



## NOTICE OF THE MEETING OF THE PLANNING COMMITTEE

WEDNESDAY 25 JUNE 2025, 10.00am  
COUNCIL CHAMBER, TOWN HOUSE, HADDINGTON  
& HYBRID MEETING FACILITY

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### Agenda of Business

#### Apologies

#### Declarations of Interest

*Members should declare any financial and non-financial interests they have in the items of business for consideration, identifying the relevant agenda item and the nature of their interest.*

1. Minutes for Approval – Planning Committee, 3 June 2025 (**pages 1-20**)
2. Minutes for Noting – Local Review Body (September 2024 to May 2025) (**pages 21-22**)
3. Further report of handling on planning application no. 24/01050/P: Erection of 14 flats and associated works, 34 Dirleton Avenue, North Berwick (**pages 23-100**)
4. Further report of handling on conservation area consent no. 24/01051/CAC: Demolition of building, 34 Dirleton Avenue, North Berwick (**pages 101-114**)
5. Planning application no. 24/01004/P: Installation of surface water pipe, Land East of Dunbar Garden Centre, Spott Road, Dunbar (**pages 115-120**)  
**Note:** *This application has been called off the Scheme of Delegation List by Councillor Collins for the following reason: Due to local concerns regarding flooding and possible environmental impact.*
6. Planning application no. 25/00024/PM: Erection of 24 houses, 36 flats, and associated works, Land at Former Wallyford Primary School, Albert Place (north), Wallyford (**pages 121-142**)

*Planning applications can be viewed on the Council's website within Planning Online at:*

<http://www.eastlothian.gov.uk/site/scripts/documents.php?categoryID=200192>

*Planning Committee reports can be viewed on the Council's website within the Committee Pages at:*

[https://www.eastlothian.gov.uk/meetings/committee/7/planning\\_committee](https://www.eastlothian.gov.uk/meetings/committee/7/planning_committee)

*Planning Committee meetings can be viewed on the Council's website within the Committee Pages at:*

<https://eastlothian.public-i.tv/core/portal/webcasts>

7. Planning application no. 24/01091/P: Installation of one wind turbine and associated works, Field to the West of Howden Wood, Gifford (**pages 143-156**)  
*Note: this application has been called off the Scheme of Delegation List by Councillor Collins for the following reason:* For further discussion on project for locals and applicant.  
*Note: this application has been called off the Scheme of Delegation List by Councillor McIntosh for the following reasons:* To allow discussion of the application in light of Policy 1 of NPF4, to look in further detail at policies 4b, 11 (ii) and 14 which are referenced in the recommendation to refuse, and to consider how the LDP and supplementary guidance note fit into our overall Development Plan. Further noting that the reference to the development being against NPF4 Policy 11(ii) appears to be a typo, as there is no section 11(ii) and clarity is requested on which part of Policy 11 has actually been drawn on for this refusal. It may also be useful to get input from the Climate Change Officer regarding this case, as if climate mitigation is being weighed against landscape effects, then a response from the officer with expertise in climate mitigation would help the Committee have a rounded view of the issues before making a determination.
8. Planning application no. 23/01155/AMM: Approval of matters specified in conditions 1(a) to (m) and (o), 5, 6, 9, 11, 12, 18, 19, 22, 23, and 27 of planning permission 21/01580/PM - Erection of local centre including 65 residential units, employment units (Classes 4 and 6), retail units (Class 1A), gym (Class 11), nursery (Class 10), wellbeing facility (Class 1A), supermarket (Class 1A), and associated works, Blindwells (**pages 157-171**)

**Laurence Rockey  
Chief Executive  
John Muir House  
Haddington**

**18 June 2025**

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