



MINUTES OF THE MEETING OF THE PLANNING COMMITTEE

**TUESDAY 7 OCTOBER 2025
DIGITAL MEETING FACILITY**

Committee Members Present:

Councillor N Hampshire (Convener)
Councillor L Allan
Councillor C Cassini
Councillor J Findlay
Councillor A Forrest
Councillor N Gilbert
Councillor C McGinn
Councillor S McIntosh
Councillor K McLeod
Councillor J McMillan
Councillor C Yorkston

Other Councillors Present:

Councillor C McFarlane

Council Officials Present:

Mr G Marsden, Service Manager – Planning
Ms T Murray, Principal Solicitor – Commercial
Ms E Taylor, Team Manager – Planning Delivery
Mr D Irving, Senior Planner
Ms M Haddow, Senior Roads Officer
Mr C Wiseman, Project Officer – Landscape
Mr A McEwen, Communications Adviser
Ms P Gray, Communications Adviser
Ms L Gillingwater, Team Manager – Democratic Services & Licensing
Ms E Barclay, Democratic Services Assistant

Clerk:

Ms B Crichton

Visitors Present/Addressing the Committee:

Items 2-13: Mr S Callan, Mr P Forsyth, Ms C Maher, Mr K Towler, and Mr J Knight

Apologies:

Councillor D Collins

Declarations of Interest:

None

The committee clerk recorded the attendance of Planning Committee members by roll call.

The committee clerk advised that, due to the technical issues, there had been a requirement to move the meeting to Microsoft Teams in order to proceed, which was compliant with Standing Orders as there were no restrictions on how meetings were held. The meeting remained quorate and all participants were able to participate in and view the meeting. The meeting would be recorded and made publicly available on the Council's website to satisfy requirements for public scrutiny. Further, in order to allow members of the public access to the democratic process, the Council had also allowed the public to join the Teams meeting remotely. In the circumstances, it was considered that this met the requirements of public scrutiny and the terms of Standing Orders.

1. MINUTES FOR APPROVAL
Planning Committee, 19 August 2025

Planning Committee members agreed the minutes as an accurate record of the meeting, subject to an amendment to more accurately reflect Lindsey McIntosh's objection.

2. PLANNING APPLICATION NO. 25/00352/P: INSTALLATION OF PARKING METERS, HIGH STREET, NORTH BERWICK

A report had been submitted in relation to planning application no. 25/00352/P. Daryth Irving, Senior Planner, presented the report, highlighting the salient points. The report recommendation was to grant consent.

Officers answered questions in relation to: the requirements of applications in a conservation area; space requirements between parking meters and the road edge; whether permission was required to erect signs to educate drivers, and whether these signs were taken into account in considering cumulative effect; why a full Environmental Impact Assessment (EIA) screening was not required; whether alternatives to the scheme and installation of parking meters had been considered; the impact of positioning a parking meter in front of a church, which was also a listed building; and the robustness of the assessment against planning policy in response to the Community Council's views.

Peter Forsyth, Project Manager – Growth & Sustainability, and Steve Callan, agent, spoke on behalf of the Council as applicant. Their presentation covered all twelve planning applications, as the principles and planning tests were the same for all proposals. Mr Forsyth discussed the background to the parking meters in North Berwick and the decisions made. He provided a timeline since East Lothian Council adopted its Local Transport Strategy and Parking Management Strategy in October 2018, and discussed the statutory processes which had been underway since 2022. He explained the different ways parking could be paid for, and that 'park by plate' was the preferred option. He also advised that an assessment process had been used to consider the best locations for the parking meters.

Mr Callan discussed the planning application process, and advised that the purpose of the applications was to reduce the current situation of inappropriate and illegal parking. He highlighted that while applications were required for parking meters within the conservation area, a further 28 parking meters proposed outwith the conservation area

could be installed under the Council's permitted development rights. He covered some of the discussions as part of the pre-application process, including feedback from key consultees, and refining some cabinet locations. He confirmed that the Planning Authority had determined in March 2025 that the meters on an individual and cumulative basis did not trigger any requirement for an EIA to support the applications. He highlighted information submitted with each application, and advised of locations requiring the installation of bollards. He highlighted the lack of consultee objections, the planning assessment outcome, where cabinets were seen as everyday street furniture within an urban environment; on this basis, they were assessed as not having a harmful impact on the appearance of the conservation area or listed buildings. He highlighted that the solar powered meters would require no electricity connection or excavation. He highlighted the meters' compliance with relevant policies and legislation, and asked Committee members to support the officer's recommendation to grant consent.

Committee members asked questions in relation to: evidence for there being parking issues in North Berwick; the cumulative effect of signage; other locations cabinets could be found; temporary traffic management and how the required 1.2m of clear footway would be maintained during installation; the time taken to install a cabinet; the security of the cabinets and the schedule for cash collection; how repairs would be undertaken; cost analysis of the scheme, particularly if only in use for the summer season; the proposed tariffs; and potential for relocation of the meter located outside St Andrew Blackadder Church. In response to questions, Mr Marsden provided guidance on the procedure, should Committee members wish to refuse permission for a specific location by condition.

Christiane Maher made representation on behalf of North Berwick Community Council. She began by making general remarks about all applications, and expressed disappointment that, despite all of the objections, none of the proposed meter locations had been moved. She described the planning assessments as superficial and dismissive of objections. She raised concerns about: community objections being ignored; some locations of cabinets being too intrusive; the overall site location plan not having been updated; the size of the parking meters in relation to other street furniture; the dismissal of the cumulative impact of the meters; and that the parking meters could not be said to preserve or enhance the character of the conservation area.

Kirsty Towler spoke against the applications on behalf of NB Heritage. She discussed what made North Berwick a special and vibrant place, and said that the town did not need an imposed parking scheme to remain lively. She raised concerns about: poor public engagement; an unsuitable scheme that was designed to raise income, rather than address seasonable limited inconvenience; that the cost was unjustified; that objections were ignored in an effort to avoid public hearing; incorrect documentation; overall costs, and a lack of information on the costs, income, and signage; site notices; a lack of information before Committee members on listed buildings and preserving the character and appearance of the conservation area; that the proposals offended relevant policies and legislation and would harm key views of listed buildings; the lack of full EIA; the lack of consideration of cumulative effect, and a misrepresentation on this matter to the Community Council; objectors not being notified of changes to documentation; the further parking meters proposed in parts of the conservation area where permitted development rights had not been withdrawn; and the content of the design statement. She asked the Committee to defer consideration of the applications so that the full picture could be considered. She expressed that parking meters would not stop inappropriate and unlawful parking, and stated that the proposals were in conflict with National Planning Framework 4 (NPF4) Policies 7 and 14, and East Lothian Local Development Plan 2018 (LDP) Policies CH1 and CH2.

Jeff Knight spoke against the applications, and explained he spoke on behalf of himself and some of the 7000 people who signed a petition against the parking management

scheme. He highlighted aspects of the design statement, and took issue with there being no proposal to increase enforcement. He highlighted that the applications were contrary to the statement that a controlled parking zone would only be introduced in North Berwick if the majority of residents supported it. He raised concern that: consultees had not been asked to consider the cumulative impact of the parking meters and signage; best practice had not been followed in line painting within a conservation area; high footfall would cause bottlenecks to arise and require pedestrians to walk on the road; and that the report described parking meters as being small and insignificant, which he disagreed with. He felt that the applications must be refused due to the impact on the historic architecture. Responding to questions, Mr Knight pointed out that planning policy had moved on since other conservation areas had installed parking meters, and felt that alternatives should be considered.

Officers responded to further questions regarding: the number of parking spaces on the high street; alternative locations to avoid a loss of parking spaces, and cabinets being placed in front of tourist attractions; and whether cumulative impact had been considered. Mr Marsden pointed out that a screening opinion had been undertaken for parking meters in March 2025, and had concluded that the proposals did not constitute an EIA development in terms of EIA regulations.

At the debate stage, Councillor Findlay, local member, discussed that, although the lack of support for parking restrictions from residents and businesses was not a material planning matter, he felt that their opinions still were at the heart of the matter. He also discussed: his opinion that the meters did not preserve the character of the conservation area; concerns that the positioning would mean that footways would no longer be fully accessible; his opinion that the cumulative impact of signage and meters had not been considered; and the lack of EIA supporting an unpopular policy. He sought to propose that all applications be continued until after such time as an EIA had been undertaken. He urged Committee members to consider that LDP Policy CH2 had not been met, and to show care for local democracy by voting down the applications. Councillor Allan, also a local member, agreed with Councillor Findlay's comments, and indicated that she would second his proposal to continue the applications.

The Convener allowed the objectors to speak again when it became clear that they had not yet made their remarks regarding this specific application. Ms Maher discussed the current street furniture as being less incongruous outside St Andrew Blackadder Church than the proposed parking meters would be, and disagreed that the meters should be seen in the context of parked cars in every location. Ms Towler made remarks on: the placement of the meters prevents maintenance of historic walls; cumulative visual harm; and the narrowing of the right of way to the beach. Mr Knight added comments about road safety risks in peak season and in areas of high footfall caused by the reduction in pavement width.

Responding to a question from Councillor McIntosh, Mr Marsden provided a fuller explanation on why an EIA had not been required. He advised that a screening opinion had been undertaken due to there being a Site of Special Scientific Interest (SSSI) and a European Special Protection Area (SPA). In terms of conservation matters, the site boundary is that of the North Berwick Conservation Area the actual area covered by the individual meters is considerably less and falls below the 0.5ha threshold for this type of development.

Returning to the debate, Committee members commented on: difficulties getting around with families in peak season due to the number of cars; the cabinets' slimline design minimising the impact on footways; the current situation with illegal and irresponsible parking and need for the parking scheme; the need to encourage visitors to travel by bus; the presence of the meters encouraging better behaviour, and a reduction in parking

issues; consideration of refusing the cabinet outside St Andrew Blackadder Church; their gratitude to the objectors for expressing their strong views; the good work of the Planning Authority within North Berwick; the increase in population in North Berwick causing parking issues and unsafe situations; the planning assessment being a fair reflection of the impact of the proposals; and that a lack of parking deterred visitors to the town centre.

The Convener proposed that the application be supported without amendment, however, he asked officers to consider whether the meter in front of St Andrew Blackadder Church could be relocated.

In response to Councillor Findlay's proposal, Mr Marsden explained that the Council had already undertaken an EIA screening, and that this was an operational determination and not a political decision. Councillor Findlay therefore agreed to amend his proposal so that the applications would be continued to allow officers to reconsider their position on the requirement for an EIA, and Councillor Allan agreed to second this amended proposal.

The Convener moved to a roll call vote on Councillor Findlay's proposal to continue the applications, and votes were cast as follows:

Support:	3	(Councillors Allan, Cassini, and Findlay)
Against:	8	(Councillors Hampshire, Forrest, Gilbert, McGinn, McIntosh, McLeod, McMillan, and Yorkston)
Abstain:	0	

The Convener then moved to a roll call vote on the officer's recommendation to grant consent (option 1), alongside Councillor Findlay's proposed amendment to grant consent, but to refuse the condition outside St Andrew Blackadder Church by condition (option 2). Votes were cast as follows:

Option 1:	8	(Councillors Hampshire, Forrest, Gilbert, McGinn, McIntosh, McLeod, McMillan, and Yorkston)
Option 2:	0	
Refuse:	3	(Councillors Allan, Cassini, and Findlay)
Abstain:	0	

Decision

Planning Committee agreed to grant planning permission, subject to the following conditions:

- 1 The development hereby approved shall begin before the expiration of 3 years from the date of this permission.

Reason:

Pursuant to Section 58 of the Town and Country Planning (Scotland) Act 1997 as amended.

- 2 The parking meters hereby approved shall be installed such that they allow at least 1.2 metres unobstructed clear footway width to remain available for users of the footway.

Reason:

In the interests of road and pedestrian safety.

Sederunt: Councillor Allan left the meeting.

3. PLANNING APPLICATION NO. 25/00355/P: INSTALLATION OF PARKING METERS, MELBOURNE PLACE, NORTH BERWICK

A report had been submitted in relation to planning application no. 25/00355/P. Mr Irving presented the report, highlighting the salient points. The report recommendation was to grant consent.

Ms Towler and Mr Knight objected to the placement of the parking meter on the corner of Melbourne Place and Quality Street. Ms Towler felt that the lack of a sculpture or feature at this major intersection was a missed opportunity.

The Convener and Councillor McMillan commented that these proposals would help enhance safety and to control parking issues, which were needed in North Berwick.

The Convener then moved to a roll call vote on the officer's recommendation to grant consent. Planning Committee members voted in support of the officer's recommendation, apart from Councillor Findlay, who voted against the recommendation.

Decision

Planning Committee agreed to grant planning permission, subject to the following conditions:

- 1 The development hereby approved shall begin before the expiration of 3 years from the date of this permission.

Reason:

Pursuant to Section 58 of the Town and Country Planning (Scotland) Act 1997 as amended.

- 2 The parking meters to be installed on the corner of Melbourne Place and Quality Street and next to the public toilet building in Melbourne Place car park both as hereby approved shall be installed such that they allow at least 1.2 metres unobstructed clear footway width to remain available for users of the footway.

Reason:

In the interests of road and pedestrian safety.

- 3 Prior to the commencement of development a Stage 2 Road Safety Audit shall be submitted to and approved by the Planning Authority, which shall be undertaken for the detailed design of the parking meter and associated infrastructure to be sited in the northeast corner of the Melbourne Place car park (shown in inset B on docketed drawing no. 332611186-STN-GEN-XX-DR-TP-0408 Rev P01), and shall include an implementation programme describing when measures identified in the audit will be provided in relation to construction of the parking meter and any associated infrastructure.

The Road Safety Audit shall be carried out in accordance with the most recent revision of GG119 Road Safety Audit.

Reason:

In the interests of road and pedestrian safety.

- 4 Immediately following completion of the development, the date of which shall be provided in writing to the Planning Authority, a Stage 3 Road Safety Audit - Post Opening shall be submitted to and approved by the Planning Authority for the parking meter and associated

infrastructure to be sited in the northeast corner of the Melbourne Place car park (shown in inset B on docketed drawing no. 332611186-STN-GEN-XX-DR-TP-0408 Rev P01).

The Road Safety Audit shall be carried out in accordance with the most recent revision of GG119 Road Safety Audit.

Reason:

In the interests of road and pedestrian safety.

4. PLANNING APPLICATION NO. 25/00764/P: INSTALLATION OF PARKING METERS, BOLLARDS AND FORMATION OF HARDSTANDING AREA, FORTH STREET, NORTH BERWICK

A report had been submitted in relation to planning application no. 25/00764/P. Mr Irving presented the report, highlighting the salient points. The report recommendation was to grant consent.

Mr Irving responded to a question about consideration given to pedestrian safety issues, given the closeness of the meters to a licensed premises.

Ms Maher raised concern about the positioning of one of the meters and associated bollards, specifically the cabinet to be positioned where the road narrowed, which she felt provided a poor welcome to the town.

Ms Towler raised concern that notification had not been made about the change from five proposed parking meters to three. She also raised concern over the pavement being narrowed at the rights of way to the beach, and about cabinets preventing maintenance of the Hope Rooms. She was also concerned that the cabinet proposed for outside the beauty therapy salon could not leave the required pavement width of 1.2m, and would prevent maintenance of the building. She objected to the visual clutter and the harm to the conservation area. In response, Mr Irving explained that the removal of two meters from the application, as a reduction in the number of meters proposed, meant that it had not been necessary to readvertise and renotify the application. The two meters had been removed due to them being located on a different road to that which was included on the application form address.

Mr Knight felt that bollards were being positioned at the worst possible location along the stretch of road; he questioned whether this had to be built out as far as was currently proposed, and suggested that this cabinet be moved to a different location.

Councillor McMillan sought Road Services' opinion on the position of this meter. Morag Haddow, Senior Transportation Officer, explained that the Road Safety Audit would consider the impact of the proposals on all road users.

Councillor Findlay reiterated that his objection to all proposals related to LDP Policy CH2. He agreed with the objectors' comments about the proposed locations of the two most easterly cabinets, due to their positioning on walkways to the beach, and near to the Hope Rooms and a licensed premises. He would vote against the officer's recommendation.

The Convener pointed out that the build out may act as a traffic calming measure, and acknowledged that the Road Safety Audit would be undertaken prior to the commencement of the development. Councillor McMillan echoed these comments.

The Convener then moved to a roll call vote on the officer's recommendation to grant consent. Planning Committee members voted in support of the officer's recommendation, apart from Councillor Findlay, who voted against the recommendation.

Decision

- 1 The development hereby approved shall begin before the expiration of 3 years from the date of this permission.

Reason:

Pursuant to Section 58 of the Town and Country Planning (Scotland) Act 1997 as amended.

- 2 The parking meter to be installed in the location as shown in Inset B on docketed drawing no. 332611186-STN-GEN-XX-DR-TP-0407 Rev P04 as hereby approved shall be installed such that it allows at least 1.2 metres unobstructed clear footway width to remain available for users of the footway.

Reason:

In the interests of road and pedestrian safety.

- 3 Prior to the commencement of development, a detailed drainage assessment shall be submitted to and approved by the Planning Authority for the parking meter to be installed in the location as shown in Inset A on docketed drawing no. 332611186-STN-GEN-XX-DR-TP-0407 Rev P04 to demonstrate the proposed kerbed buildout will not cause localised ponding or flooding issues. The parking meter shall be installed in accordance with the findings of the detailed drainage assessment as so approved.

Reason:

In the interests of flood management.

- 4 Prior to the commencement of development a Stage 2 Road Safety Audit shall be submitted to and approved by the Planning Authority, which shall be undertaken for the detailed design of the parking meter to be installed in the location as shown in Inset A on docketed drawing no. 332611186-STN-GEN-XX-DR-TP-0407 Rev P04, and associated infrastructure, and shall include an implementation programme describing when measures identified in the audit will be provided in relation to construction of the parking meter and any associated infrastructure.

The Road Safety Audit shall be carried out in accordance with the most recent revision of GG119 Road Safety Audit.

Reason:

In the interests of road and pedestrian safety.

- 5 Immediately following completion of the works to install the parking meter and associated infrastructure in the location as shown in Inset A on docketed drawing no. 332611186-STN-GEN-XX-DR-TP-0407 Rev P04, the date of which shall be provided in writing to the Planning Authority, a Stage 3 Road Safety Audit - Post Opening shall be submitted to and approved by the Planning Authority.

The Road Safety Audit shall be carried out in accordance with the most recent revision of GG119 Road Safety Audit.

- 6 Prior to development commencing to install the parking meter in the location as shown in Inset C on docketed drawing no. 332611186-STN-GEN-XX-DR-TP-0407 Rev P04, a detailed topographical survey of the location for the meter shall be submitted to and approved by the Planning Authority, and shall include an implementation programme describing when measures identified in the survey will be provided in relation to construction of the parking meter.

Reason:

In the interests of road and pedestrian safety.

5. PLANNING APPLICATION NO. 25/00655/P: INSTALLATION OF PARKING METERS, BOLLARDS AND FORMATION OF HARDSTANDING AREA, QUALITY STREET, NORTH BERWICK

A report had been submitted in relation to planning application no. 25/00655/P. Mr Irving presented the report, highlighting the salient points. The report recommendation was to grant consent.

Councillor Findlay asked why the two most northerly meters were so close together, and Mr Forsyth explained that this would avoid unnecessary crossing of the busy access to the high street.

Ms Maher raised objection to the visual impact of two of the proposed meters, particularly the most southerly meter proposed within the area of planters and decorative trees.

Ms Towler objected to the positioning of the most northerly meter, due to the presence of a recess downpipe between two buildings, and prevention of maintenance of a blind doorway. She was also concerned about the positioning of the proposed meter in The Lodge car park, as it would be placed against a listed wall, and due to the loss of a tree.

Mr Knight raised objection to the most northerly meter on the basis of the narrowing of the pavement between the Seabird Centre and the high street, which was very busy in peak season. He also pointed out that the camber of the road meant parked cars leant towards the pavement. He felt that there was too much street clutter around the proposed middle parking meter; he questioned whether this meter was needed due to the lack of parking spaces in this location. He echoed Ms Towler's remarks about the loss of the tree in The Lodge car park, and would support this meter being moved.

In response to a question from the Convener, Mr Irving explained that the meter would be slightly offset from the wall. Chris Wiseman, Project Officer – Landscape, advised that he was satisfied that there would be no adverse impact on the tree if an auger post hole borer was used in this location.

Councillor Findlay felt that having two meters so close together was unnecessary, and asked officers to reconsider this proposal. He agreed with the objectors' comments about street clutter and narrowing of the footway.

The Convener did not have concerns about the distance of the parking meter from the wall, but did accept concerns that two meters may not be required so close together; he would support the application, but would ask officers to review the positioning of all meters. He thought that the tree in the car park had to be protected from moving vehicles, and suggested that the remaining space could be used for cycle parking. Councillor McMillan echoed these points, and added that the presence and positioning of parking meters could also change behaviour around parking, and could landmark certain attractions. Councillor Cassini asked that officers ensured no trees would be lost as part of the process.

The Convener then moved to a roll call vote on the officer's recommendation to grant consent. Planning Committee members voted in support of the officer's recommendation, apart from Councillor Findlay, who voted against the recommendation.

Decision

- 1 The development hereby approved shall begin before the expiration of 3 years from the date of this permission.

Reason:

Pursuant to Section 58 of the Town and Country Planning (Scotland) Act 1997 as amended.

- 2 The parking meters to be installed to the rear of the footway between nos. 23 and 25 Quality Street and opposite no.13 Quality Street as hereby approved shall each be installed such that it allows at least 1.2 metres unobstructed clear footway width to remain available for users of the footway.

Reason:

In the interests of road and pedestrian safety.

- 3 Prior to the commencement of development a Stage 2 Road Safety Audit shall be submitted to and approved by the Planning Authority, which shall be undertaken for the detailed design of the parking meter and associated infrastructure to be sited in the Lodge car park (shown in inset C on docketed drawing no. 332611186-STN-GEN-XX-DR-TP-0406 Rev P02), and shall include an implementation programme describing when measures identified in the audit will be provided in relation to construction of the parking meter and any associated infrastructure.

The Road Safety Audit shall be carried out in accordance with the most recent revision of GG119 Road Safety Audit.

Reason:

In the interests of road and pedestrian safety.

- 4 Immediately following completion of the development, the date of which shall be provided in writing to the Planning Authority, a Stage 3 Road Safety Audit - Post Opening shall be submitted to and approved by the Planning Authority for the parking meter and associated infrastructure to be sited in the Lodge car park (shown in inset C on docketed drawing no. 332611186-STN-GEN-XX-DR-TP-0406 Rev P02).

The Road Safety Audit shall be carried out in accordance with the most recent revision of GG119 Road Safety Audit.

Reason:

In the interests of road and pedestrian safety.

- 5 The excavation holes for the bollards to be installed next to the parking meter within the Lodge car park as hereby approved shall be formed using an auger post hole borer, unless otherwise approved in writing by the Planning Authority.

Reason:

To ensure the retention of a tree in the interests of the landscape character of the area.

6. PLANNING APPLICATION NO. 25/00762/P: INSTALLATION OF PARKING METERS, BOLLARDS AND FORMATION OF HARDSTANDING AREAS, ST ANDREW STREET, NORTH BERWICK

A report had been submitted in relation to planning application no. 25/00762/P. Mr Irving presented the report, highlighting the salient points. The report recommendation was to grant consent.

In response to a question, Mr Forsyth explained that two meters were close together due to there being different tariffs for cars parked in the Glebe car park and those parked on the road.

Ms Towler commented that the parking scheme ought to have one ticket to suit all locations. She also objected to the loss of trees and landscaping incurred by the installation of two parking meters in the car park.

Mr Knight objected to the height of the cabinet, which he said would impose by 0.5m higher than anything else on the street. He also thought that the two charging schemes would cause confusion.

Committee members asked questions on the various charging schemes and signage, and whether the most southerly meter could be moved so that it was opposite the car park.

Committee members commented on: the proposals being well thought through; drivers having to think about where they parked and the charges incurred; and that they were satisfied that the locations would not cause damage to trees.

The Convener then moved to a roll call vote on the officer's recommendation to grant consent. Planning Committee members voted in support of the officer's recommendation, apart from Councillor Findlay, who voted against the recommendation.

Decision

- 1 The development hereby approved shall begin before the expiration of 3 years from the date of this permission.

Reason:

Pursuant to Section 58 of the Town and Country Planning (Scotland) Act 1997 as amended.

- 2 Prior to the commencement of development a Stage 2 Road Safety Audit shall be submitted to and approved by the Planning Authority, which shall be undertaken for the detailed design of the parking meters and associated infrastructure to be installed within the Glebe Car Park, and shall include an implementation programme describing when measures identified in the audit will be provided in relation to construction of the parking meters and any associated infrastructure.

The Road Safety Audit shall be carried out in accordance with the most recent revision of GG119 Road Safety Audit.

Reason:

In the interests of road and pedestrian safety.

- 3 Immediately following completion of the development, the date of which shall be provided in writing to the Planning Authority, a Stage 3 Road Safety Audit - Post Opening shall be submitted to and approved by the Planning Authority for the parking meters and associated infrastructure to be installed within the Glebe Car Park.

The Road Safety Audit shall be carried out in accordance with the most recent revision of GG119 Road Safety Audit.

Reason:

In the interests of road and pedestrian safety.

- 4 No development shall take place on site until the existing lime trees adjacent to the entrance of the Glebe Car Park within the location shown as Inset A on docketed drawing no. 332611186-STN-GEN-XX-DR-TP-0402 Rev P04 have been protected by temporary

protective fencing, in accordance with details to be submitted to and approved in writing in advance by the Planning Authority.

The temporary protective fencing shall be erected prior to works commencing, kept in good condition through the works and shall be retained on site fully intact through to the completion of the site development.

Reason:

To ensure the protection of trees within the application site in the interests of safeguarding the landscape character of the area.

- 5 Only the Rowan tree within the location shown as Inset B on docketed drawing no. 332611186-STN-GEN-XX-DR-TP-0402 Rev P04 shall be felled. Replacement planting of a new tree shall be carried out in the first planting season following completion of the development of a species and in a location to be agreed in writing with the Planning Authority prior to the commencement of development.

No other trees 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. If any tree to be retained on the site is removed, damaged or dies as a result of the site works hereby approved it 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 the interests of the landscape character of the area.

7. PLANNING APPLICATION NO. 25/00363/P: INSTALLATION OF PARKING METERS, ST MARGARETS ROAD, NORTH BERWICK

A report had been submitted in relation to planning application no. 25/00363/P. Mr Irving presented the report, highlighting the salient points. The report recommendation was to grant consent.

Responding to a question from Councillor Findlay, Mr Forsyth explained that locations had been proposed to ensure there were only short walking distances to parking meters, and pointed out that one of the meters served a very steep section of St Margarets Road. He also advised that St. Margarets Court had not been adopted by the Roads Authority.

Ms Towler objected to the introduction of clutter to a wholly residential street. She also highlighted that the requirements for 1.2m of space on the footway could only be achieved by including the kerb, and that residents would be prevented from maintaining walls if meters were placed too close. Mr Knight added that the parking meters were turning a rural environment into an urban environment, and he objected to the visual impact.

Councillor Findlay raised concern that drivers would park on the private road to avoid the parking control zone. The Convener commented on the heavy use of the private road for parking already, and supported the addition of these parking meters to control the parking of those cars whose drivers could not find a space in the town centre.

The Convener then moved to a roll call vote on the officer's recommendation to grant consent. Planning Committee members voted in support of the officer's recommendation, apart from Councillor Findlay, who voted against the recommendation.

Decision

- 1 The development hereby approved shall begin before the expiration of 3 years from the date of this permission.

Reason:

Pursuant to Section 58 of the Town and Country Planning (Scotland) Act 1997 as amended.

- 2 The parking meters hereby approved shall be installed such that they allow at least 1.2 metres unobstructed clear footway width to remain available for users of the footway.

Reason:

In the interests of road and pedestrian safety.

8. PLANNING APPLICATION NO. 25/00365/P: INSTALLATION OF PARKING METERS, WESTGATE, NORTH BERWICK

A report had been submitted in relation to planning application no. 25/00365/P. Mr Irving presented the report, highlighting the salient points. The report recommendation was to grant consent.

Ms Maher vehemently disagreed with the planning assessment of the two proposed parking meters, and questioned whether the planning officer had viewed the site. Ms Towler thought there was merit in the suggestion that a cabinet should not crowd the footway, but said it was fundamentally wrong to suggest that the amenity area was disguised by parked cars when it had double yellow lines. She also questioned how maintenance would be carried out after the parking meters had been installed. Mr Knight echoed the other objectors' remarks, and felt that the addition of parking meters in an unspoiled part of the conservation area could begin the degrading of this area.

Councillors Findlay and Cassini indicated they concurred with the objectors. They agreed that cabinets should not be added in this historic place, and thought the proposals fell foul of LDP Policy CH2.

Councillors McMillan and Hampshire commented on: the planning assessment being an objective assessment of the situation and need to control parking; the benefits of the behaviour change caused by the introduction of parking meters outweighing the points put forward by objectors; the parking meter's size and location next to the litter bin; and parking meters being accepted pieces of street furniture across conservation areas.

The Convener then moved to a roll call vote on the officer's recommendation to grant consent. Planning Committee members voted in support of the officer's recommendation, apart from Councillors Findlay and Cassini, who voted against the recommendation.

Decision

- 1 The development hereby approved shall begin before the expiration of 3 years from the date of this permission.

Reason:

Pursuant to Section 58 of the Town and Country Planning (Scotland) Act 1997 as amended.

- 2 The parking meters hereby approved shall each be installed such that it allows at least 1.2 metres unobstructed clear footway width to remain available for users of the footway.

Reason:

In the interests of road and pedestrian safety.

9. PLANNING APPLICATION NO. 25/00731/P: INSTALLATION OF PARKING METERS, BOLLARDS AND FORMATION OF HARDSTANDING AREA, MELBOURNE ROAD, NORTH BERWICK

A report had been submitted in relation to planning application no. 25/00731/P. Mr Irving presented the report, highlighting the salient points. The report recommendation was to grant consent.

In response to a question from Councillor Findlay, Mr Irving confirmed that no parking space would be lost to the proposal.

Ms Maher objected to the similar assessment of meters which she considered to be in very different circumstances, and especially objected to the meter which she felt was particularly incongruous in its position; she commented that this cabinet would be viewed all the way down the footpath, with views out to Bass Rock and the Seabird Centre. She also raised concern about the distance to the nearest parking meter for drivers who parked on Balfour Street, and the visual impact of the meters on the scenic landscape.

Ms Towler added that the parking meters would be in full view from the beach. She took issue with the notion that the cabinets would be viewed against parked cars, since cars may not always be present. She thought that the cabinets would prevent maintenance of the wall. She also felt that the proposals lacked due consideration of the needs of visually impaired people.

Mr Knight felt strongly that the parking meters would stand out against the landscape of the beach, Bass Rock, the harbour, and other features. He described the decision as 'life or death' for the views along this stretch, and implored Committee members to consider their decision carefully. He suggested that locating the meters on the opposite side of the road would be preferable. In response, Mr Forsyth explained that the placement of meters on the opposite side of the road had been avoided due to the immediate impact on residents' windows.

Committee members commented that: the small parking meters would not have a visual impact on the views to and from the beach; the avoidance of impact on residents' windows was an example of well thought through proposals; a turnover of cars in this area would be beneficial; and they gave support to the work of Planners in response to comments made by objectors.

The Convener then moved to a roll call vote on the officer's recommendation to grant consent. Planning Committee members voted in support of the officer's recommendation, apart from Councillor Findlay, who voted against the recommendation.

Decision

- 1 The development hereby approved shall begin before the expiration of 3 years from the date of this permission.

Reason:

Pursuant to Section 58 of the Town and Country Planning (Scotland) Act 1997 as amended.

- 2 The parking meter to be positioned on the north side of the road on the footway opposite no. 4 Melbourne Road as hereby approved shall be installed such that it allows at least 1.2 metres unobstructed clear footway width to remain available for users of the footway.

Reason:

In the interests of road and pedestrian safety.

- 3 Prior to the commencement of development a Stage 2 Road Safety Audit shall be submitted to and approved by the Planning Authority, which shall be undertaken for the detailed design of the parking meter and associated infrastructure to be positioned on the north side of the road on the footway opposite no. 13 Melbourne Road (shown in inset B on docketed drawing no. 332611186-STN-GEN-XX-DR-TP-0410 Rev P04), and shall include an implementation programme describing when measures identified in the audit will be provided in relation to construction of the parking meter and any associated infrastructure.

The Road Safety Audit shall be carried out in accordance with the most recent revision of GG119 Road Safety Audit.

Reason:

In the interests of road and pedestrian safety.

- 4 Immediately following completion of the development, the date of which shall be provided in writing to the Planning Authority, a Stage 3 Road Safety Audit - Post Opening shall be submitted to and approved by the Planning Authority for the parking meter and associated infrastructure to be positioned on the north side of the road on the footway opposite no. 13 Melbourne Road (shown in inset B on docketed drawing no. 332611186-STN-GEN-XX-DR-TP-0410 Rev P04).

The Road Safety Audit shall be carried out in accordance with the most recent revision of GG119 Road Safety Audit.

Reason:

In the interests of road and pedestrian safety.

Sederunt: Councillor Gilbert left the meeting.

10. PLANNING APPLICATION NO. 25/00636/P: INSTALLATION OF PARKING METERS, KIRK PORTS, NORTH BERWICK

A report had been submitted in relation to planning application no. 25/00636/P. Mr Irving presented the report, highlighting the salient points. The report recommendation was to grant consent.

Ms Towler considered that the northerly parking meter would prevent maintenance of the gable and would interfere with bike racks. She considered that the meter positioned on the southern boundary of The Law had been strangely positioned halfway along an elevation; she both meters were harmful to the conservation area, and should be looked at more carefully.

Mr Knight questioned what would happen to the current cycle parking. He was concerned about the visual impact of the southerly meter on the viewpoints of St Andrews Blackadder Church, and the war memorial up to The Lodge. In response, Mr Forsyth explained the rationale behind the positioning of these meters, and confirmed that maintenance and cycle parking would not be affected. He also discussed where tickets would be bought for various parking locations.

The Convener indicated he would support the application, but asked officers to reconsider the positioning of the cabinet currently proposed to be positioned at the south end of the car park, to reduce the change of anyone trying to buy a ticket for the high street in the wrong

place. Councillor Findlay agreed that this cabinet should be moved to the northeast corner of the car park to reduce ambiguity.

The Convener then moved to a roll call vote on the officer's recommendation to grant consent. Planning Committee members voted in support of the officer's recommendation, apart from Councillor Findlay, who voted against the recommendation.

Decision

- 1 The development hereby approved shall begin before the expiration of 3 years from the date of this permission.

Reason:

Pursuant to Section 58 of the Town and Country Planning (Scotland) Act 1997 as amended.

- 2 The parking meters hereby approved shall each be installed such that it allows at least 1.2 metres unobstructed clear footway width to remain available for users of the footway.

Reason:

In the interests of road and pedestrian safety.

11. PLANNING APPLICATION NO. 25/00360/P: INSTALLATION OF PARKING METER, SCHOOL ROAD, NORTH BERWICK

A report had been submitted in relation to planning application no. 25/00360/P. Mr Irving presented the report, highlighting the salient points. The report recommendation was to grant consent.

Councillor Findlay asked about the arrangements for parking at the museum library, and Mr Forsyth explained that this was controlled by separate order and would remain for the sole use of visitors to the library.

Ms Towler reiterated her earlier concerns about maintenance of a wall with a parking meter set against it. She also questioned why the cabinet was being placed in the curtilage of a listed building within the conservation area, when the meter had no relationship to the building. Mr Knight also raised objection to the parking meter on the basis that the proposed location was framed by the characterful pillars of the museum library, and expressed disbelief that an alternative location could not be found.

Councillors McMillan and Hampshire commented on the thoughtful consideration given to the positioning, and supported it being positioned next to a building which was in the Council's ownership.

The Convener then moved to a roll call vote on the officer's recommendation to grant consent. Planning Committee members voted in support of the officer's recommendation, apart from Councillor Findlay, who voted against the recommendation.

Decision

- 1 The development hereby approved shall begin before the expiration of 3 years from the date of this permission.

Reason:

Pursuant to Section 58 of the Town and Country Planning (Scotland) Act 1997 as amended.

- 2 The parking meter hereby approved shall be installed such that it allows at least 1.2 metres unobstructed clear footway width to remain available for users of the footway.

Reason:

In the interests of road and pedestrian safety.

12. PLANNING APPLICATION NO. 25/00358/P: INSTALLATION OF PARKING METER, QUADRANT, NORTH BERWICK

A report had been submitted in relation to planning application no. 25/00358/P. Mr Irving presented the report, highlighting the salient points. The report recommendation was to grant consent.

Ms Maher questioned how the placement of this parking meter could be said to be preserving the character of the conservation area. Ms Towler added that the cabinet would add urban clutter to an open space and spoil a lovely part of North Berwick. She described this proposal as being one of the 'worst offenders'.

Mr Knight agreed that the simple utility space was so far unspoiled by street furniture. He listed his professional credentials and commented negatively on the officer assessments of the proposals. The Convener disagreed with Mr Knight's evaluation; he commented positively on the work of Council officers, and welcomed their professional opinions.

Councillor McMillan commented that the position had been thoughtfully chosen on the important access and egress point to the town, and felt it would improve safety. The Convener added that the build out would not obstruct use of the footpath, and he considered that the scale and size of the cabinet would have no major impact on the area of open space.

The Convener then moved to a roll call vote on the officer's recommendation to grant consent. Planning Committee members voted in support of the officer's recommendation, apart from Councillor Findlay, who voted against the recommendation.

Decision

- 1 The development hereby approved shall begin before the expiration of 3 years from the date of this permission.

Reason:

Pursuant to Section 58 of the Town and Country Planning (Scotland) Act 1997 as amended.

- 2 The parking meter hereby approved shall be installed such that it allows at least 1.2 metres unobstructed clear footway width to remain available for users of the footway.

Reason:

In the interests of road and pedestrian safety.

13. PLANNING APPLICATION NO. 25/00657/P: INSTALLATION OF PARKING METER, BOLLARDS, AND FORMATION OF HARDSTANDING AREA, TANTALLON TERRACE, NORTH BERWICK

A report had been submitted in relation to planning application no. 25/00657/P. Mr Irving presented the report, highlighting the salient points. The report recommendation was to grant consent.

Councillor Findlay asked about camper van parking and overnight parking, and Mr Forsyth explained that there would be restrictions on the height of vehicles and on overnight parking.

Ms Towler pointed out that the plans appeared to show a reorganised car park, and asked whether the layout sent for public consultation was correct. She expressed disappointment that Committee members had not listened to the people of North Berwick, and said the scheme had been imposed on residents, despite more than half of consultation respondents objecting to the proposals.

Sederunt: Councillor McIntosh left the meeting.

Mr Knight considered that the cabinet would stand out on the seaward site of the road. He also questioned how many parking spaces had been lost as a result of the parking management proposals. Mr Forsyth responded that the consultation had been about the hardstanding area to house the parking meter, but a car park redesign in North Berwick would be consulted on in the future. He advised that two spaces would be lost overall, but would be replaced by parking spaces on Quality Street.

Councillor Findlay thanked the objectors for their contributions, and expressed sadness that local voices had been ignored. The Convener responded that Committee members listened to the views of the community and officers. He expressed that their responsibility as decision makers meant sometimes having to use their best judgement and vote against strong views from the community.

The Convener then moved to a roll call vote on the officer's recommendation to grant consent. Planning Committee members voted in support of the officer's recommendation, apart from Councillor Findlay, who voted against the recommendation.

Decision

- 1 The development hereby approved shall begin before the expiration of 3 years from the date of this permission.

Reason:

Pursuant to Section 58 of the Town and Country Planning (Scotland) Act 1997 as amended.

- 2 Prior to the commencement of development a Stage 2 Road Safety Audit shall be submitted to and approved by the Planning Authority, which shall be undertaken for the detailed design of the parking meter and associated infrastructure, and shall include an implementation programme describing when measures identified in the audit will be provided in relation to construction of the parking meter and any associated infrastructure.

The Road Safety Audit shall be carried out in accordance with the most recent revision of GG119 Road Safety Audit.

Reason:

In the interests of road and pedestrian safety.

- 3 Immediately following completion of the development, the date of which shall be provided in writing to the Planning Authority, a Stage 3 Road Safety Audit - Post Opening shall be submitted to and approved by the Planning Authority.

The Road Safety Audit shall be carried out in accordance with the most recent revision of GG119 Road Safety Audit.

Reason:

In the interests of road and pedestrian safety.

Signed

Councillor N Hampshire
Convener of the Planning Committee

The webcast for this meeting will be available at the link below for five years from the date of the meeting:

https://eastlothian.public-i.tv/core/portal/webcast_interactive/1025569