 1



[Redacted] 22h



Comment as Vicki Sandi...



Photo

Done



Forthview Luxury Lodges.

10h

Wow is how I would sum up our visit to Forthview Luxury Lodges. Everything was wonderful from start to finish. Attention to detail in the lodge was amazing. They really are amazing. They sit in an elevated location and the views are breathtaking. We enjoyed a brilliant and relaxing couple of days here and will definitely return. I highly recommend you treat yourself to a stay here. 100



Like



Comment



Share

1



Forthview Luxury Lodges · 3h · Follow

Thank You

Reply



Forthview Luxury Lodges · 3h · Follow

Thank you Lynn, it was a pleasure to have you both come and stay. And thank you for supporting my new business. Very much appreciated 🙏😊xx

Reply

1



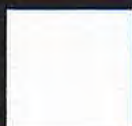


# Book Your Experience Today

October 2025

SU	MO	TU	WE	TH	FR	SA
				9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

Powered by Booking Calendar



– Available



– Booked

Photo

Done

January 2026

SU	MO	TU	WE	TH	FR	SA
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

Powered by Booking Calendar

- Available
- Booked
- Pending
- Partially booked

First Name\*

We use cookies on our website to give you the most relevant experience by remembering your preferences and repeat visits. By clicking "Accept", you consent to the use of ALL the cookies.



[REDACTED]

Short-Term Let Licensing Department  
East Lothian Council  
John Muir House, Brewery Park  
Haddington, EH41 3HA

8<sup>th</sup> October, 2025.

Dear Sir/Madam,

**Subject: Objection to Short-Term Let Licence Application**

I wish to lodge a formal objection to the application for a Short-Term Let Licence for the property at Forthview. I reside at [REDACTED] which is [REDACTED] to this property, and I have serious concerns about both the applicant's conduct and their suitability to hold a licence.

**1. Intimidation and Behaviour Towards Neighbours**

Our family has been subjected to multiple instances of intimidating and aggressive behaviour from the applicant, leaving us feeling unsafe and distressed in our own home. On various occasions, the applicant has behaved in an aggressive manner.

This pattern of behaviour demonstrates a lack of respect for neighbours and an inability to manage a property in a responsible and community-minded way.

**2. Breach of Licensing Regulations – Operating Without a Licence**

The applicant has already been advertising and accepting guests at the property without holding a valid short-term let licence, which is a clear breach of Scottish Government regulations.

East Lothian Council  
Licensing

10 OCT 2025

Received

There is public evidence of this in the form of Facebook listings and guest reviews, confirming that paying visitors have stayed at the property despite no licence being in place. This disregard for the law and licensing process raises serious questions about the applicant's integrity and suitability to operate a short-term let.

### **3. Previous Disregard of Planning Conditions**

When the applicant previously obtained planning permission for the lodges, there were specific conditions attached, for example the cladding. These conditions were not adhered to, showing a pattern of ignoring official requirements.

This history of non-compliance with Council conditions strongly suggests that the applicant would not abide by the terms and obligations of a short-term let licence either.

### **4. Unsuitability for Short-Term Let Use**

The property is located within a quiet rural area, where residents expect safety, privacy, and community respect. Given the applicant's history of intimidation and non-compliance, there is a real risk that operating this property as a short-term let would seriously harm local amenity and cause ongoing distress to neighbours.

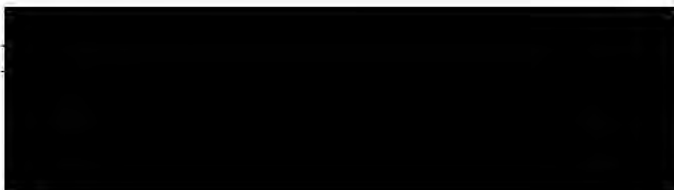
### **5. Request for Refusal**


For the reasons outlined above — including breaches of regulation, intimidation, and repeated non-compliance with planning requirements — I respectfully request that East Lothian Council refuse this short-term let licence application.

Please confirm receipt of this objection and ensure that it is included in the official record for consideration in the licensing decision.

Thank you for your attention to this matter.

Yours faithfully,





6<sup>th</sup> October, 2025.

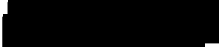
Licencing Department,  
East Lothian Council,  
John muir House,  
Court Street,  
Haddington, EH41 3HA


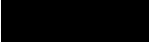
Dear Sirs,

MISS MEENAN - SHORT TERM LICENCE APPLICATION FOR LODGES AT FORTHVIEW  
STEADING, TRANENT, EH33 2LE,

Apparently bookings are being taken as the enclosed Facebook post shows. This seems to contradict licence application conditions.

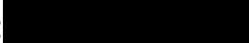
Unfortunately the applicant consistently ignores regulations. A technical resume has already been submitted which illustrates the applicant's approach to rules.

I have  and find the applicant intimidating and aggressive. We no longer walk past her entrance as it is best to avoid unwarranted conflict. This should not be necessary and detracts from the amenity of the area.

The applicant illuminates the complex with a myriad of high intensity led lights. These are sufficiently powerful to floodlight  and light up the  This cannot be justified for security as they are normally switched off around midnight.

Anyone admiring the views from the Tranent Ridge does not need this distraction which serves no obvious purpose (other than to annoy).

Noise disturbance, be it loud music or the intrusive nuisance of reversing alarms on hire machinery, ignores our right to privacy.

It is very difficult to get  with a mini digger being operated on what is after all a commercial building site, at 10 p.m. on a Saturday and Sunday. This has happened several times.

My final concern is that in lodging an objection we will be subjected to retaliation as happened during the planning process.

East Lothian Council  
Licensing  
10 OCT 2025  
Received

Should this happen I would hope that any such behaviour would be deemed a breach of licence conditions.

Yours faithfully,

A large black rectangular redaction box covering the signature area.A black rectangular redaction box covering the name of the sender.

Encs.



Posts

About

Photos

More



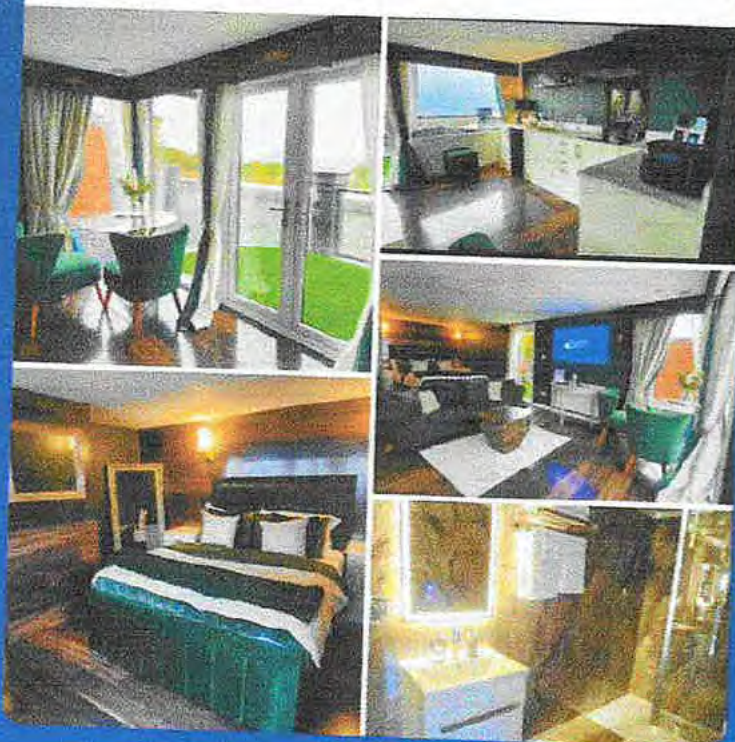
Forthview Luxury Lodges

Stories · Forthview Luxury Lod... · 6h



Forthview Luxury Lodges

Bookings are available from the last week in October onwards. Please contact direct for more information.



Send message...



Home



Reels



Friends



Marketplace



Notifications



**Forthview Luxury Lodges**  
1d ·

All comments

9h  
Looks amazing and to top the luxurious accommodation wait till you see the views over the forth stunning.

Reply 1



6h  
What is the price for two nights Nov 23rd n 24th please?

Reply



**Forthview Luxury Lodges** · 6h · Author  
 Hi it's £200 per night directly or £235 per night on the booking platforms. There is availability at the moment for those dates.

Reply



d  
Highly recommend a stay here. Absolutely brilliant

Reply 1



5h  
Just beautiful be very proud of your self. Xx

Reply 1



— [Types of short-term let licence](#)

— [How to apply for a short-term let licence](#)

A short-term let licence gives you legal permission to let out accommodation to guests who stay on a temporary basis.

You must get a licence before you take bookings or receive guests.

A licence usually lasts for 3 years.

## If you do not get a licence

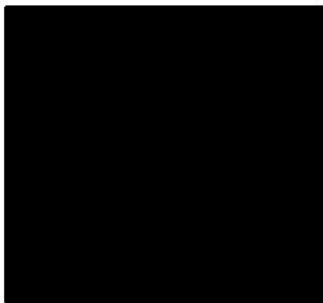
It's a criminal offence to operate a short-term let without a licence:

- you can be fined up to £2,500
- you can be banned from applying for a licence for one year
- you cannot offer lets while you are banned



mygov.scot





Licencing Department,  
East Lothian Council,  
John Muir House,  
Court Street,  
Haddington, EH41 3HA.

East Lothian Council  
Licensing  
22 OCT 2025  
Received

Dear Sirs,

**Forthview Luxury Lodges**

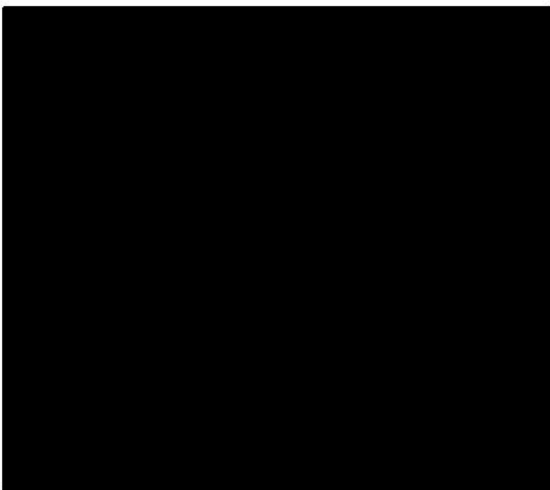
We submitted comments recently relative to the licence application for the above.

We now see that the properties are advertised on Booking.com

Booking.com require a licence number in order to list a property. We question how this listing is possible!

We also comment on the Visit Scotland page advertising availability. The applicant is not registered with Visit Scotland so again the use of the agency title is misleadingf.

Yours faithfully,



↓ Sort

Filter

Map



New to Booking.com

**Entire holiday home –  
35 m<sup>2</sup>: 1 bed • 1 bedroom •  
1 bathroom**

2 nights: **£458**

Includes taxes and charges

**Only 1 left at this price on  
Booking.com**



**Mary Queen of  
Scott's Lodge**



Managed by a private host

📍 **Carberry • Distance from  
you: 100 m**

New to Booking.com

**Entire chalet – 35 m<sup>2</sup>: 1 bed •  
1 bedroom • 1 bathroom**

2 nights: **£449**

Includes taxes and charges

**Only 1 left at this price on  
Booking.com**


Breakfast

**Carberry Tower**



do booking.com need your licence  
number in scotland



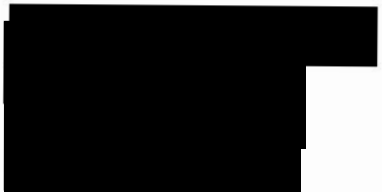
Yes, Booking.com requires a short-term let licence number for properties in Scotland, as it is a legal requirement for advertising and listing such properties. You must include your licence number, maximum occupancy, and EPC rating in all online listings, including on platforms like Booking.com. Booking.com may also have mandatory fields in their partner hub for licence details to be saved, such as licence expiration date, which must be filled out correctly, including the number exactly as issued. 

Ask anything



google.com






22<sup>nd</sup> October, 2025.

Miss Meenan,

East Lothian Council  
Licensing

23 OCT 2025

Received



Dear Miss Meenan,

FORTHVIEW

When you purchased the steading, you entered a legal agreement not to use the word "Faside" or any of its derivatives, and this burden is embodied in your Title Deeds.

The attached screenshot from Booking.com shows that you have ignored this obligation. Please have this changed immediately.

Yours faithfully,



Encs.

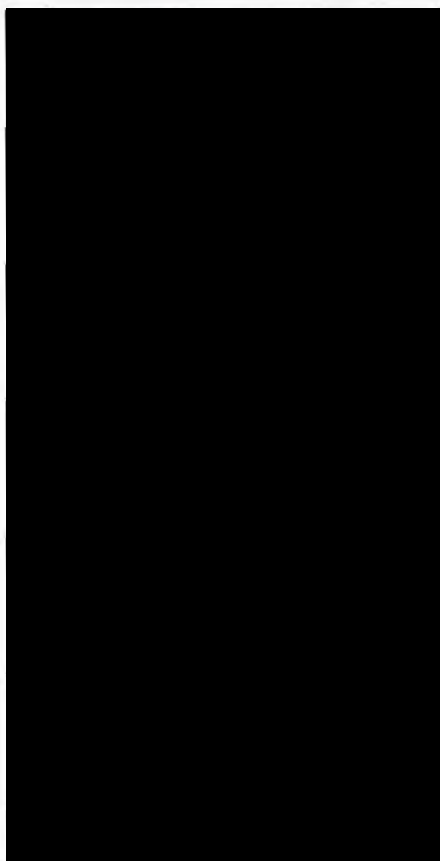
Copy ELC LICENSING DEPT.

Kirkcudbright, U... 22 Oct – 23 Oct

Sort

Filter

Map



**Faside Estate**



★★★★

Managed by a private host

**9.2** Superb · 26 reviews

📍 Musselburgh · Distance from you: 20 m

1 bed

2 nights: **£575**

Includes taxes and charges

Only 1 left at this price on [Booking.com](#)



**Fa'side Lodge**



Managed by a private host

📍 Carberry · Distance from you: 100 m

New to [Booking.com](#)

**Entire apartment:** 1 bed · 1 bedroom · 1 bathroom

2 nights: **£453**

Includes taxes and charges

Only 1 left at this price on [Booking.com](#)

30 OCT 2025

Received

To: Licensing Department, East Lothian Council  
30/11/2025

Subject: Response to Objections Regarding Short-Term Licence Application – Forthview Steading

Dear Arlene,

I am writing in response to the objections submitted by [REDACTED] as well as [REDACTED] regarding my application for a short-term licence for the lodges at Forthview Steading. I wish to provide the following clarification and context.

### **Background and Relationship History**

In 2019, I leased the land now known as Forthview Steading for approximately 16 months. During this period, my relationship with [REDACTED] was amicable. They regularly accessed the land to feed their cat and maintain the grass areas, ensuring the property remained presentable while their estate was on the market. I later inquired about purchasing the land separately, which they agreed to, and I completed the sale through Savills.

Following the sale, a legal contract was breached by [REDACTED] resulting in extensive legal proceedings concerning water and electricity access. After over two years in court, I prevailed, and they were ordered to cover my legal fees and settlement costs. Their failure to comply led to further legal action and ultimately the sequestration of their estate the following year 2023 which is currently ongoing to date.

Since initiating planning permission for development, I have faced persistent challenges from [REDACTED] including intimidation, interference with utilities, and privacy violations. These incidents were documented by Scottish Water engineers and the police.

[REDACTED]

[REDACTED] installed a camera facing my property, which the council ordered [REDACTED] to remove. Additionally, [REDACTED] contacted my architect, Mr. John Todd, on two occasions in a manner that was deemed harassing. Mediation was offered and accepted by me, but declined by [REDACTED]

[REDACTED]

[REDACTED]

[REDACTED] there were four separate occasions where Scottish Water had to attend [REDACTED] home due to deliberate interference with my water supply. [REDACTED] was found to be turning off my water directly from [REDACTED] property. On the final occasion, police were required to attend, and formal statements were taken from Scottish Water representatives. These incidents are fully documented and have been submitted to the court.

It is evident that [REDACTED] is intent on causing disruption wherever possible, and [REDACTED] actions continue to directly impacted my safety, wellbeing, and ability to progress with the build of my site and application.

Given this history, I believe the objections raised are of a personal vendetta personal nature and not based on the merits of the licence application.

### **Professional Background and Character**

I am employed by [REDACTED] and have held this position for over two and a half years. I have undergone all relevant DBS checks and have no criminal convictions. My professional conduct has never been questioned, and I have consistently worked with vulnerable members of the public in a responsible and compassionate manner.

[REDACTED]

### **Supporting Documentation**

I have submitted the following materials in support of my application:

- A character reference from my [REDACTED]
- A statement from Mr. John Todd confirming the lodges are removable structures, bolted onto timber stilts and capable of being relocated.
- Statement regarding the septic tank installation.
- The lighting plan, which was completed following the conclusion of installation and has now been submitted.
- A letter from Mr. David Caldwell, website manager.

### **Confirmation That Lodges Are Not Open or Trading**

I wish to confirm that the lodges at Forthview Steading are not open to the public and have not commenced trading. The website associated with the lodges was under

construction until only a few weeks ago, they remained dormant for an extended period with only a shell of a page. I will be attaching detailed evidence to support this from Mr. David Caldwell, the webpage designer and media operator, outlining the state of the site over the years and during the time in question.

A trial run was conducted on the 4th and 5th of October by my builder and close friends to test the facilities and gather feedback. This was not a commercial operation, and no members of the public were involved.

While I did receive enquiries regarding the lodges—such as capacity, pet policies, suitability for children, local amenities, and pricing—at no point did I confirm any official bookings. No money has been exchanged, and no lodges have been occupied.

### **Response to [REDACTED] Objections**

[REDACTED] leased the land to me in 2019. During the lease period, [REDACTED] regularly accessed the site and interacted with me in a friendly and informal manner. No concerns were ever raised.

[REDACTED] complaint regarding lighting was addressed by Colin from Environmental Health, who conducted on-site testing last week. The readings were 0.3 lux—well below the acceptable range of 3–5 lux for interior spaces—leading to the complaint being closed.

Regarding noise, music has never been played at a volume audible from [REDACTED] which is approximately 200 meters from the lodges. While mini diggers were used during construction, they were never operated in the night at the time stated and I dispute that claim.

### **Misrepresentation in Application Process**

It has come to my attention that [REDACTED] put himself forward as a representative for my planning application. I wish to clarify that this was done entirely without my knowledge or consent. At no point did I authorise [REDACTED] to act on my behalf in any capacity related to this application.

This unsolicited involvement appears to have been a deliberate attempt to undermine and sabotage my application. Given our documented history of conflict and [REDACTED] pattern of interference, I believe this action was taken in bad faith and should be considered when reviewing the credibility and intent behind [REDACTED] objections.

### **Final Remarks**

This project has taken over four years to reach its current stage, with numerous hurdles along the way. I have worked diligently to ensure compliance with all planning and licensing requirements. To have my progress jeopardized by objections rooted in personal grievance rather than substantive concerns would be deeply unjust.

I remain committed to operating the lodges responsibly and in full accordance with council regulations. I respectfully request that the Licensing Department consider the full context and supporting documentation when reviewing my application.

Yours faithfully,  
Bridget meenan.

**O'Reilly, Arlene**

---

**From:** bridget meenan [REDACTED]  
**Sent:** 31 October 2025 11:55  
**To:** Short Term Lets  
**Subject:** Date correction ammendment.

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

Dear Arlene,

I am writing to request a minor amendment to the previously submitted trail run dates for the Forthview lodges. The correct dates are October 3rd and 4th, 2025, rather than the October 4th and 5th, 2025, that I initially provided.

Sincerely,

Bridget.

**O'Reilly, Arlene**

---

**From:** bridget meenan [REDACTED]  
**Sent:** 30 October 2025 03:44  
**To:** Short Term Lets  
**Subject:** Fw: Website  
**Attachments:** 1000054987.jpg

East Lothian Council  
Licensing

30 OCT 2025

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Received

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

David Caldwell website/media manager.

I've also attached a screen shot picture of one of the test bookings at the beginning of Oct 2025

---

**From:** David Caldwell [REDACTED]  
**Sent:** Monday, October 20, 2025 8:44:02 am  
**To:** bridget meenan [REDACTED]  
**Subject:** Website

**Subject:** Confirmation Regarding Website Purpose and Current Status

Dear Bridget,

I would like to confirm that the website has been operational for approximately four years, primarily for the purpose of supporting search engine optimisation.

As discussed during our recent correspondence, the website had been inactive and without maintenance for an extended period, which necessitated a number of updates. Following your outlined requirements, and while the relevant licence was still pending approval, I undertook work to bring the site in line with your specifications.

I also advised that reinstating the previous bookable calendar functionality would require additional investment. We agreed that, in the interim, the updated site would include an enquiry form for the lodges, with scheduling and bookings to be managed manually on your side.

While some minor work remains to be completed, the website is now fully functional. At no stage was it indicated that the site would be required to process bookings immediately, as you had noted that the licensing process was ongoing and that you would provide an update once its status changed.

Kind regards,  
David

03:41

4G+ 57



## Forward



**To:** bookings@forthviewluxurylodges.co.uk  
<bookings@forthviewluxurylodges.co.uk>  
**Subject:** New booking

You need to approve a new booking for:  
October 1, 2026

Person detail information:

**First Name:** David  
**Last Name:** Caldwell  
**Email:**

[Redacted]

**Visitors:** 4

**Phone:** [Redacted]

**Special Requests:**



O'Reilly, Arlene

---

**From:** bridget meenan [REDACTED]  
**Sent:** 30 October 2025 03:46  
**To:** Short Term Lets  
**Subject:** Fw: Forthview Luxury Lodges visit  
  
**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

East Lothian Council  
Licensing  
30 OCT 2025  
Received

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

---

**From:** [REDACTED]  
**Sent:** Monday, October 27, 2025 11:50:05 pm  
**To:** [REDACTED]  
**Subject:** Forthview Luxury Lodges visit

To whom it may concern

I, [REDACTED] have known Bridget Meenan for many years. We are good friends who met through a mutual interest.

I've been watching with interest over the past couple of years the journey that Bridget has been on getting planning approval for the lodges then having them built and fitted out to a very high standard.

Before launching the business to the public Bridget was keen to have some good friends stay at the lodges to trial them out. The aim was to let friends have a free stay and their visit would be a good way to identify any teething / snagging issues that would be fixed prior to the official public launch.

I was delighted to have been given the opportunity by Bridget to trial a lodge. Myself and my partner stayed on 3rd and 4th October and were delighted. It was even nicer in person that the photographs. The lodge certainly live upto the businesses name and was very luxurious.

Following our visit I thought it would be a good idea to leave feedback/a review about our stay which was truly amazing. Not only was the review a reflection of our stay but it would also give members of the public some feedback on how we found Forthview Luxury Lodges.

We can't wait until the lodges are officially launched as we will definitely be booking up for a future visit.

Regards

[REDACTED]

**O'Reilly, Arlene**

---

**From:** bridget meenan [REDACTED]  
**Sent:** 30 October 2025 12:02  
**To:** Short Term Lets  
**Subject:** Re: Compliance Notice

East Lothian Council  
Licensing

30 OCT 2025

Received

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

Hi Arlene just to let you know I'll join the meeting on teams online. I'm just waiting on character reference from my neighbour and something from John Todd will forward that on today at the latest.

Kind regards  
Bridget

Sent from [Outlook for Android](#)

---

**From:** Short Term Lets <stl@eastlothian.gov.uk>  
**Sent:** Monday, October 27, 2025 2:55:11 PM  
**To:** bridget meenan [REDACTED]  
**Subject:** RE: Compliance Notice

Thanks

Arlene

**| Licensing Officer | East Lothian Council | John Muir House | Haddington EH41 3HA | T. 01620 827664**  
**| E. [licensing@eastlothian.gov.uk](mailto:licensing@eastlothian.gov.uk)**

**Protect Our Privacy:** STAY VIGILANT for phishing attacks. If an email looks suspicious, don't click on any links or open attachments. Try to verify the email through a different channel, for example by phone or a different verified email address. If in doubt, contact the IT Service Desk for help.

---

**From:** bridget meenan [REDACTED]  
**Sent:** 24 October 2025 18:12  
**To:** Short Term Lets <stl@eastlothian.gov.uk>  
**Subject:** Re: Compliance Notice

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

Sent from [Outlook for Android](#)

---

**From:** Short Term Lets <stl@eastlothian.gov.uk>

**Sent:** Friday, October 24, 2025 1:03:41 PM

**To:** bridget meenan [REDACTED]

**Subject:** RE: Compliance Notice

Hi, put today's date on form and take the site notice down, this will keep you right.

Thanks

Arlene

**| Licensing Officer | East Lothian Council | John Muir House | Haddington EH41 3HA | T. 01620 827664**  
**| E. [licensing@eastlothian.gov.uk](mailto:licensing@eastlothian.gov.uk)**

**Protect Our Privacy:** STAY VIGILANT for phishing attacks. If an email looks suspicious, don't click on any links or open attachments. Try to verify the email through a different channel, for example by phone or a different verified email address. If in doubt, contact the IT Service Desk for help.

---

**From:** bridget meenan [REDACTED]

**Sent:** 24 October 2025 12:10

**To:** Short Term Lets <stl@eastlothian.gov.uk>

**Subject:** Re: Compliance Notice

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

Hi thank you, sorry I've edited it on my phone (finger) writing looks a bit messy. The notice is still actually attached to the gates. I've written the 14th October on the form.

Kind regards

Bridget

Sent from [Outlook for Android](#)

---

**From:** Short Term Lets <stl@eastlothian.gov.uk>

**Sent:** Friday, October 24, 2025 11:47:14 AM

**To:** [REDACTED]

**Subject:** Compliance Notice

Good Morning Bridget, we don't seem to have received your signed compliance form, I have attached this for you. This is to confirm that you had the site notice displayed outside your premises on the dates stated within that.

Can you please complete this and return asap.

Thanks

Arlene

30 OCT 2025

Received

JOHN A TOD Dip Arch A.R.I.A.S. A.R.B.  
Registered Architect

Tel: 0131-665 8147  
Fax: 0131-665 2161

Email [REDACTED]

Ms. Meenan  
[REDACTED]

29<sup>th</sup> October 2025

Dear Ms. Meenan,

**FORTHVIEW STEADING**

Following our conversation regarding the above the Lodges structure are removeable as they are sitting on posts which are sunk into the ground to which they are supportive and bolted to. They could be removed by Crane Lifting then on a Lorry

The Soil Drainage from Lodges is connected into a septic tank that has a spreader connected into a First soak-a-way and a further connection into a second soak-a-way. The septic tank is being looked after by a Private Contractor and the entire system is private drainage on private land with no connection to any sewerage system either Scottish Waters or any other.

The septic tank & soak-a-ways are located well within the site and a good distance from any nearby properties in order to keep the system entirely private.

It is my opinion that this system should not need a Building Warrant.

Your sincerely,

[REDACTED]  
John Tod Associates

**O'Reilly, Arlene**

---

**From:** bridget meenan [REDACTED]  
**Sent:** 30 October 2025 20:48  
**To:** Short Term Lets  
**Subject:** Fw: Character Reference

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

Hi Arlene, below is a personal reference from my [REDACTED]

Kind regards  
Bridget

Sent from [Outlook for Android](#)

---

**From:** [REDACTED]  
**Sent:** Thursday, October 30, 2025 8:43:49 pm  
**To:** [REDACTED]  
**Subject:** Character Reference

To whom it may concern

I have known Bridget Meenan for around twenty years, initially as a customer when I used to supply feedstuffs for her horses, as a customer Bridget was always accommodating, honest and paid bills promptly.

In more recent years Bridget has become a neighbour to my family and I, during this time she has continued in the same manner as she always has, in that she looks out for others where possible and will help out whenever she can keeping an eye out for anything out of the ordinary and being mindful of the welfare of livestock in fields bordering her own.

Overall I would class Bridget as a genuine, hardworking and generous individual who is helpful when possible.

Regards  
[REDACTED]

Sent from my Galaxy

**O'Reilly, Arlene**

---

**From:** bridget meenan [REDACTED]  
**Sent:** 31 October 2025 11:29  
**To:** Short Term Lets  
**Subject:** Fw: Trial run builder

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

Hi Arlene this is from [REDACTED] this morning.

Sent from [Outlook for Android](#)

---

**From:** [REDACTED]  
**Sent:** Friday, October 31, 2025 7:09:07 am  
**To:** [REDACTED]  
**Subject:**

To Whom It May Concern,

This letter serves to confirm that my partner and I were guests at Forthview Luxury Lodges on October 3rd and 4th, 2025. Our visit was part of a pre-launch trial, conducted in collaboration with other associates of Bridget. My primary objective during this period was to identify and assess any potential operational issues. I am pleased to report that only a few minor items required attention during our stay.

I extend my best wishes to Bridget for the success of her new venture. The site represents a significant asset for East Lothian. We thoroughly enjoyed our stay and the exceptional location. We have, and will continue to, highly recommend the lodges to friends and family, and we anticipate making a booking in the near future.

Sincerely,

[REDACTED]

**O'Reilly, Arlene**

---

**From:** Clark, Colin - EHO  
**Sent:** 03 November 2025 08:11  
**To:** Short Term Lets  
**Subject:** Forthview Steading, Tranent  
**Attachments:** RE: Forthview steading..eh33 2le 25/01652/EPLGHT

Hi

I have been asked by Bridget Meenan to contact you regarding alleged issue with lighting at the above. Please see the attached email chain that confirms there is no nuisance to the neighbour at [REDACTED] and I am satisfied with the level of lighting provided.

Regards

Colin Clark | Environmental Health Officer, Public Health & Environmental Protection | Protective Services  
| East Lothian Council | John Muir House | Haddington | EH41 3HA |  
Tel. 01620 827443 or 07909 880149 | Email. [cclark1@eastlothian.gov.uk](mailto:cclark1@eastlothian.gov.uk) | Visit our website at  
[www.eastlothian.gov.uk](http://www.eastlothian.gov.uk)

**Verbal abuse and threatening behaviour is never acceptable. #zerotolerance**

**We're living through stressful times right now, and everyone's feeling it.**

Our staff are doing their best to assist local residents and businesses whilst delivering essential services.

**Please, be nice.**



**BE NICE**  
RESPECT US AS WE RESPECT YOU

