



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

**TUESDAY 6 JANUARY 2015  
COUNCIL CHAMBER, TOWN HOUSE, HADDINGTON**

---

**Committee Members Present:**

Councillor N Hampshire (Convener)  
Councillor D Berry  
Provost L Broun-Lindsay  
Councillor S Brown  
Councillor J Caldwell  
Councillor S Currie  
Councillor A Forrest  
Councillor J Gillies  
Councillor J Goodfellow  
Councillor D Grant  
Councillor P MacKenzie  
Councillor K McLeod  
Councillor J McMillan  
Councillor J McNeil  
Councillor J Williamson

**Council Officials Present:**

Ms M Ferguson, Service Manager – Legal and Procurement  
Mr I McFarlane, Planning Service Manager – Development Management  
Mr K Dingwall, Principal Planner  
Ms C Molloy, Senior Solicitor  
Ms S Greaves, Planner  
Mr M Greenshields, Transportation Planning Officer  
Mr G McLeod, Transportation Planning Officer  
Ms P Bristow, Communications Officer

**Clerk:**

Ms A Smith

**Visitors Present:**

Item 2 – Mr G Patrick  
Item 4 – Mr S Farrell, Mr J Frostwick  
Item 5 – Mrs S Ainslie, Mrs S McManus

**Apologies:**

Councillor T Day  
Councillor W Innes  
Councillor T Trotter

**Declarations of Interest:**

Councillor Goodfellow declared an interest in Item 2 as the Council's representative on the North Berwick Trust, who owned the land in question. He would leave the Chamber for this item.

**1. MINUTE OF THE MEETING OF THE PLANNING COMMITTEE OF 2 DECEMBER 2014**

The minute of the Planning Committee of 2 December 2014 was approved.

*Sederunt – Councillor Goodfellow left the Chamber*

**2. PLANNING APPLICATION NO. 14/00753/AMM: APPROVAL OF MATTERS SPECIFIED IN CONDITIONS OF PLANNING PERMISSION IN PRINCIPLE 13/00227/PPM – FOR INFRASTRUCTURE ASSOCIATED WITH THE RESIDENTIAL DEVELOPMENT INCLUDING THE CONSTRUCTION OF MEANS OF ACCESS JUNCTIONS AT GRANGE ROAD, SPINE ROAD, CYCLE/PEDESTRIAN FOOTPATHS, SUDS, LINEAR PARK, PLAY AREA, STRATEGIC LANDSCAPING/TREE PLANTING, LANDSCAPING OF COUNTRYSIDE PARK, TRAFFIC CALMING ON GRANGE ROAD AND 2 ELECTRIC SUB STATIONS AT LAND AT MAINS FARM, NORTH BERWICK**

A report was submitted in relation to Planning Application No. 14/00753/AMM. Keith Dingwall, Principal Planner, presented the report, summarising the key points. The report recommendation was to grant consent.

Mr Dingwall responded to questions from Councillor Berry, clarifying issues in relation to the hedge to the north of the site and also ownership and future maintenance of the parkland.

Graeme Patrick, Strategic Land Director for Walker Group, the applicant, addressed the Committee. He informed Members that this was the first in a number of detailed applications which were required to commence the Mains Farm development; the intention was to start work on site in the next few weeks. The principal infrastructure and spine road would be completed in the early stages.

Mr Patrick responded to questions about factoring of the public open space. He confirmed that the Countryside Park would be retained by the North Berwick Trust, who would manage the maintenance arrangements. He also responded to questions about the play provision, informing Members that given the reported inadequate provision, the national UK play provider that had been engaged would be asked to submit revised details.

Local Member Councillor Berry welcomed the report; he was pleased that appropriate infrastructure and sufficient open space would be provided. The location was good; this was a positive development for North Berwick.

The Convener also welcomed progress on one of the strategic sites in East Lothian. He moved to the vote on the report recommendation:

For: 14

Against: 0

Abstentions: 0

## Decision

The Committee agreed that approval of matters specified in conditions for the proposed infrastructure 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; and
- 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.

Reason:

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

- 2 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 recontouring of, the site; tree and shrub sizes, species, habitat, siting, planting distances and a programme of planting. 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.

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 occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased 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 order to ensure the implementation of a landscaping scheme to enhance the appearance of the development in the interests of the amenity of the area.

- 3 The details of the LEAP play area is not hereby approved. Instead, revised details of the LEAP play area, including the equipment to be provided within it and a timetable for installation, shall be submitted to and approved in advance by the Planning Authority and the LEAP play area shall thereafter be installed in accordance with the details so approved. The revised details to be submitted shall show a greater range of play equipment suitable for children who are beginning to go out and play independently close to where they live. It shall also show seating for parents or carers.

Reason:

To ensure that a satisfactory play area is provided in the interests of the amenity of future residents of the Mains Farm housing development.

- 4 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) an Independent Road Safety Audit shall be submitted for the proposed new infrastructure works within the site and shall include all the works proposed on Grange Road. The findings of this audit, which result in changes, shall be incorporated in the final design solutions;

(ii) the proposed new roads and footways/footpaths and shared cycle routes shall all be laid out as shown in the docketed drawings;

(iii) a Construction Method Statement for the works to Grange Road shall be submitted to and approved in advance by the Planning Authority. The Construction Method Statement shall seek to minimise the impact of construction activity on the amenity of the area and shall show that

when works take place directly on Grange Road itself (e.g. to form traffic calming), construction traffic shall only access Grange Road to and from Haddington Road;

(iv) the shared surface (i.e. cyclepath/footpath) through the linear park to the west of the site shall be at least 2.5 metres wide and be put forward for adoption and lit;

(v) at vehicle crossing points for the path referred to in point 4. above, the crossing over the roads shall either be raised to the path level or the crossing width narrowed;

(vi) on Grange Road, the raised table to the east of the proposed Bus Stop on the southern side of Grange Road is not approved. This shall be removed and replaced, potentially, with speed cushions to the east of the proposed raised table;

(vii) visibility splays of 2.5 metres by 70 metres shall be provided at all the access junction onto the main infrastructure spine roads and the junctions onto Grange Road. No obstruction shall lie within the splay above a height of 1.05 metres, measured from the adjacent carriageway surface;

(viii) additional traffic calming shall be installed on the main spine road leading north to south. This is to tie into/with the proposed speed table in the vicinity of the internal Bus Stops and 'Community Hub' area; and

(ix) wheel washing facilities shall be provided during the construction phase of the development.

The infrastructure development shall thereafter be carried out in accordance with the details so approved.

Reason:

In the interests of road and pedestrian safety.

*Sederunt – Councillor Goodfellow returned to the Chamber*

**3. PLANNING APPLICATION NO. 14/00778/AMM: APPROVAL OF MATTERS SPECIFIED IN CONDITIONS OF PLANNING PERMISSION IN PRINCIPLE 09/00486/OUT – ERECTION OF 131 RESIDENTIAL UNITS AND ASSOCIATED WORKS AT LAND TO THE WEST OF BRODIE ROAD, HALLHILL, DUNBAR**

A report was submitted in relation to Planning Application No. 14/00778/AMM. Mr Dingwall presented the report, summarising the key points. The report recommendation was to grant consent.

The Convener, speaking as a local Member, welcomed progress on another strategic site. This application, for 131 residential units, all allocated for affordable housing, would benefit many families. He fully supported the report recommendation.

Councillor Currie also welcomed the report and progress on this site. He remarked however that in relation to affordable housing he had hoped that these units would be dispersed throughout the development and not contained in one area.

Mr Dingwall clarified that there would be three different phases of development of the site of the 525 residential units. The 131 affordable housing units would be built on three parts of the land as set out in the masterplan attached to planning permission in principle 09/00486/OUT.

Councillor Berry agreed with Councillor Currie; locating the affordable housing units across three parts of the site was not the same as having these units dispersed throughout the development.

Councillor MacKenzie made reference to the aesthetics of the development and to the specification of external finishes as detailed in condition 3; he welcomed this and trusted these standards would be adhered to.

The Convener brought the discussion to a close. He reiterated that the affordable housing units would be on three different sites. He moved to the vote on the report recommendation:

For: 15  
Against: 0  
Abstentions: 0

### **Decision**

The Committee agreed that approval of matters specified in conditions 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 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 No development shall be commenced on site unless and until written evidence that a contract has been entered into for the provision as affordable housing of all of the 131 residential units hereby approved has been submitted to and agreed by the Planning Authority.

Reason:

In order to ensure the development is operated as affordable housing and is therefore compliant with Policy DP22 of the adopted East Lothian Local Plan 2008.

- 3 A detailed specification of all external finishes of the houses and flats of the proposed development shall be submitted to and approved by the Planning Authority prior to the use of the finishes in the development. 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 respect the layout of the development and shall promote render as the predominant finish to the walls of the houses and flats. 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.

- 4 Prior to the commencement of development details of the position and type of all boundary enclosures to be erected on the application site shall be submitted to and approved in advance by the Planning Authority. Development shall thereafter be carried out in full accordance with the details so approved, unless otherwise approved in writing by the Planning Authority.

Reason:

To ensure the satisfactory appearance of the fencing in the interest of safeguarding the visual amenity of the area and to safeguard the privacy and amenity of residential properties nearby.

- 5 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 recontouring of, the site; tree and shrub sizes, species, habitat, siting, planting distances and a programme of planting. The scheme of landscaping shall be based on the 'Hallhill Landscape Strategy', which is docketed to planning permission in principle 09/00486/OUT. The scheme shall also 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.

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 occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased 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 order to ensure the implementation of a landscaping scheme to enhance the appearance of the development in the interests of the amenity of the area and to improve the biodiversity value of the area.

- 6 Prior to the occupation of the last residential unit hereby approved, the proposed access roads, parking spaces, and footpaths shall have been constructed on site, in accordance with the docketed drawings and the transportation conditions specified below. 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.

- 7 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.

- 8 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) vehicle accesses to private parking areas (i.e. other than driveways) being via a reinforced footway crossing and shall have adequate width to enable two way movement of vehicles at the accesses;

(ii) in accordance with the phasing plans docketed to planning permission in principle 09/00486/OUT, the new off-site pedestrian/cycle routes through the woodland of Lochend Woods to the north east of the site should be constructed, lit and available for use prior to the occupation of any of the 131 residential units;

(iii) bus shelters and bus stops shall be provided, in the positions indicated as 'bus' on the Masterplan docketed to planning permission in principle 09/00486/OUT, prior to the occupation of any of the residential units within Phase 3A of the development hereby approved;

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

(v) driveways shall have minimum dimensions of 6 metres by 2.5 metres. Double driveways shall have minimum dimensions of 5 metres width by 6 metres length or 3 metres width by 11 m length;

(vi) within private parking areas, the minimum dimensions of a single parking space shall be 2.5 metres by 5 metres. All visitor parking spaces within these areas shall be clearly marked for visitors with the remaining private parking spaces allocated to individual dwellings;

(vii) all prospectively adoptable parking bays (i.e. that will form part of the public road) shall have minimum dimensions of 2.5 metres by 6 metres. This can be reduced to a minimum length of 5 metres on the proviso that there is adequate road space to manoeuvre in adjacent to the parking bay;

(viii) all carriageway and footway/ footpath connections shall meet with existing links to adjacent sites, both horizontally and vertically;

(ix) the proposed 'Temporary Turning Area' in Site 2A, which is adjacent to plots 120/123, shall be provided and in place prior to the occupation of any of the residential units on plots 108 to 123. The 'Temporary Turning Area' shall remain in place, unless otherwise approved by the Planning Authority;

(x) proposed parking adjacent to prospectively public roads and contiguous with the carriageway surface shall only form public parking bays and shall form part of the public road (therefore being available for all road users); and

(xi) no flat shall be occupied unless cycle parking for that flat has been provided (at a rate of 1 space per flat). The parking shall be in the form of 1 locker per flat or communal provision in the form of a lockable room or shed.

The residential development shall thereafter be carried out in accordance with the details so approved.

Reason:

In the interests of road and pedestrian safety.

#### **4. PLANNING APPLICATION NO. 14/00769/AMC: APPROVAL OF MATTERS SPECIFIED IN CONDITIONS OF PLANNING PERMISSION IN PRINCIPLE 13/00552/PP – ERECTION OF 1 HOUSE AND ASSOCIATED WORKS AT STAMFORD HALL, GOOSE GREEN ROAD, GULLANE**

A report was submitted in relation to Planning Application No. 14/00769/AMC. Stephanie Greaves, Planner, presented the report, summarising the key points. The proposed decision set out in the report was for refusal of the application.

In response to questions from Members, Ms Greaves clarified that applications for planning permission in principle in a Conservation Area required submission of indicative design details, hence the elevation drawings submitted with the original application were indicative only.

Stephen Farrell, the applicant, addressed the Committee. He contested the reasons for refusal. Massing: the report stated that the proposal was in keeping with the range of properties in Gullane and, in terms of its footprint, would not be harmful to the character of the area; this was contradictory to the recommendation for refusal. Scale: the proposed house was bounded by four properties, two of which had three floors of accommodation. Height: there would be accommodation in the roof area; however there would be no attic in addition to this. He added that the objections from neighbours related to the access not to the proposed building.

Julian Frostwick, of Architecturejfltd, agent for the applicant, addressed the Committee. He displayed several drawings, illustrating the original planning permission in principle application and the current application. He referred to the

considerable mix of housing styles and massing in this area and stated that the proposed house would sit well in its location.

In response to questions from Councillor Goodfellow, Mr Frostwick confirmed that his client was agreeable to the erection of appropriate fencing along the southeast boundary of the application site and also to lowering the height of the chimneys.

Local Member Councillor Goodfellow indicated he had brought this application to Committee due to its complexity and the sensitivity of the Conservation Area. He made reference to the objections regarding access. Referring to the scale and massing reason for refusal, he was persuaded that the roof line of the proposed development was the same height as that on the indicative drawing of the original application. He had concerns about the second part of the reason for refusal, the positioning of the west elevation, and whether this was sufficient to warrant refusal.

Local Member Councillor Berry stated that Stamford Hall was an architectural gem and given this, considerable care was needed regarding development in its vicinity. He agreed with the officer's reasons for refusal regarding height, scale and massing and would be supporting their recommendation.

Councillor Currie remarked that this application was very similar to the previous application as shown in the drawings displayed; he could see no real grounds for refusal. The Gullane area had an eclectic mix of housing styles. He would be supporting the application.

Iain McFarlane, the Service Manager for Planning, clarified that the height of the building was the issue. The original application, approved under delegated procedures, had been approved with the specific design principle of a house, no more than a single storey in height, albeit with accommodation in the roof space but not with wallhead dormers. This application was for a two storey house or a one and a half storey house with wallhead dormers. However one interpreted the design proposed, it was not a one storey house as approved through the Scheme of Delegation and as such approved with the backing of Councillors. What mattered was not whether the ridge height now proposed was the same as that shown in the indicative drawings but that it met the design principles; it was significantly different to the original design principle and was recommended for refusal for the reasons given in the report.

Provost Broun-Lindsay stated that given the wide variety of housing styles in the immediate vicinity he was satisfied that there was sufficient variation to accommodate the slight difference between the original application and this one. He would therefore be supporting the application.

Councillor Grant acknowledged the variance of housing styles in this part of Gullane. He would be supporting the application as he did not feel that the proposed house was very different to other properties in the area or to the original application. With regard to the chimney size he did not think any alteration was required.

The Convener brought the discussion to a close. The difference between the proposal previously granted outline planning permission and this proposal was not significant. He also made reference to the huge range of house designs in this area; he felt this application would enhance the Conservation Area. He would therefore not be supporting the officer's recommendation for refusal.

The Convener moved to the vote on the report recommendation:



For: 1  
Against: 14  
Abstentions: 0

**Decision**

The Committee agreed to grant planning permission subject to conditions to be determined by officers in conjunction with the Convener.

**5. PLANNING APPLICATION NO. 13/00677/P: ERECTION OF 1 HOUSE, CHANGE OF USE OF FORMER AMENITY SPACE TO DOMESTIC GARDEN GROUND AND ASSOCIATED WORKS AT LAND ADJACENT TO THORNL, THORNTONLOCH, DUNBAR**

A report was submitted in relation to Planning Application No. 13/00677/P. Ms Greaves presented the report, summarising the key points. The proposed decision set out in the report was to grant consent.

Sheila Ainslie, wife of the main applicant, addressed the Committee. She outlined reasons in support of the application. The house would be occupied by the applicant's son and his family; the son had a key role in this modern farming enterprise. Livestock was a major part of the business and required at least 2 experienced stock handlers on site at short notice. The location for the house had been chosen as there was already development on the site, existing services, close proximity to the existing farm and it had low agricultural value.

Mr McFarlane responded to questions from Members regarding the Section 75 Agreement.

Shona McManus, neighbouring resident, spoke against the application. Her main concern was the access from the A1. It was a dangerous, very narrow entrance, and this, combined with the potential increase in traffic, caused road safety concerns.

Mr McFarlane provided clarification of the access arrangements, referring Members to comments from Transport Scotland and the Council's Road Services, as detailed in the report.

The Convener indicated that Councillor Veitch had called this application off the Scheme of Delegation list. He was unfortunately unable to attend the meeting today but his comments had been circulated to Members of the Committee.

Speaking as a local Member the Convener stated that the proposed house would be beneficial to the applicant's business and there was no reason why this house could not be built in the specified location. The only concern was the access but the conditions attached to the grant of planning permission would deal with this matter. He supported the report recommendation.

Councillor Currie agreed there was an issue regarding the access. There was however justification in terms of business need for this application and he would be supporting the officer's recommendation.

Councillor Berry reiterated that the business operational case had been made and he could see no reason why the application should not be granted. He would be supporting the recommendation in the report.

The Convener moved to the vote on the report recommendation:

For: 15

Against: 0

Abstentions: 0

**Decision**

The Committee agreed to grant planning permission 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 There shall be no development on the site below the level of 3.83 metres AOD as set out in docketed drawing nos. 83/165/2/P/02/Rev.B and 83/165/2/P/08/Rev.B unless otherwise approved by the Planning Authority in consultation with the Scottish Environment Protection Agency.

Reason:

In the interest of the prevention of flood risk.

- 3 Prior to the occupation of the house hereby approved the junction of the private access track with the A1 Trunk Road shall be widened to a minimum of 5.5 metres wide for a distance of 10 metres measured back from the nearest edge of the trunk road carriageway, in accordance with the details shown for it on docketed drawing nos. 83/165/2/P/010/Rev.A and 83/165/2/P/011, and the parking and turning areas shown on docketed drawing nos. 83/165/2/P/02/Rev.B and 83/165/2/P/07 shall have been formed and thereafter the widened access, parking and turning areas shall be retained for such uses unless otherwise approved in advance by the Planning Authority.

Prior to any use being made of the widened access with the A1 Trunk Road a minimum of the first 5 metres of the access and the access track measured from the back edge of the adjacent trunk road carriageway and for the full width of the access and access track shall be hardsurfaced with a bituminous surface and thereafter retained as such.

Prior to any use being made of the widened access a visibility splay measuring 4.5 metres by 215 metres shall be provided to the northwest and southeast sides of the widened access junction such that no obstruction lies within the visibility splay above a height of 1.05 metres measured from the surface of the adjacent trunk road carriageway.

The gradient of the access track shall not exceed 1 in 40 for a distance of 5 metres measured from the nearest edge of the trunk road carriageway.

Measures shall be adopted to ensure that all drainage from the site does not discharge onto the trunk road carriageway.

Reason:

To ensure that adequate and satisfactory provision is made for access, parking and turning in the interests of road safety and to ensure water run-off from the site does not enter the trunk road.

- 4 A schedule of materials and finishes and samples of such finishes, including colours, for the walls, roof, windows and doors of the house hereby approved and for the surface of the hard standing areas also hereby approved shall be submitted to and approved in writing by the Planning Authority prior to the use of the finishes in the development.

The slate to be used to clad the roof of the house hereby approved shall be natural slate.

Thereafter, the materials and finishes used in the development shall accord with the schedule and samples of them so approved.

Reason:

To enable the Planning Authority to control the materials, finishes and colour to be used to achieve a development of good quality and appearance in the interest of the visual amenity of the area.

- 5 Prior to the occupation of the house hereby approved, the windows of any noise sensitive rooms (bedrooms and living rooms) of the southwest and southeast elevations of the house shall be fitted with double glazed windows of 6mm float glass - 12mm cavity - 6mm float glass and acoustic trickle vents or equivalent in accordance with details to be submitted for the written approval of the Planning Authority prior to the installation of the windows. Such acoustic glazing shall thereafter be retained in the windows of the house unless otherwise approved by the Planning Authority.

Reason:

In the interests of protecting the residential amenity of the occupiers of the house to be erected on the site from noise from the nearby A1 Trunk Road.

Signed .....

Councillor Norman Hampshire  
Convener of the Planning Committee