

To:  
Karen Milne  
3 Whitfield Cottages, West Linton, EH45 7AX

3<sup>rd</sup> December 2019

Ref: Oval track West Tarf, West Linton, Scottish Borders, EH46 7AA

As the Chairperson of the Icelandic Horse Society GB I write to give full support to the application submitted by Karen and Erlend Milne to build a house and workshop at West Tarf.

· It is my opinion and that of my board of trustees that this proposal will secure the existence of the oval track in the long term. It is the only oval track in Scotland and it meets the international standard requirements for Icelandic horse competitions, the only other similar track in the UK is located in Dorset, England.

West Tarf has hosted the British Championships of the Icelandic Horse Society of GB (IHSGB) biennially since 1994, bringing competitors and judges from all over the UK, Europe and Scandinavia.

· The IHSGB is a member of FEIF, the international federation of Icelandic horse associations made up of 21 countries. At the current World Championships in Berlin I discussed the importance of this track with the President of FEIF who will also be submitting a letter of support due to the vital role this track plays in ensuring the aims and objectives of the society are delivered in Scotland. Karen has taken on a position assisting our youth trustee as a Youth Rep for Scotland and her aim is to grow interest in that area. It is vital that suitable premises are available for use and allow young people to train.

· Karen Milne is currently enrolled on the judge training program and has completed phase 1 under the supervision of our only international judge Fi Pugh. Karen is training to be a National Judge for Icelandic Horse competitions and plans to hold more regular competitions at West Tarf.



Peter Heathcote  
Chairperson  
07703965735  
chair@ihsgb.co.uk



Icelandic Horse Society of Great Britain Ltd.  
office@ihsgb.co.uk  
www.ihsgb.co.uk



West Tarf House  
West Linton  
Peeblesshire  
EH46 7AA

5 July 2019

To whom it may concern:

**Ref: Planning application at West Tarf**

I write to give full support to the application submitted by Mr and Mrs Erlend Milne to build a house and workshop at West Tarf. The proposal will secure the existence of the track in the long term and the relocation of a successful rural business can only bring benefits to the local area. The site of the proposed house and workshop is adjacent to other houses along a surfaced road with easy access to the riding track. Development at that location will have minimal impact on any neighbours.

The track would be a valuable asset to Erlend's saddlery business, as a horse could be ridden in any weather in all gaits and at all speeds when the saddle was being fitted, and all necessary adjustments carried out in the workshop on site, thus avoiding all the usual return visits for saddler or horse.

In addition, the track is one of only two oval and pace tracks in the UK that meets the standard requirements for Icelandic horse competitions (under international rules set by FEIF which is the International Federation of Icelandic Horse Associations); the other being in Dorset. It is the only facility in Scotland where young riders can train to national and international standard.

West Tarf has hosted the British Championships of the Icelandic Horse Society of GB (IHSGB) every second year since 1994, bringing competitors and judges from all over the UK, Europe and Scandinavia. This event (which is the qualifying competition for the British team for the World Championships for Icelandic Horses), and other local competitions and training seminars bring competitors and visitors to the Scottish Borders using accommodation and local amenities and this is something that Karen and Erlend want to continue and build on.

Karen is training to be a National Judge for Icelandic Horse competitions and plans to hold more regular competitions at West Tarf. The tracks are also available for use to anyone in the local community as an all-weather training facility for athletic track events.

The track and show field require a substantial amount of maintenance work throughout the year and this is becoming an increasing problem for us as the current owners as we are getting older and have plans to retire into the village. We have considered returning the track and adjacent show field to agricultural use, which would be a great loss.

I own horses which currently graze in the surrounding fields, whose care Karen would take on responsibility for. She is also keen to continue the breeding programme with our current stallion and possibly restart Riding for the Disabled activities here.

It would be necessary to live on site for any of these things to be possible and for Erlend to provide overnight accommodation for horse clients coming from a distance for saddle fitting.

If planning is successful, we will sell Karen and Erlend Milne the site for the house and workshop and arrange a 20 year lease for the oval track with an option to purchase for a nominal sum at the end of the term and also rent a field for grazing adjacent to the site.

Yours faithfully

**Dr. R M Aitken**

Jim Aitken Dr. Ruth Aitken

## Comments for Planning Application 19/01646/PPP

### Application Summary

Application Number: 19/01646/PPP

Address: Land South East Of Tarf House West Linton Scottish Borders

Proposal: Erection of dwellinghouse, workshop/garage and associated works

Case Officer: Ranald Dods

### Customer Details

Name: Miss Cathleen Baldwin

Address: Soraidh, The Loan, West Linton, Scottish Borders EH46 7HE

### Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Dear Sirs

I would like to add my SUPPORT to this planning application.

1. Mr Milne's business would be a good addition to the area. He is a well known & highly regarded saddle fitter, and has done business for many years in the local area as well as all over Scotland. Local business premises are in very short supply, and West Tarf is a perfect location for him to work, and for his clients to bring their horses to try their new or altered saddles, and have them adjusted to fit if necessary. The business would sit well in the rural location, near to major trunk roads for access of clients.

I presume, through time, there might be an opportunity for employment of an assistant.

2. The Oval Track has been very well discussed by Mrs Fi Pugh. I have personally benefited from the ability to use the track for practicing and competing on, with my Icelandic horse which is currently at livery at West Tarf. Training courses are currently held there, and are open to riders from all over Britain. Most courses last a weekend, and people attending courses and competitions bring money into the local area as they stay in B&Bs, hotels, & holiday lets, and eat in local restaurants & pubs, as well as buying from local shops & businesses while in the area. All of this could end when the current owners retire (See letter from Dr Ruth Aitken) I believe the continuity of Mr & Mrs Milne running the facilities is ideal.

3. I believe the impact on the amenity of the area will not be damaged in any way by the building of a house and workshop in the chosen position. As someone who lives in the area and has been involved with West Tarf and Icelandic horses through Riding for the Disabled since 2000, I know the area very well. The situation of the buildings is well - separated from its immediately

neighbouring houses by gardens and trees, but would still be part of a small group. The business is by its nature a quiet one, without any need for commercial traffic, so disturbance would be minimal.

I hope Planning will look favourably upon this application.

Yours faithfully

Cathleen Baldwin.



## Comments for Planning Application 19/01646/PPP

### Application Summary

Application Number: 19/01646/PPP

Address: Land South East Of Tarf House West Linton Scottish Borders

Proposal: Erection of dwellinghouse, workshop/garage and associated works

Case Officer: Ranald Dods

### Customer Details

Name: Miss Jenny Cowan

Address: Westside, Penicuik EH26 9LW

### Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I support Karen and Erlend Milne's planning application. We have used Erlend's expert saddlery services for many years. Erlend is one of the best saddlers in the country with a keen interest in cutting edge technologies as well as traditional craftsmanship. He provides us with new saddlery as well as refitting, re-moulding and maintaining multiple saddles throughout the equestrian season. He also provides emergency repairs when necessary. It would be of significant benefit to the equestrian community to have the workshop and dwelling close by, providing peace of mind and the potential for last minute alterations and repairs which are so important. It will also allow for later pickups to fit in around working hours.

Given the nature of Erlend's work it is critical that saddles can be tested in situ. The pre-existing track would provide this facility meaning that the proposal could not be better located.

Erlend provides an invaluable local service and this proposal will benefit not only his business but the significant local equestrian community.

## Comments for Planning Application 19/01646/PPP

### Application Summary

Application Number: 19/01646/PPP

Address: Land South East Of Tarf House West Linton Scottish Borders

Proposal: Erection of dwellinghouse, workshop/garage and associated works

Case Officer: Ranald Dods

### Customer Details

Name: Mr James Hall

Address: Arisaigh, Linton Bank Drive, West Linton, Scottish Borders EH46 7DT

### Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: We write in full support of this planning application.

A long established saddlery business, if situated locally, will be of considerable benefit to the local community, and beyond, as it will be used by the many horse owners in the area.

The saddlery business, combined with the continued use of the oval track, would enable the venue to be regularly used for competitions and events. This itself would bring much needed and welcome business to the area from visitors and competitors.

We know both applicants and can vouch for their integrity and commitment to the application being a success.

Yours faithfully

James and Sheena Hall

111 OldHills,  
Deblins Green,  
Callow End,  
Worcester  
WR24UE

9<sup>th</sup> December 2019

Ref. Planning application 19/01646 Land South East of Tarf House, West Linton

Dear Sir/Madam,

I write to give full support to the application submitted by Karen and Erlend Milne to build a house and workshop at West Tarf.

- This proposal will secure the existence of the oval track in the long term. It is the only oval track in Scotland which meets the international standard requirements for Icelandic horse competitions and is one of only two tracks in the UK (the other being in Dorset) currently available for hosting British Championships. West Tarf has hosted several British Championships of the Icelandic Horse Society of GB (IHSGB) since 1993, bringing competitors and judges from all over the UK, Western Europe and Scandinavia.
- The Icelandic horse is a unique breed originating from Iceland and has two gaits not normally found in other breeds. Because of this, The Federation of Icelandic Horse Associations (FEIF), of which the IHSGB has been a member since the late 1980's, has its own sport competitions specifically for this special breed and they have to be ridden on a 250m oval track. The track at West Tarf is one of a very few in the UK and the only one in Scotland. It is a popular venue, and it would be tragic for the IHSGB and for Icelandic horse enthusiasts generally, in Scotland and in the rest of the UK, if this track should be lost to us.
- As the UK's only FEIF international sport judge for Icelandic horse competitions, I am well aware of how important the track at West Tarf is to Icelandic Horse Sport in the UK and to the IHSGB. Without it, the IHSGB, which is the governing body of Icelandic horse sport in the UK and a registered charity, would struggle to hold regular competitions and training events. Our Scottish riders are important to us. The IHSGB was founded in Scotland and many of our members live in Scotland. One of our Scottish members, Aidan Carson, travelled to Berlin to represent Great Britain at the World Championships for Icelandic Horses as a member of our national team in August this year and won two silver medals in the Young rider classes. This was a first for Great Britain and a huge achievement for Aidan. The track at West Tarf has played an important part in his journey from child rider to a member of the British team.
- Karen Milne is currently the Youth Rep for Scotland and wishes to continue to encourage interest in Icelandic horses in that area. It is vital that premises are available for use that will enable young people to train and compete on suitable facilities.
- Karen Milne is currently training to be a National Judge for Icelandic Horse Sport competitions, and I am in full support of Mr. & Mrs. Milne's plans to hold more regular competitions at West Tarf. The oval track draws riders and visitors not only from the surrounding area, but also from all over the UK, from Shetland to the south of England, and from Wales. We invite visiting judges from Europe to judge our competitions and they are always pleased to have the opportunity to visit the surrounding area before they travel home again.

Please grant permission for Mr. and Mrs. Milne's planning application. If the use of the track at West Tarf is lost to the IHSGB, its members, and Icelandic horse enthusiasts from all over the UK, the future of Icelandic horse sport in the UK will become very uncertain.

Yours faithfully,



(Mrs. Fi Pugh, FEIF International Sport Judge & Level 1 trainer)

4 Hirsell View  
Coldstream  
Berwickshire  
TD12 4BZ

12<sup>th</sup> August 2019

**To whom it may concern:-**

Planning Department  
Scottish Borders Council

I am writing to state my support for Erlend and Karen Milne's application to build a house and workshop at West Tarf, West Linton.

I have utilised Erlend's saddlery skills for a number of years, he is a well-respected saddle fitter with an excellent reputation which means he's very popular and has a client base throughout Scotland and into England. As a client this means that I often have to travel to various riding schools and private yards throughout the Borders and Lothian so that Erlend can make best use of his time and see a few clients in one location. This is far from an ideal situation as the facilities vary greatly and the horses can be tense and spooky in a new environment. Therefore, being able to travel to a purpose built workshop, with the correct facilities, on a regular basis would be a huge improvement for Erlend's clients. It would also mean that he could potentially see clients more timeously as he would spend less time on the road travelling.

As the owner of an Icelandic horse I also have a vested interest in ensuring the longevity of access to the oval track at West Tarf. Not only is it the only one in Scotland, it is also considered to be the best oval track in the UK. There are just 2 purpose built training and competition facilities for the Icelandic horse in the UK, the other one is in Dorset, so they are geographically wide-spread. Karen has extensive knowledge and experience of Icelandic horses and has competed successfully at the British Championships. She is currently training to become a qualified judge which would mean that more competition events could be held at West Tarf. At the current time there are only one or two competitions held here every two to three years but under Karen and Erlend's prowess, training and competitions could become a regular feature at West Tarf. This would not only be hugely beneficial to the Icelandic horse community in the UK but would also have a positive impact on various socioeconomic factors in the surrounding area (i.e. accommodation, food & drink, local shops, fuel etc).

If you have any queries regarding my statement then please contact me direct.

Yours sincerely

Yvonne Archibald

Cairn O'Mhor  
Dochcarty Farm  
Dingwall  
IV15 9UF

Email; [REDACTED]

10<sup>th</sup> December 2019

To whom it may concern:

Planning Department  
Scottish Borders Council

Dear Sir or Madam,

I am writing to state my support for Erlend and Karen Milne's application to build a house and workshop at West Tarf, West Linton.

I have been a customer of Erlend Milne for around twenty years. Erlend has visited our livery yard for saddle-fitting on a number of occasions over the years. This is convenient for local horse owners; however, I recognise that Erlend loses productive time when travelling long distances and then we have the logistical challenges of returning adjusted or re-flocked saddles back to him.

On other occasions, my daughter and I have travelled to see Erlend in the central belt. We sought his expertise when our horse was injured and required remedial work after a period of recuperation. By travelling to Erlend, we are able to benefit in other ways. Erlend is able to carry out saddle adjustments when his workshop is closer by and then try the adjusted saddle on the horse, making further adjustments as required and then ensure best fit by trying again on the horse. In coming to him at his base we are really coming to a one stop shop where he can undertake a multiplicity of services in one visit, saddle fitting and onsite, on the spot adjustments and has the additional benefit of being able to access and try out a much bigger range of his stock saddles than he can accommodate in his van.

I am fully supportive of Erlend's application to locate his workshop near to a suitable location in which to fit saddles and consider this will be beneficial to both customers and Erlend's business activities.

Yours faithfully,

Susan Campbell

**From:**Eileen Hill

**Sent:**Thu, 5 Dec 2019 16:03:26 +0000

**To:**Planning & Regulatory Services

**Subject:**In Support of Planning Application at South East Tarf 19/01646

Hi

I would like to send an email in support of this planning application.

As the owner of an Icelandic Horse which is at livery at West Tarf, West Linton, and as a user of the facilities there I see the intended saddlers business to be of massive benefit to not only myself, but to many owners of horses in West Linton and to the Icelandic Horses owners, who frequently visit, from all over the nation.

Mr Milne has an excellent reputation as a saddler and has made a great saddle for my horse. Many horse owners come to West Tarf throughout the year and having this facility easily available to them will be of high value. I believe that many more horse owners will be interested to visit and have saddles fitted if this business goes ahead - the setting, with access to a covered riding school and stable facilities, are the ideal location.

On top of this, as a regular rider at West Tarf, I believe that it will be highly beneficial to have Mrs Milne overseeing care of the facilities, including the oval track, when called upon to do so. This track attracts many visitors to the area both for courses and for National competitions, which are often held at West Tarf, Mrs Milne understands fully what is required and will be an excellent care taker.

Kind Regards

Eileen Hill

Deanfoot Farm Cottage

West Linton

**From:** [REDACTED]  
**Sent:** Mon, 9 Dec 2019 11:52:53 +0000 (GMT)  
**To:** Planning & Regulatory Services  
**Subject:** Planning application: 19/01646 Land South East of Tarf House, West Linton

Hi,

I would like to add my support for the above planning application. I am an owner of an Icelandic horse who for many years was in livery at West Tarf. Although I live in Perth for many years I have traveled up and down to West Tarf for riding my horse, using the track facilities, attending Icelandic Horse competitions, etc. I know Mr and Mrs Milne well and I know that they will look after these facilities and the area with the utmost care. I am also sure that both the facilities and Mr Milne's saddlery business will bring more people into the area which can only be of benefit to the community and other business in the area.

Regards

Kate Gardiner

29 Bonhard Road

Scone

PERTH

**From:**Catherine Mark  
**Sent:**Mon, 9 Dec 2019 13:50:58 +0000  
**To:**Planning & Regulatory Services  
**Subject:**Planning ref 19/01646

Planning ref 19/01646 - Land South East of West Tarf House, West Linton.

To whom it may concern  
I am writing in support of the above application for a house and adjacent home workshop for Erlend and Karen Milne.

Karen has lived in a radius of West Linton all her life and her involvement at West Tarf dates back to 1993. Both she and Erlend have been actively involved in West Linton community committees for many years- Karen in the toddlers group (Tea and Tots), and she is now supporting the PTA in West Linton Primary School. Erlend was Chair of West Linton Early Learners for 3 years. Karen was a Riding for the Disabled instructor for over 10 years when I was treasurer and is keen to revive this but needs to obtain suitable horses.

A home and workshop on one site will enable them to keep the oval track facility going and provide access to this for Icelandic horse riders in future. It is necessary that a house is on site for security and to care for the horses on site and who may be visiting for events. Erlend has a large client base in the area for his saddlery and specialist leather business and this will allow him to provide an enhanced service to his many customers from all over Scotland by having riding facilities and workshop together.

This set up will also better allow them to manage work and family responsibilities and also benefit the wider community. Hence I support this approach wholeheartedly.

Yours faithfully  
Catherine Mark

Sent from my iPad



Heather Morrison  
The Cakehouse  
Westruther  
TD3 6NH

5/12/19

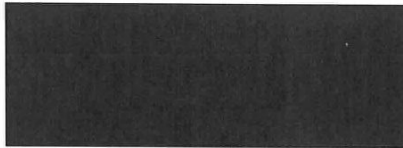
**Comment in support of Planning application 19/01646**

Sir

I write to support the application 19/01646 at West Tarf. Both as a client of Erland Milnes business as a saddle fitter and a participant in the support of Icelandic Horse and other events at The Track.

1. The saddle fitting business would benefit from the erection of a suitable business premises and the use of The Track allows accuracy and safety of the fitting service offered to both local and visiting clients.
2. Events using The Track have run for many years and as the "Speaker" during these events I can only admire the facility, the only one of its kind in Scotland at least in providing a venue to allow participants and visitors to attend.
3. When not in use as a saddle fitting venue, these events could continue into the future benefitting the local economy.
4. During these events the local pub(s) and B&B's benefit including other facilities in the village of West Linton.
5. Karen Milne is both a supporter of the IHSGB Youth rider's development programme and in training to be an International Judge. Suitable premises are required to allow both these programmes and endeavours to flourish.

Yours sincerely



Heather Morrison

Doris  
Russell

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From:Doris Russell  
Sent:Tue, 7 Jan 2020 19:33:42 +0000  
To:Planning & Regulatory Services  
Subject:Planning application

Planning application: 19/01646 Land South East of Tarf House, West Linton

I write in support of the building of a house and workshop relating to the above application.

As a Icelandic Horse owner I have used the services of Erland Milne as a saddler and Karen Milne as an organiser of Icelandic horse events.

Erland Milne is a popular saddler and provides services to many local horse owners so his workshop will benefit many people.

Karen Milne also provides many benefits to horse sport.

Her role in the Icelandic Horse Society will provide many opportunities for Icelandic Horse owners to use the unique facilities at West Tarf and develop their competition skills. These facilities have been used in the past to encourage Britains first ever young competition rider reach second place in World Championship for the Icelandic Horse in Berlin.

Local shops and accommodation also benefit from visitors coming to watch and participate in Icelandic Horse Events.

Together Erland and Karen Milne's presence at West tarf can benefit and encourage many people and local businesses.

I hope you will look upon their planning application favourably  
Yours faithfully  
Doris Russell

Brilliant, thank you!  
Show quoted text



# *West Linton Community Council*

Chairman: Mr Graham J Tulloch, 11 Dryburn Brae, West Linton, EH46 7JG

Treasurer: Mrs Carn Peaston, 3 Deanfoot Gardens, West Linton, EH46 7JB

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22 January 2020

Mr R Dods  
Planning Officer  
Environment and Infrastructure  
Scottish Borders Council  
Council Headquarters  
Newtown St Boswells  
Melrose  
TD6 0SA

Dear Mr Dods

[19/01646/PPP](#) Erection of dwellinghouse, workshop/garage and associated works, Land South East of Tarf House, West Linton.

West Linton Community Council (WLCC) **supported** the above application, which came before it at a recent meeting.

The expansion of the applicants business to take on the stewardship of the West Tarf riding track and the complimentary nature of this to his existing business will provide an improvement to the facilities provided there. The workshop will support local amateur riders and businesses as well as providing a base for the national and international aspect of the core business.

The applicant, like a large number of other businesses locally, has found it difficult to secure suitable premises from which to work and grow his business. The Community Council is fully supportive of this initiative to counter the lack of such facilities.

Yours Sincerely,

Graham J Tulloch