



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

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**TUESDAY 3 FEBRUARY 2026
VIA HYBRID MEETING FACILITY**

Committee Members Present:

Councillor N Hampshire (Convener)
Councillor C Cassini
Councillor D Collins (R)
Councillor J Findlay (R)
Councillor A Forrest
Councillor N Gilbert (R)
Councillor C McGinn
Councillor S McIntosh
Councillor K McLeod (R)
Councillor C Yorkston

Other Councillors Present:

None

Council Officials Present:

Mr G Marsden, Service Manager – Planning
Ms T Murray, Principal Solicitor – Commercial
Ms E Taylor, Team Manager – Planning Delivery
Mr S Robertson, Assistant Planner (R)
Ms E Barclay, Democratic Services Assistant
* (R) = remote participant

Clerk:

Ms B Crichton

Visitors Present/Addressing the Committee:

Item 3: Mr R Metcalfe

Apologies:

Councillor J McMillan

Declarations of Interest:

None

The clerk advised that the meeting was being held as a hybrid meeting; that the meeting would be recorded and live streamed; and that it would be made available via the Council's website as a webcast, in order to allow public access to the democratic process in East Lothian. She noted that the East Lothian Licensing Board was the data controller under the Data Protection Act 2018; that data collected as part of the recording would be retained

in accordance with the Council's policy on record retention; and that the webcast of the meeting would be publicly available for five years from the date of the meeting.

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

**1. MINUTES FOR APPROVAL
Planning Committee, 13 January 2026**

The minutes were agreed as an accurate record of the meeting.

**2. MINUTES FOR NOTING
Local Review Body (Planning), 20 November 2025**

Members agreed to note the minutes, subject to the amendment of an error in the noting of a Chair.

3. PLANNING APPLICATION NO. 25/00403/AMM: APPROVAL OF MATTERS SPECIFIED IN CONDITIONS 2, 8, 9, 11, 13, 14, 17, 18 OF PLANNING PERMISSION IN PRINCIPLE 25/00236/AMM FOR THE ERECTION OF 76 HOUSES AND ASSOCIATED WORKS, AREA F, LAND AT WINDYGOUL SOUTH, TRANENT

A report had been submitted in relation to planning application no. 25/00403/AMM. Emma Taylor, Team Manager – Planning Delivery, noted an amendment to the officer's recommended Condition 7, noted below, to prevent any conflict between drainage routes in the implementation of the approved Scheme of Landscaping. She then presented the report, highlighting the salient points. The report recommendation was to grant consent.

Councillor McIntosh made remarks about Condition 11, and asked whether complaints had been received about the noise from air source heat pumps. Graeme Marsden, Service Manager – Planning, provided commentary on the purpose of the condition, which would ensure the models being installed met necessary requirements, and explained that a reasonable resolution would be sought should noise complaints be made. Councillor McIntosh raised doubt about the enforceability of the condition, and questioned whether information was available to ascertain whether imposed noise limits would be exceeded. Mr Marsden undertook to discuss the matter with Environmental Health and Building Standards colleagues, and to check that noise specifications could be obtained from manufacturers.

Councillor McGinn, local member, and Councillor Cassini asked questions about affordable housing, and Ms Taylor gave an account of the affordable housing units expected to be integrated across the overall site.

Councillors McGinn and McIntosh asked Rob Metcalfe, representative of Barratt Homes, questions about factoring arrangements and the phasing of houses in relation to the completion of amenities, such as footpaths and playparks.

Local members and the Convener welcomed the development, and made comment on: the development of the overall site having gone well so far; the need for the affordable housing coming forward on the wider site; the need to prioritise bringing the spine road up to standard; the intention to discuss open plan front gardens with the developer offline; welcoming the different types of houses and variety in features; and the site being of high quality, which was well laid out with a good deal of green open space. The Convener also hoped that the development could be sped up by the detail of the site being approved through the Scheme of Delegation List, unless Councillors wanted to raise issues with proposals.

The Convener then moved to a roll call vote, and Committee members unanimously voted in support of the officer's recommendation to grant consent.

Following the roll call vote, the Convener gave assurance that officers would consider the matter of noise conditions for air source heat pumps.

Decision

Planning Committee agreed to that approval of matters consent be granted, subject to the following conditions:

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

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

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

Reason:

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

- 2 Prior to the commencement of development, a report on the actions to be taken to reduce the Carbon Emissions from the build and from the completed development shall be submitted to and approved in writing by the Planning Authority. This shall include the provision of renewable technology for all new buildings, where feasible and appropriate in design terms, and new car charging points and infrastructure for them, where feasible and appropriate in design terms. The details shall include a timetable for implementation. Development shall thereafter be carried out in accordance with the report so approved.

Reason:

To minimise the environmental impact of the development.

- 3 A Travel Information Pack shall be submitted to and approved by the Planning Authority prior to the occupation of any of the residential units hereby approved. The Travel Information Pack shall have particular regard to provision for walking, cycling and public transport access to and within the site, shall include local bus and train timetables, local cycling and walking maps, information on bike hire/car sharing, and shall include details of how it will be distributed to residents.

Reason:

In the interests of ensuring sustainable travel patterns in respect of the development.

- 4 The Construction Method Statement hereby approved shall be implemented and complied with in accordance with the approved details for the period of construction of the development hereby approved and the wheel washing facilities or any alternative facility so approved shall be provided and maintained in working order during the period of construction operations at the site.

Reason:

To minimise the impact of construction traffic in the interests of road and pedestrian safety in the locality.

- 5 Prior to the occupation of the last residential unit hereby approved, all of the access roads, parking spaces and footpaths hereby approved 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 site and shall not be adapted or used for other purposes without the prior written approval of the Planning Authority.

Reason:

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

- 6 Prior to the occupation of the residential units numbered plots 81, 82, 83, 99 and 100 on the planning layout drawing hereby approved, vehicular accesses to serve them shall be fully formed from the spine road to the north of them in accordance with a planning permission for such vehicular accesses and the vehicular accesses shall have been fully constructed in accordance with the planning permission for them and available for use prior to the occupation of the houses they are designed to serve.

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 site 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.

- 7 All planting, seeding or turfing comprised in the approved details of landscaping on the drawings titled 'Landscape Proposal (Sheet 1 of 4)' numbered 67.49.02b, 'Landscape Proposal (Sheet 2 of 4)' numbered 67.49.03b, 'Landscape Proposal (Sheet 3 of 4)' numbered 67.49.04b and 'Landscape Proposal (Sheet 4 of 4)' numbered 67.49.05b 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. All planting shall be established and maintained in accordance with the details on the approved drawings. Any trees or plants which die, are removed or become seriously damaged or diseased within a period of ten years from the completion of the development 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. All planting comprised in the scheme of landscaping shall be retained and maintained to accord with the details of the approved details of landscaping unless the Planning Authority gives written consent to any variation.

Notwithstanding the information shown on drawings 'DRAINAGE LAYOUT - SHEET 1 OF 2' numbered J5834-BSA-P2-ZZ-DR-C-0300 rev H and 'DRAINAGE LAYOUT - SHEET 2 OF 2' numbered J5834-BSA-P2-ZZ-DR-C-0301 rev H, unless otherwise approved by the planning authority, underground services shall be located where they will not prevent the planting of trees in the locations shown on the approved landscape plans.

Reason:

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

- 8 The maintenance of all communal landscape areas, and hedges to private front gardens, shall be adopted and maintained by a Factor or a Residents Association in accordance with details to be submitted to and approved by the Planning Authority prior to the occupation of any residential units hereby approved.

Reason:

To ensure the retention and maintenance of communal landscaping and hedges on the site in the interest of amenity.

- 9 All the open space areas indicated on the docketed drawings shall be available for use prior to the occupation of the last house on the site. The open space 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.

- 10 A timetable for the provision of all boundary treatments, including the erection of the 1.8-metre-high boundary enclosures for the rear gardens of the residential units 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 and residential properties nearby.

- 11 Noise associated with the operation of any air source heat pumps to be installed in the development hereby approved, including cumulative impacts of a number of air source heat pumps operating simultaneously, shall not exceed Noise Rating curve NR20 at any octave band frequency between the hours of 2300-0700 and Noise Rating curve NR25 at any octave band frequency between the hours of 0700-2300 within any residential property. All measurements to be made with windows open at least 50mm.

Reason:

To safeguard the amenity of the occupants of residential properties.

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/1063372

