



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

**TUESDAY 25 FEBRUARY 2014
COUNCIL CHAMBER, TOWN HOUSE, HADDINGTON**

Committee Members Present:

Councillor N Hampshire (Convener)
Councillor S Akhtar
Councillor D Berry
Provost L Broun-Lindsay
Councillor S Brown
Councillor J Caldwell
Councillor S Currie
Councillor T Day
Councillor A Forrest
Councillor J Gillies
Councillor J Goodfellow
Councillor D Grant
Councillor W Innes
Councillor M Libberton
Councillor F McAllister
Councillor P MacKenzie
Councillor P McLennan
Councillor K McLeod
Councillor J McMillan
Councillor J McNeil
Councillor T Trotter
Councillor M Veitch
Councillor J Williamson

Council Officials Present:

Ms M Ferguson, Service Manager – Legal Services
Mr K Dingwall, Principal Planner
Mr M Greenshields, Transportation Planning Officer
Mrs A Smith, Committees Officer

Clerk:

Ms F Currie, Committees Assistant

Visitors Present:

Mr Scott (Scott Hobbs Planning Ltd)

Apologies:

None

Declarations of Interest:

Councillor Trotter declared an interest as an employee of Persimmon Homes. He was advised that he could remain in the Chamber as this was simply an information-gathering session.

1. PRE-DETERMINATION HEARING: PLANNING APPLICATION NO. 13/00800/PPM: PLANNING PERMISSION IN PRINCIPLE FOR MIXED USE DEVELOPMENT COMPRISING RESIDENTIAL HOUSES AND FLATS, BUSINESS (CLASS 4) WITH ASSOCIATED DEVELOPMENT AT LAND WEST OF GATESIDE ROAD, HADDINGTON

Prior to commencement, Morag Ferguson, Service Manager – Legal Services, outlined the new procedures for dealing with a pre-determination hearing. She advised that at this pre-determination hearing Members would hear from registered speakers and may question those speakers but may not debate the merits of the application. The application would then be considered, debated and determined at a meeting of Council, which would take place immediately following this pre-determination hearing.

The Principal Planner, Keith Dingwall, gave Members a brief outline of the development proposal and summaries of the development plan policies and other material considerations, consultation responses and public representations. He stated that the full planning assessment would be provided to Members at the Council meeting.

Mr Scott of Scott Hobbs Planning Ltd., agent for the applicants, informed Members that this application was for a mixed use development featuring innovative design and use of an industrial space. Although the current proposals showed a development of 60 residential and 5 business units, this was indicative only and could be revised to meet potential demand. Extensive consultations had taken place with local groups resulting in only one objection. Subject to the necessary permissions, the applicants envisaged submitting a further, more detailed application in April or May and the first homes could be available for entry as early as September 2014. The applicants' only concern was that condition 2 restricted them to a maximum of 60 residential units. They were therefore seeking an amendment to this condition to allow a maximum of 66 residential units.

Mr Dingwall responded to questions from Members regarding the constraints of the site, the transportation requirements and the arrangements for affordable housing. He also advised Members that the application was for approval in principle only. Although condition 2 specified a maximum of 60 residential units, as was often the case, the final number of units within the development could be revised at a later stage in the process through the submission of a further planning application. The application would seek planning permission for design changes to the approved development including an increase in the number of residential units. There was no need to continue the application at this time.

Members questioned Mr Scott on a number of aspects of the application, particularly the inclusion of a play area/kick-about pitch and the maximum number of homes proposed for the site. He indicated that a play area could be considered and that the site could accommodate a maximum of 76 residential units.

The Convener reiterated that the application would be determined at Council, immediately following this pre-determination hearing.

Signed

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Councillor Norman Hampshire
Convener of the Planning Committee