

REPORT TO: Planning Committee

MEETING DATE: Tuesday 3 September 2019

BY: Depute Chief Executive
(Partnerships and Community Services)

SUBJECT: Application for Planning Permission for Consideration

Application No. **18/01366/AMM**

Proposal Approval of Matters specified in conditions of planning permission in principle 16/00594/PPM - Erection of 122 houses, 28 flats and associated works

Location **Land At Saltcoats Field
Gullane
East Lothian**

Applicant CALA Management Ltd

Per APT Planning & Development Ltd

RECOMMENDATION Consent Granted

PLANNING ASSESSMENT

Although this application is for the approval of matters specified in conditions of planning permission in principle 16/00594/PPM it has to be determined as a major development type application because the area of the application site is greater than 2 hectares and the number of dwellings detailed is greater than 49. Accordingly, the application cannot be decided through the Council's Scheme of Delegation. It is therefore brought before the Planning Committee for a decision.

The application site is an area of agricultural land in the East Lothian countryside, located on the southern side of Gullane. It is some 13.5 hectares in area and is roughly rectangular shaped. The site is allocated by Proposal NK7 of the adopted East Lothian Local Development Plan 2018 for circa 130 homes.

The site is bounded to the north by Muirfield Grove, Muirfield Gardens, the grounds of Gullane Primary School and the eastern part of a larger area of woodland known as Millennium Wood, to the east by the C111 public road and to the south and west by agricultural land. Core Path 98 runs along the southern edge of the site.

In January 2018 following the conclusion of a S75 legal agreement to secure education and affordable housing contributions as well as contributions to play facilities, sports

pitch and transportation interventions planning permission in principle 16/00594/PPM was granted for a residential development on the application site. Condition 2 of planning permission in principle 16/00594/PPM states that no more than 150 residential units are approved for the site.

Approval of the matters specified in conditions is now sought for the erection on the application site of 122 houses and 28 flats and for associated works. Eighteen of the houses and 20 flats would be affordable and the remaining 104 houses and 8 flats would be for private sale

Of the 104 private sale houses to be erected within the site, 82 would be detached 8 would be semi detached and 14 would be terraced. In terms of size, 29 of the 104 proposed houses would contain 5 bedrooms, 23 would contain 4/5 bedrooms, 22 would contain 4 bedrooms, 8 would contain 3/4 bedrooms and 22 would contain 3 bedrooms. The 8 private flats would each have 3 bedrooms.

The 38 affordable units to be erected within the site would be a mixture of 1, 2 and 3 bed roomed houses, cottage flats and apartments.

In accordance with planning permission in principle 16/00594/PPM vehicular and cycle access to the houses and flats would be taken by way of two new accesses from the C111 public road to the east.

Pedestrian access to the site, as well as an alternative cycle access, would also be provided from the existing access and path that runs to the south of and parallel with the site.

The submitted details also include for the internal access roads, garages, parking courts, boundary treatments, indicative landscaping, areas of open space and SUDS.

A "pocket park" would be formed on the western part of the housing site. A central green spine would run from north to south through the middle of the site. That green spine would be intersected by the proposed roads running from east to west through the site. Landscaped areas of open space would also be formed along the entire southern edge of the site which would incorporate Core Path 98 within it. The SUDs for the development would be formed within the southeastern corner of this landscaped edge which would be designed as part of the openspace of the development. The central green spine will link into that southern area of openspace and connecting footpaths would be provided. Between the houses and the west boundary of the site is a large area of land to be used as an area of openspace in the form of a meadow. In the preparation of the ELLDP 2018 consideration had been given to using the northern part of that openspace as additional campus land for Gullane Primary School. However, that additional campus land is not at this time required. Footpath links will be formed through the area of openspace which will allow pedestrian and cycle access from the new houses, flats and apartments westwards through this openspace to Gullane Primary School, Millenium Wood and Recreation Park beyond.

Subsequent to the registration of this application, further drawings have been submitted showing revisions to the site layout including a change to the mix of residential units.

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

The development plan is the approved South East Scotland Strategic Development Plan (SESplan) and the adopted East Lothian Local Development Plan 2018.

There are no policies of the approved South East Scotland Strategic Development Plan (SESplan) relevant to the determination of this application. Proposal NK7: Saltcoats Field, of the adopted East Lothian Local Development Plan 2018 and Policies DP1 (Landscape Character), DP2 (Design), T1 (Development Location and Accessibility), (T2 (General Transport Impact), OS3 (Minimum Open Space Standards for New General Needs Housing), DP3 (Housing Density), DP9 (Development Briefs) HOU3 (Affordable Housing Quota), HOU4 (Affordable Housing Tenure Mix) and NH1 (Internationally Designated Sites (RAMSAR) of the adopted East Lothian Local Development Plan 2018 are relevant to the determination of this application.

Planning Advice Note 67 explains how Designing Places should be applied to new housing. In PAN 67, it is stated that the planning process has an essential role to play in ensuring that: (i) the design of new housing reflects a full understanding of its context - in terms of both its physical location and market conditions, (ii) the design of new housing reinforces local and Scottish identity, and (iii) new housing is integrated into the movement and settlement patterns of the wider area. The creation of good places requires careful attention to detailed aspects of layout and movement. Developers should think about the qualities and the characteristics of places and not consider sites in isolation. New housing should take account of the wider context and be integrated into its wider neighbourhood. The quality of development can be spoilt by poor attention to detail. The development of a quality place requires careful consideration, not only to setting and layout and its setting but also to detailed design, including finishes and materials. The development should reflect its setting, reflecting local forms of building and materials. The aim should be to have houses looking different without detracting from any sense of unity and coherence for the development or the wider neighbourhood.

Also material to the determination of this application is the Scottish Government Policy Statement entitled "Designing Streets". It provides an overview of creating places, with street design as a key consideration. It advises on the detail of how to approach the creation of well-designed streets and describes the processes which should be followed in order to achieve the best outcomes.

Also material to the determination of the application is the development brief for allocated site NK7: Saltcoats which is within the Development Briefs Supplementary Planning Guidance 2018 and the approved masterplan for the site as approved by the grant of planning permission in principle 16/00594/PPM. The Development Brief informed the masterplan and sets out the land uses expected for the allocated site and how the Council requires the site to be developed.

One representation to the application has been received which neither objects to nor supports the proposed development. The representation states that more housing in Gullane particularly affordable housing is welcome. However, the infrastructure – roads, sewage system, school, doctors etc - may not have the capacity to cope with the increase in population in Gullane. Roads are already congested and it would be a shame for everyone if Gullane was spoiled as a result of this development.

The impact of the proposed development on the infrastructure of Gullane was assessed through the previous application for planning permission in principle Ref: 16/00594/PPM and found, with some mitigation, to be acceptable. Developer Contributions towards increasing capacity at Gullane Primary School have been secured, and contributions to upgrade play facilities, sports pitch and transportation interventions have all been secured.

Gullane Community Council as a consultee to the application have made the following comments regarding the Planning Layout:-

- (i) There is vague or no connectivity at the southern end of Muirfield Drive and are reminded of the fiasco arising from the connectivity from the West of Fenton Gait East that was abandoned due to legal difficulties;
- (ii) We do not see a path ending to the south of the Millenium Wood as a suitable route for pedestrians, especially at night;
- (iii) There is no path at or around the southeast corner of the school which we understand is due to the issue of its needing to be supervised.

Additionally the Community Council state that (1) the Walking Catchments page of the Residential Travel Plan seems to seriously understate walking times by about 50%, (2) a consequence of poor connectivity will be a significant increase in traffic volumes down the High Street from this development in addition to existing developments. Complaints have been received from residents at Goosegreen regarding unregulated parking on the Green, which is causing problems of erosion, and (3) much of the connectivity seem dependant upon the delivery of ELC paths and access and reassurance that this will be available from the outset should be provided by the Council.

There is no footpath link leading from the site to the southern end of Muirfield Drive due to ownership issues of the land to the north of the site. However, as there will not be any boundary enclosures between the site and Muirfield Drive pedestrian and cycle access is currently possible.

The matter of unregulated parking at Goosegreen is not a material planning consideration in the determination of this application.

By the grant of planning permission in principle 16/00594/PPM approval has been given for the principle of the erection of up to 150 houses on the application site following technical assessments which demonstrated that local and wider infrastructure, subject to financial contributions and conditions, can accommodate such level of development. There can therefore be no objection in principle to the erection of the 150 residential units now proposed.

Therefore, in the determination of this application the Council, as Planning Authority, can only concern itself with the siting, design and external appearance of the development, the means of access to the site and the means of any enclosure of the boundaries of the site. In this regard the detailed proposals have to be considered against relevant development plan policy and the Illustrative Masterplan and conditions attached to planning permission in principle 16/00594/PPM.

The proposed residential development would form an extension to the existing housing on the southern edge of Gullane. Due to the relationship the proposed new houses, cottage flats and apartments would have with the existing houses the proposed residential development would be appropriate to its location and would not be out of keeping with the character of the settlement and local area. It would be seen against the backdrop of that existing housing and therefore would not appear isolated or sporadic. It would instead be well integrated into its surroundings.

The details now submitted for approval are for a scheme of development comprising a mix of detached, semi detached and terraced houses (24 types of residential units), with the houses, cottage flats and apartments being a mix of one and a half and two stories in height. The range of house types and sizes proposed would help to provide a distinctive

layout and streetscapes with identity. The total number of units proposed accords with the planning permission in principle granted for the site and the mix of residential units includes a range of sizes and types. The layout reflects the surrounding area, which is generally characterised by a mix of detached, semi-detached and terraced houses of a mix of single and two-storey.

The range of house types proposed would give a variation of architectural form to the development, which coupled with the orientation and layout of the buildings, would give a degree of variety of appearance to the development. The architecture of the proposed houses is of a traditional pitched roof form. It should be ensured that the use of render is the predominant wall finish as this would respect the built form of this part of Gullane. However, some use of a contrasting wall finish (i.e. reconstituted stone) would be acceptable providing it is limited to a distinctively complete feature of the houses and respectful of their design integrity. A condition can be imposed on a grant of approval of matters specified in conditions for the proposed development to address these matters of wall finishes.

The proposed layout is broadly consistent with the layout shown in the Illustrative Masterplan docketed to planning permission in principle 16/00594/PPM. It also generally complies with the Development Brief prepared as Supplementary Planning Guidance for the ELLDP 2018. The proposed houses, due to their positioning on the application site and by virtue of their height, size and scale, and architectural design would satisfactorily integrate into their surroundings and would not appear as prominent or intrusive features. This would ensure a visually attractive and cohesive development, with the proposed houses visible but not appearing incongruous or intrusive in their surroundings. The other components of the proposed development would not be harmful to the character and appearance of the area.

The proposed housing development would provide an attractive residential environment for future residents of the proposed houses. The houses are largely shown to be laid out in such a way that adheres to the normally accepted privacy and amenity criteria on overlooking. However due to the orientation and proximity of some of the houses to neighbouring plots and to safeguard the privacy and amenity of the occupants of some of those future neighbouring houses, conditions shall be attached to any grant of planning permission to ensure the installation of obscure glazing and the removal of permitted development rights to form new openings in the first floor and roof slope of some of the elevations of the houses to be built on Plots 08, 20, 21, 70, 94, 101, 108 and 111.

There is a change of levels of some 2-3m between the grouping of houses in the southeast corner of the site Plots (Plots 90-112). However, given that the distances of the houses and their gardens from adjacent plots, meets Council's standards for overlooking, this change in levels is not unacceptable and will not allow for harmful overlooking.

Subject to the imposition of the aforementioned conditions the occupants of each of the new houses would be afforded an appropriate level of privacy and residential amenity. The layout of the houses would also adhere to the normally accepted standards of overshadowing.

The application site is capable of accommodating all of the houses without being an overdevelopment of the site and without being incompatible with the density of existing housing development in the area.

On all of these foregoing findings on matters of design, layout and amenity, and subject to the imposition of conditions, the proposed development is consistent with Policies

DP1, DP2, DP3 and DP9 of the adopted East Lothian Local Development Plan 2018, and the Scottish Government Policy Statement entitled “Designing Streets”.

The delivery of the affordable housing has been agreed by the Council’s Strategic Investment and Regeneration team to be delivered by Places for People. The proposed mix and house types have also been agreed as delivering the following mix of 26 units for social rent and 12 units for mid market rent.

Therefore, the Strategic Investment and Regeneration Service manager raises no objection to the application which is consistent with Policies HOU3 and HOU4 of the adopted East Lothian Local Development Plan 2018.

The Councils Service Manager – Protective Services raises no objection to the application, satisfied that the proposed development would not result in a loss of amenity to any neighbouring or nearby residential property

As previously detailed, the proposed site layout includes areas of open space to be formed within the site. The Council’s Principle Amenity Officer raises no objection to the application, satisfied that the size and locations of the areas of open space proposed will provide for adequate informal recreation for the proposed development. It is therefore consistent with Policy OS1 of the adopted East Lothian Local Development Plan 2018.

There is no area indicated for equipped play within the site as in the determination of planning permission in principle 16/00594/PPM, a financial contribution was secured to enhance the existing play area at Recreation Park, close to the northwest boundary of the site, with additional facilities rather than provide a new facility within the application site.

Condition 3 of planning permission in principle application 16/00594/PPM requires the submission and approval of a scheme of landscaping prior to the commencement of development on the site, and thereafter secure the implementation of the scheme of landscaping. However, the approval of this matter as specified in Condition 3 of planning permission in principle application 16/00594/PPM is not sought through this application and thus the requirement to submit a landscaping scheme remains embodied in Condition 3 of planning permission in principle 16/00594/PPM and therefore remains in force. The applicant has submitted a Landscape General Arrangement Plan which indicatively shows where the landscaping for the site is to be undertaken, which demonstrates the layout can accommodate sufficient landscaping. However, the Council’s Landscape Officer notes that Condition 3 of planning permission in principle includes the requirement to provide of a native mixed woodland along the full length of the western boundary of the site. This has not been shown on the application drawings. Therefore the requirement for this mixed native woodland remains and will again be made a condition requiring the submission of landscaping scheme for the Approval of Matters.

The Council’s landscape Officer (Policy and Project) also notes that there is a level difference of some 2-3 metres between some of the houses in the southeast corner of the site (Plots 90-112). However, the Council’s Landscape Officer has not objected to or said that it is unacceptable in design and landscape terms, given the positioning of the houses and their garden in relation to each other. She raises no objection to the proposed layout of the development provided conditions are attached to any grant of Approval of Matters that will safeguard existing trees and to ensure the provision of an appropriate landscape scheme for the development including the provision of the native mixed woodland along the entire west boundary of the site.

Condition 4 of planning permission in principle application 16/00594/PPPM requires the submission of a programme of archaeological works (Trial Trench Evaluation) on the site of the proposed development in accordance with a written scheme of investigation submitted to and approved by the Planning Authority. However, the approval of this matter as specified in Condition 4 of planning permission in principle application 16/00594/PPM is not sought through this application. The requirement to submit the programme of archaeological works embodied in Condition 4 of planning permission in principle 16/00594/PPM therefore remains in force. Thus there is no requirement to also secure this again through a condition attached to this approval of matters specified in conditions application.

The principles of the means of accessing of the proposed residential development are already decided by the grant of planning permission in principle 16/00594/PM. The submitted details for accessing the proposed residential units are in accordance with these principles established by the grant of planning permission in principle 16/00594/PPM. Also the principle of 150 residential units accessing the site from the local road network has already been decided acceptable by the grant of planning permission in principle 16/00594/PPM.

The Council's Road Services raise no objection to the submitted details, being satisfied that the proposed development can be safely accessed by both cars, pedestrians and cyclists. Whilst there is no footpath link from the green central spine within the development to Muirfield Grove to the north, access is still currently possible. The Council's Roads Services also advise that the development would not result in unacceptable traffic congestion on the local road network, and that it would not result in a road or pedestrian safety hazard. They advise that whilst the location and amount of parking within the site is largely acceptable the houses to be built on plots 31-37 inclusive and Plots 46 -52 inclusive are shown to have carports with vehicular access doors within them. As such those car ports cannot count as parking spaces for the houses. As there is no other parking provided within the site for the houses to be built on plots 31-37 and 46-52 inclusive, it should be made a condition of a grant of Approval of Matters that the car ports that serve those houses shall be open fronted and shall not have doors within them. Subject to that planning control the amount of parking on the site is acceptable.

Conditions 5,6 and 7 of planning permission in principle application 16/00594/PPPM requires works require by Road Services including the introduction of a 30 mph speed limit, visibility splays and off site road improvements. However, the approval of this matter as specified in Condition 5,6 and 7 of planning permission in principle application 16/00594/PPM is not sought through this application. The requirement for works embodied in Conditions 5, 6 and 7 of planning permission in principle 16/00594/PPM therefore remains in force. Thus there is no requirement to also secure these again through a condition attached to this approval of matters specified in conditions application.

Condition 8 of planning permission in principle application 16/00594/PPM requires the submission of a Green Travel Plan, to have particular regard to provision for walking, cycling and public transport access to and within the site. However, the approval of this matter as specified in Condition 4 of planning permission in principle application 16/00594/PPM is not sought through this application. The requirement to submit the Green Travel Plan is embodied in Condition 4 of planning permission in principle 16/00594/PPM and therefore remains in force. Thus there is no requirement to also secure this again through a condition attached to this approval of matters specified in conditions application.

On these foregoing transportation and other access considerations the proposed residential development is consistent with Policies T1 and T2, of the adopted East Lothian Local ~Development Plan 2018.

Condition 9 of planning permission in principle application 16/00594/PPM requires the submission of a Construction Method Statement to minimise the impact of construction activity on the amenity of the area. However, the approval of this matter as specified in Condition 6 of planning permission in principle application 16/00594/PPM is not sought through this application. The requirement to submit the Construction Method Statement is embodied in Condition 9 of planning permission in principle 16/00594/PPM therefore remains in force. Thus there is no requirement to also secure this again through a condition attached to this approval of matters specified in conditions application.

The applicant has submitted a Drainage Strategy and Flood Risk Assessment.

The Scottish Environment Protection Agency (SEPA) and the Council's Team Manager for Structures, Flooding & Street Lighting have appraised the submitted Flood Risk Assessment and both raise no objection to the proposals, being satisfied that the development would not constitute a flood risk. However, SEPA have advised that the applicant should provide East Lothian Council with confirmation from Scottish Water that there is an available connection to the public sewer and that Scottish Water will accept waste from this development.

The Council's Biodiversity Officer advises that the Firth of Forth Special Protection Area (SPA) is designated as a Natura 2000 site because of its importance to over-wintering waders and wildfowl. One of the principal species of this designation is the pink footed goose which visits East Lothian farmland in abundance from September onwards each year. The SPA designation extends protection over landscapes that are not within the SPA boundary but which are still important for sustaining species listed in the citation. This potentially includes the arable fields south of Gullane, where pink footed geese feed.

The application proposal, by being on an arable field to the south of Gullane therefore, would potentially have a significant environmental impact, which could be experienced through loss of feeding area and displacement of geese to surrounding fields. Consequently in the determination of planning permission in principle 16/00594/PPM the Council undertook an Appropriate Assessment to determine whether displacement or disturbance will affect the integrity of the Firth of Forth Special Protection Area (SPA). That Appropriate Assessment concluded that subject to the proposed development incorporating the mitigation measures as identified in the ITPE assessment of effects on pink-footed goose as a qualifying feature of the Firth of Forth Special Protection Area the proposals would not impact on the integrity of the Firth of Forth Special Protection Area (SPA).

Condition 10 of planning permission in principle 16/00594/PPM requires that the mitigation measures for the prevention of disturbance and/or displacement of pink footed geese during the construction and operational phases of the development hereby approved shall be implemented in strict accordance with those detailed in section 5.2 'Mitigation Measures' of the 'SALTCOATS: Assessment of effects on pink footed goose (Anser brachyrhynchus) as a qualifying feature of the Firth of Forth Special Protection Area (SPA)' document by ITP Energised docketed to planning permission in principle 16/00594/PPM. However, the approval of this matter as specified in Condition 10 of planning permission in principle application 16/00594/PPM is not sought through this application. The requirement for the mitigation measures embodied in Conditions 10 of planning permission in principle 16/00594/PPM therefore remains in force. Thus, there

is no requirement to also secure these again through a condition attached to this approval of matters specified in conditions application.

A further Appropriate Assessment has been carried out for this detailed application for Approval of Matters. This included the in combination effects of other housing proposals within the Gullane Area. This Appropriate Assessment again concluded subject to the aforementioned mitigation measures the proposals would not compromise the objectives or designation and overall integrity of the SPA. Accordingly, the proposals do not conflict with Policies NH1 and DP13 of the adopted East Lothian Local Development Plan 2018 or Scottish Planning Policy: June 2014.

Condition 11 of planning permission in principle 16/00594/PPM requires the details for the proposed sustainable urban drainage scheme (SUDS) should be submitted for the written approval of the Planning Authority, in consultation with SEPA. A SUDS scheme has been submitted to the Planning Authority, and this has been forwarded onto SEPA for consultation. On this matter SEPA raise no objection to the 150 residential units now proposed. The Council's Team Manager for Structures, Flooding & Street Lighting advises that SUDS scheme demonstrates that the surface water drainage strategy for the site is acceptable and raises no objection to the application.

Scottish Water raise no objection to the application. They do however advise that Scottish Water is unable to confirm water capacity at Castle Moffat Water Treatment Works. Contact by the developer with Scottish Water is advised so they can fully appraise the proposals. Scottish Water also advise that the Wastewater Treatment works at Gullane has limited capacity and will therefore require an increase in the capacity on the receipt of information form the developer.

Condition 12 of planning permission in principle 16/00594/PPM requires the submission of the details of artworks to be provided on site or on a location away from the site and the artwork provided as approved prior to the occupation of the final residential unit approved for erection on the site. However, the approval of this matter as specified in Condition 12 of planning permission in principle application 16/00594/PPM is not sought through this application.

The mechanism of a financial contribution towards education (£2,235,393) and affordable housing (25% = 38 units) contributions as well as contributions to play facilities (£77,550 for enhancement of the existing play area at Recreation Park), sports pitch (£85,0500) and transportation interventions (£100,900.50) have already been secured through the grant of planning permission in principle 16/00594/PPM.

Proposal NK7 of the proposed Local Development Plan states that the application site is, as well as for housing, allocated for the expansion of the Gullane Primary School campus. This proposed expansion of the school campus land was shown on the indicative masterplan submitted with previous application 16/00594/PPM. Moreover, the applicant had indicated they would be willing to provide this additional land to the Council for this purpose. Notwithstanding this, the Council's Depute Chief Executive, Resources and People Services advised he had considered the impact of the necessary additional built footprint of Gullane Primary and Nursery School together with additional campus land required for outdoor play area space and car parking. He had confirmed that the existing residual school campus area of approximately 1.3ha was sufficient for the provision of the additional educational, recreation and playing field area for the projected capacity of the school arising from the cumulative impact of the residential development of this site, together with other LDP allocations in the school catchment area. This assessment is based on the standards set within the School Premises Act (Scotland) 1967, updated in 1973. On this basis the Depute Chief Executive, Resources and

People Services advised for application 16/00594/PPM that there was no requirement to secure through this application the proposed additional school campus land as shown on the indicative masterplan, as it is not required as a direct consequence of this proposed development.

The proposed site plan still shows that the northwest part of the site could be used as additional school campus land. As this remains part of the proposed development, the Depute Chief Executive, Resources and People Services is satisfied that it still provides for the potential for expansion of the school campus land in the future should this be required. In this he confirms the proposed housing would not prejudice the possible future development of the school campus land as an expansion to Gullane Primary School.

RECOMMENDATION:

That approval of matters specified in conditions 1(a-k) and 3 of planning permission in principle 16/00594/PPM 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 buildings 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 approval of matters specified in conditions, the external finishes of the houses and flats 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 and flats, 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. All such materials used in the construction of the houses and flats 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 occupation of the last house or flat hereby approved, the proposed access roads, parking spaces, and footpaths shall have been constructed on site in accordance with the docketed drawings.

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.

- 4 A timetable for the provision of the erection of the 1.8 metre high boundary enclosures for the rear gardens of the houses hereby approved shall be submitted to and approved in advance by the Planning Authority and development shall thereafter be carried out in full accordance with the timetable so approved, unless otherwise approved in writing by the Planning Authority.

Reason:

To ensure the satisfactory provision of the boundary enclosures in the interest of safeguarding the privacy and amenity of future residents of the development.

- 5 All the open space recreation areas indicated on the docketed drawings shall be available for use prior to the occupation of the last house or flat on the site. The open space recreation areas, when provided, shall be used for such purposes at all times thereafter unless agreed in writing by the Planning Authority.

Reason:

To ensure the satisfactory laying out of all areas of open space in the interest of the amenity of the future occupants of the dwellings hereby approved

- 6 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 re-contouring of the site including SUDS basin/ponds details; tree and shrub sizes, species, habitat, siting, planting distances and a programme of planting. Non-thorn shrub species should be located adjacent to pedestrian areas. The scheme shall 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.

It shall be based on the drawing titled 'Soft landscape layout' numbered SF-RF-AA-XX-DR-L-0002 and specifically include a mixed native species hedgerow along the full length of the southern boundary of the site, a native mixed woodland of a minimum of 20m wide along the full length of the western boundary of the site, groups of mixed sized species trees on the southerly located areas of open space, large species trees within open spaces throughout the site, and feature trees and landscaping on the eastern road frontage of the site. Large species trees should be spread throughout the site. Additional pine and oak trees should be included to the southern boundary areas. Holm oak should also be introduced to the mix. Feature pines, oaks and horse chestnuts should be placed within the centre of the large open spaces such as the linear park from plots 86 and 93 to 41 and 42; also within the park between plots 72 and 57 with root barriers to protect the underground services. Care should be taken in locating the large pine and beech trees close to property gables, no large species tree shall be located closer than 12m to any building. These should be substituted with hornbeams at plots 23, 30, 01 and 38. No shrub planted or hedged area shall be narrower than 1.5m to enable successful establishment of the landscaping to ensure successful amenity for the development. All hedging to rear of boundary wall shall be maintained at a height of between 1.75 and 2m in height.

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 completion of the development or occupation of any house hereby approved, whichever is the sooner. Any trees or plants which die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar species and final size, unless the Planning Authority gives written consent to any variation. No trees or shrubs, detailed in the approved landscaping plans to be retained on the site, shall be damaged or uprooted, felled, topped, lopped or interfered with in any manner without the previous written consent of the Planning Authority.

Reason:

In the interests of achieving an appropriate landscaped setting for the housing development.

- 7 No development shall take place on site until temporary protective fencing in accordance with Figure 2 of British Standard 5837_2012 "Trees in relation to design, demolition and construction" has been installed, and confirmed in writing by the Planning Authority. The fencing must be fixed in to the ground to withstand accidental impact from machinery, erected prior to site start and retained on site and intact through to completion of development. The position of this fencing must be as indicated on the drawing titled 'Tree retention and removal' numbered SF-RF-AA-XX-DR-L-0003 rev B, shall be positioned outwith the Root Protection Area (RPA) as defined by BS5837:2012 for all trees and approved in writing by the Planning Authority.

All weather notices should be erected on said fencing with words such as "Construction exclusion zone - Keep out". Within the fenced off areas creating the Construction Exclusion Zones the following prohibitions must apply:-

- _ No vehicular or plant access
- _ No raising or lowering of the existing ground level
- _ No mechanical digging or scraping
- _ No storage of temporary buildings, plant, equipment, materials or soil
- _ No hand digging
- _ No lighting of fires
- _ No handling discharge or spillage of any chemical substance, including cement washings

Planning of site operations should take sufficient account of wide loads, tall loads and plant with booms, jibs and counterweights (including drilling rigs), in order that they can operate without coming into contact with retained trees.

Reason

In order to form Construction Exclusion Zones around retained trees and protect retained trees from damage.

- 8 Prior to commencement of development on site, full details of the proposed Sustainable Drainage System shall be submitted to and approved in writing by the Planning Authority. Thereafter, the approved details shall be implemented as approved for the lifetime of the development.

Reason:

To ensure that the final Sustainable Drainage System design complies with 'Sewers for Scotland 3' and in the interest of flood prevention and the long term amenity of the site.

- 9 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.

- 10 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) a supplementary construction method statement shall be provided for the site to expand on that already provided and controlled through planning permission in principle 16/00594/PPM. This shall take account of routes to the site from the A198;

(ii) cycle parking shall be provided at the rate of 1 space per flat. This shall be provided in a secure/undercover area;

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

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

Reason:

In the interests of road safety.

- 11 Prior to the commencement of development confirmation from Scottish Water shall be provided that demonstrates that there is an available connection to the public sewer and that Scottish Water will accept waste from this development. If Scottish Water cannot accept foul drainage from this site, proposals for alternative arrangements should be provided, prior to the commencement of development and SEPA should be re-consulted.

Reason:

In the interests of ensuring that foul drainage from the site can be accommodated.

- 12 The roof lights on the east facing roof slopes of the houses to be built on Plots 08,101 & 108, on the west facing roof slopes of the houses to be built on Plots 70, 94 & 111, on the north facing roof slope of the house to be built on Plot 20 and on the south facing roof slope of the house to be built on Plot

21 shall be obscurely glazed, prior to the occupation of those houses. Thereafter those roof windows shall continue to be obscurely glazed unless otherwise agreed in writing by the Planning Authority.

Reason:

To safeguard the privacy and amenity of the occupants of neighbouring houses.

- 13 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 as amended by The Town and Country Planning (General Permitted Development) (Scotland) Amendment Order 2011 or by any other statutory instrument amending, revoking or re-enacting the 1992 Order, no windows or other glazed openings shall be formed on the first floor or within the roof slope of the east elevation of the houses to be built on Plots 08,101 & 108, the west elevation of the houses to be built on Plots 70, 94 & 111, north elevation of the house to be built on Plot 20 and on the south elevation of the house to be built on Plot 21 without the prior permission of the Planning Authority.

Reason:

In the interests of safeguarding the privacy and amenity of the occupants of neighbouring residential properties.

- 14 Notwithstanding that shown on drawings docketed to this Approval of Matters the car ports on plots 31-37 and 46-52 inclusive shall not have vehicular access doors installed within them but shall instead remain open fronted. Thereafter those car ports shall remain open fronted with no vehicular access doors unless otherwise approved in writing by the Planning Authority.

Reason

To meet the Council's Road Services parking standards for new housing.