



**MINUTES OF THE MEETING OF THE  
PLANNING COMMITTEE**

**TUESDAY 3 FEBRUARY 2015  
COUNCIL CHAMBER, TOWN HOUSE, HADDINGTON**

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**Committee Members Present:**

Councillor N Hampshire (Convener)  
Councillor D Berry  
Provost L Broun-Lindsay  
Councillor S Brown  
Councillor S Currie  
Councillor T Day  
Councillor J Gillies  
Councillor J Goodfellow  
Councillor D Grant  
Councillor P MacKenzie  
Councillor J McMillan

**Council Officials Present:**

Ms M Ferguson, Service Manager – Legal and Procurement  
Mr K Dingwall, Principal Planner  
Mr M Greenshields, Transportation Planning Officer  
Ms P Bristow, Communications Officer

**Clerk:**

Ms A Smith

**Visitors Present:**

Mr G Cunningham  
Mr K Ross

**Apologies:**

Councillor J Caldwell  
Councillor A Forrest  
Councillor W Innes  
Councillor K McLeod  
Councillor J McNeil  
Councillor T Trotter  
Councillor J Williamson

**Declarations of Interest:**

Councillor Goodfellow declared an interest in Item 2 as the Council's representative on the North Berwick Trust, who owned the land in question. He would leave the Chamber for this item, however, before leaving, he wished to make representation on behalf of his constituents.

**1. MINUTE OF THE MEETING OF THE PLANNING COMMITTEE OF 6 JANUARY 2015**

The minute of the Planning Committee of 6 January 2015 was approved.

**2. PLANNING APPLICATION NO.14/00788/AMM: APPROVAL OF MATTERS SPECIFIED IN CONDITIONS OF PLANNING PERMISSION IN PRINCIPLE 13/00227/PPM – ERECTION OF 113 HOUSES AND ASSOCIATED WORKS AT LAND AT MAINS FARM, NORTH BERWICK**

A report was submitted in relation to Planning Application No. 14/00788/AMM. Keith Dingwall, Principal Planner, presented the report, summarising the key points. The report recommendation was to grant consent.

Mr Dingwall responded to a number of questions from Members regarding composition of the 113 houses, balance/mix of housing, the affordable housing element, play provision, aesthetic standards, adapting an integral garage into another room and ensuring compliance to the Masterplan.

Councillor Goodfellow welcomed the Mains Farm development, which would help to address the housing land supply issue in East Lothian. The provision of 105 affordable homes would address the chronic shortage of such properties in North Berwick. He expressed concern about the mix of housing; of the 113 houses only 6 would be semi detached, with integral garages that could be turned into a fourth bedroom. Affordable housing in the North Berwick ward was one of the biggest issues raised by constituents. Concerns were not just about social housing but about the lack of smaller properties. It was imperative that the balance was addressed and North Berwick returned to the balanced community it had been before the expansion of 4/5 bedroom detached properties.

*Sederunt – Councillor Goodfellow left the Chamber*

Local Member Councillor Day understood the points made by his colleague and the wider concerns of the North Berwick community but restated that this site had been approved in principle and would, in accordance with the Masterplan, deliver a considerable number of houses for the town. He made reference to the Discounted Housing for Sale Model recently adopted by Cabinet; he hoped this would be considered. This site had a significant Section 75 contribution to ensure delivery of 105 affordable housing units. He added that it would not be appropriate for Members to dictate housing types/specifications. He would be supporting the application.

Local Member Councillor Berry supported comments made by Councillor Goodfellow. This was the best site for this housing development; however he shared concerns about the balance and mix of housing. Many local people were not able to live in the town due to the lack of affordable housing; this was not conscionable and had not been addressed. Walker Group had a reputation for building good quality homes but there was no acknowledgement of the particular locality in the design. Balanced

communities would not be constructed until affordable housing was incorporated into developments. He would not vote against the application but would abstain.

Councillor MacKenzie associated himself with Councillor Berry's comments. He raised aesthetic concerns, including the use of render as the predominant wall finish. He had frequently queried design standards in modern estates; as his colleague said these houses could be anywhere, they did not reflect lowland Scottish urban design. He drew Members' attention to 'Designing Places' a Policy Statement for Scotland.

Councillor Currie stressed that strategic developments needed to take place. He highlighted the need to build suitable houses so people could live and work in their communities. Affordable housing was included as part of the Masterplan and would be delivered. In relation to housing types/designs the market would dictate what would sell; these issues were not for a Planning Committee to stipulate. This development needed to be progressed. He supported the application.

The Convener indicated it was unfortunate that the affordable housing element had not been ready to be presented along with this application. He noted the points made by local members. The significant infrastructure required to progress this site had been approved last month which would allow the affordable housing to be taken forward. He would be supporting the application. He moved to the vote on the report recommendation:

For: 9

Against: 0

Abstentions: 1

### **Decision**

The Committee agreed that approval of matters specified in conditions for the proposed housing development be granted subject to the following conditions:

- 1 No development shall take place on site unless and until final site setting out details have been submitted to and approved by the Planning Authority.

The above mentioned details shall include a final site setting-out drawing to a scale of not less than 1:200, giving:

- a. the position within the application site of all elements of the proposed development and position of adjoining land and buildings;
- b. finished ground and floor levels of the development relative to existing ground levels of the site and of adjoining land and building(s). The levels shall be shown in relation to an Ordnance Bench Mark or Temporary Bench Mark from which the Planning Authority can take measurements and shall be shown on the drawing; and
- c. the ridge height of the proposed shown in relation to the finished ground and floor levels on the site.

Reason:

To enable the Planning Authority to control the development of the site in the interests of the amenity of the area.

- 2 Notwithstanding that which is stated on the drawings docketed to this planning permission, a detailed specification of all external finishes of the houses of the proposed development shall be submitted to and approved by the Planning Authority prior to the use of the finishes in the development. The external finishes of the houses shall be in accordance with a co-ordinated scheme of materials and colours that shall be submitted to and approved in advance by the Planning Authority. This co-ordinated scheme shall in detail promote render as the predominant finish to the walls of the houses, with a use of more than one render colour and with a strongly contrasting difference in the colours such that they will not each be of a light colour. However, some use of a contrasting wall finish (i.e. reconstituted stone or facing brick) would be acceptable providing it is limited to a distinctively complete feature of the houses and

respectful of their design integrity. All such materials used in the construction of the houses shall conform to the details so approved.

Reason:

To ensure the development is of a satisfactory appearance in the interest of the amenity of the locality.

- 3 Prior to the commencement of development details of the position and type of all boundary enclosures to be erected on the application site shall be submitted to and approved in advance by the Planning Authority. The submitted details shall include the provision of plot frontage boundary treatments such as walls, hedges, fences or railings to enclose the front gardens of the houses hereby approved.

Development shall thereafter be carried out in full accordance with the details so approved, unless otherwise approved in writing by the Planning Authority.

Reason:

To ensure the satisfactory appearance of the boundary enclosures in the interest of safeguarding the visual amenity of the area and to safeguard the privacy and amenity of residential properties nearby.

- 4 No development shall take place until there has been submitted to and approved in writing by the Planning Authority a scheme of landscaping. The scheme shall provide details of: the height and slopes of any mounding on or recontouring of, the site; tree and shrub sizes, species, habitat, siting, planting distances and a programme of planting. The scheme of landscaping shall include large tree species in communal central green spaces and corner sites, where space allows, to break up the built layout. It shall also include small to medium fastigate tree species to street frontages and parking areas. The scheme shall also include indications of all existing trees and hedgerows on the land, details of any to be retained, and measures for their protection in the course of development.

All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Planning Authority gives written consent to any variation.

Reason:

In order to ensure the implementation of a landscaping scheme to enhance the appearance of the development in the interests of the amenity of the area and to improve the biodiversity value of the area.

- 5 Prior to the occupation of the last residential unit hereby approved, the proposed access roads, parking spaces, and footpaths shall have been constructed on site, in accordance with the docketed drawings and the transportation conditions specified below. Those areas of land shall not thereafter be used for any other purpose than for accessing and for the parking of vehicles in connection with the residential use of the houses and flats and shall not be adapted or used for other purposes without the prior written approval of the Planning Authority.

Reason:

To ensure that adequate and satisfactory provision is made for access and for off-street parking in the interests of road safety.

- 6 Unless the applicant can demonstrate that it is not necessary, no work shall be carried out on the site unless and until an effective vehicle wheel washing facility has been installed in accordance with details to be submitted to and approved by the Planning Authority prior to its installation. Such facility shall be retained in working order and used such that no vehicle shall leave the site carrying earth and mud in their wheels in such a quantity which causes a nuisance or hazard on the road system in the locality.

Reason:

In the interests of road safety.

7 Prior to the commencement of development, details showing compliance with the following transportation requirements shall be submitted to and approved in writing in advance by the Planning Authority.

(i) all footpaths and cycle paths from a zone under construction to their connections to existing pedestrian/cycle routes should be constructed to an adoptable standard before the occupation of any of the residential units of the particular zone;

(ii) driveways shall have minimum dimensions of 6 metres by 2.5 metres. Double driveways shall have minimum dimensions of 5 metres width by 6 metres length or 3 metres width by 11 m length;

(iii) within private parking areas, the minimum dimensions of a single parking space shall be 2.5 metres by 5 metres. All visitor parking spaces within these areas shall be clearly marked for visitors with the remaining private parking spaces allocated to individual dwellings;

(iv) all prospectively adoptable parking bays (i.e. that will form part of the public road) shall have minimum dimensions of 2.5 metres by 6 metres. This can be reduced to a minimum length of 5 metres on the proviso that there is adequate road space to manoeuvre in adjacent to the parking bay; and

(v) all carriageway and footway/ footpath connections shall meet with existing links to adjacent sites, both horizontally and vertically.

The residential development shall thereafter be carried out in accordance with the details so approved.

Reason:

In the interests of road and pedestrian safety.

Signed

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Councillor Norman Hampshire  
Convener of the Planning Committee