



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

**TUESDAY 1 MARCH 2016  
COUNCIL CHAMBER, TOWN HOUSE, HADDINGTON**

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**Committee Members Present:**

Councillor N Hampshire (Convener)  
Councillor D Berry  
Provost L Broun-Lindsay  
Councillor S Brown (Items 1 & 2)  
Councillor J Caldwell  
Councillor S Currie  
Councillor T Day  
Councillor A Forrest  
Councillor J Gillies  
Councillor J Goodfellow  
Councillor D Grant (Items 1 & 3)  
Councillor W Innes  
Councillor P MacKenzie (Items 1 & 2)  
Councillor K McLeod  
Councillor J McMillan  
Councillor T Trotter

**Council Officials Present:**

Ms M Ferguson, Service Manager – Legal and Procurement  
Mr D Small, Director of Health & Social Care Partnership  
Mr K Dingwall, Principal Planner  
Mr M Greenshields, Transportation Planning Officer  
Ms J Ogden-Smith, Communications Officer

**Clerk:**

Ms F Currie

**Visitors Present:**

Item 2 – Mr A Milne, Mr D Marwick, Mr I Lamb and Ms H Wood

**Apologies:**

Councillor J McNeil  
Councillor J Williamson

**Declarations of Interest:**

Councillor Grant declared an interest for Item 2 as a remunerated non-executive director of NHS Lothian and said he would leave the Chamber during consideration of the application.

Councillors McMillan, McLeod and Goodfellow also declared interests for Item 2 but these were non-financial and they considered that there was therefore no requirement for them to leave the Chamber during this item.

## **1. MINUTES FOR APPROVAL**

The minutes of the meeting of the Planning Committee of 2 February 2016 were approved.

## **2. PLANNING APPLICATION NO. 15/00824/PM: ERECTION OF COMMUNITY HOSPITAL WITH ANCILLARY RETAIL, CAFE, PARKING AND ASSOCIATED WORKS AT ROODLANDS GENERAL HOSPITAL, HOSPITAL ROAD, HADDINGTON**

A report was submitted in relation to Planning Application 15/00824/PM. Keith Dingwall, Principal Planner, presented the report, summarising the key points. The report recommendation was to grant consent.

Andrew Milne and Helen Wood, on behalf of the applicant NHS Lothian, provided a brief summary of the proposals which included a short, fly-through video presentation. They explained the phasing, demolition and new build, access arrangements for cars, pedestrians and public transport, the internal layout of the hospital and the plans for repatriation of services and patients to East Lothian. Mr Milne, Ms Wood and Ian Lamb responded to a number of questions from Members regarding these and other issues.

A number of concerns were expressed over the viability and safety of using the existing junction at Alderston Road. Marshall Greenshields, Transportation Planning Officer, and Mr Lamb advised Members that surveys had been carried out and the proposed improvements to the junction, including changes to the speed limit and layout, should address these issues. Mr Lamb confirmed that the situation would continue to be monitored as the site developed.

In response to questions around service provision, David Small, Director of Health & Social Care Partnership, advised that the Scottish Ambulance Service had chosen not to move to the new site and recent bed, patient and demand modelling suggested that, at present, there was no need for NHS elderly care beds or a minor injuries clinic in the new facility.

Local Member Councillor Trotter welcomed the application as a huge step forward for the local community. He was satisfied that the traffic concerns raised would be addressed and he would be supporting the application.

Local Member Provost Broun-Lindsay commented on the well thought out proposals to maintain existing services. He acknowledged the concerns over traffic and the absence of a minor injuries clinic but accepted the applicant's assurances that these issues would be kept under review. He was happy to support the application.

Local Member Councillor McMillan also welcomed the application but remained concerned about traffic management. He was grateful to officers and the applicant for their assurances and he would be supporting the application despite his lingering doubts regarding safety.

Councillor Currie commended the application referring to the extensive consultation process and the conditions listed in the proposed consent. He said that it would be good for the community and for health services in East Lothian and was worthy of members' support.

Councillor MacKenzie said that the design and layout of the building would contribute a sense of health and wellbeing and would be of benefit to the whole of East Lothian.

Councillor Berry welcomed the application while voicing similar reservations to his colleagues over site access and the minor injuries clinic. He also expressed disappointment over the lack of shared services but said he would support the application nevertheless.

Councillor Innes said this was an important moment and he was delighted to see progress on the new hospital. He was confident that the access issues could be addressed over time and he urged all Members to support the application.

Councillor Goodfellow expressed his delight that the scheme had finally come to fruition despite what he termed unnecessary delays and interference over finance. Although disappointed there would be no blue light egress from the site, he supported the application.

The Convener expressed his disappointment that the proposals did not include a minor injuries clinic. In his view, this would disadvantage many people in the east of the county. However, he would be supporting the recommendation to grant planning permission as set out in the report. He moved to the vote on the report recommendation (to grant consent):

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 height of the proposed hospital building and ancillary service buildings 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 A schedule of materials and finishes and samples of such finishes for all components of the development, including ground surfaces and boundary enclosures shall be submitted to and approved by the Planning Authority prior to the material and finishes being used in the development. 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.

- 3 No development shall take place until the applicant has, through the employ of an archaeologist or archaeological organisation, secured the implementation of a programme of archaeological work on the site of the proposed development in accordance with a written scheme of investigation which the applicant will submit to and have approved in advance by the Planning Authority.

Reason:

To facilitate an acceptable archaeological investigation of the site.

- 4 Prior to the commencement of development, full details of the finalised SUDS scheme shall be submitted to and approved in writing by the Planning Authority, following consultation with SEPA. Development shall thereafter be carried out in accordance with the details so approved.

Reason:

To ensure adequate protection of the water environment from surface water run-off.

- 5 No trees or shrubs which are to be retained 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.

Reason:

To ensure the retention and maintenance of the trees on the site which are an important landscape feature of the area.

- 6 No development shall take place on site until temporary protective fencing in accordance with section 2.5 of the Arboricultural Implication Assessment and Tree Protection Proposals by Donald Rodger dated Jan 2016 and docketed to this planning permission has been installed and approved by the arboriculturalist and confirmed in writing by the Planning Authority. The position of this fencing must be as indicated on the "Tree Proposals and Protection" Plan with drawing number 16471 in the Arboricultural Implication Assessment and Tree Protection Proposals by Donald Rodger dated Jan 2016 docketed to this planning permission.

All weather notices should be erected on said fencing with words such as "Construction exclusion zone - Keep out" and the fencing shall remain on site and intact through to completion of the development. Within the fenced off areas the existing ground level shall neither be raised nor lowered, no materials, temporary buildings, plant, machinery or surface soil shall be placed or stored and no herbicides shall be used. Planning of site operations should take sufficient account of wide loads, tall loads and plant with booms, jibs and counterweights (including drilling rigs), in order that they can operate without coming into contact with retained trees. Any materials whose accidental spillage would cause damage to a tree should be stored and handled well away from the outer edge of its RPA. Fires on sites should be avoided if possible. Where they are unavoidable, they should not be lit in a position where heat could affect foliage or branches. The potential size of a fire and the wind direction should be taken into account when determining its location and it should be attended at all times until safe enough to leave.

A site plan detailing the location of the temporary protective fencing together with an illustration of the fencing as per figure 2 of BS5837:2012 and a note stating: 'tree protection zone – to be fenced prior to any construction works commencing on site in accordance with fig. 2 of BS5837:2012 and section 2.5 of the Arboricultural Implication Assessment and Tree Protection Proposals' shall be made available to the Planning Authority and to the site contractor prior to the commencement of development to ensure that all parties are aware of the requirement for a construction exclusion zone around the trees.

Notwithstanding that which is detailed on drawings docketed to this planning permission there shall be no encroachment of the car park surfacing, including the pedestrian path if it is to be provided on the west side of the car park, within the tree protection area of the tree identified as tree 233 in the Arboricultural Implication Assessment and Tree Protection Proposals by Donald Rodger dated Jan 2016 and docketed to this planning permission.

Reason:

To ensure the retention and maintenance of the trees on the site which are an important landscape feature of the area.

- 7 All new planting detailed in the 'Soft Works Planting Plan' with ref 1362 02 rev B and 'Soft Works Specification and Schedule' with ref. 1362 03 rev B docketed to this planning permission shall be carried out in the first planting season following the completion of the development and any plants or trees 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 species and final size, 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.

- 8 No development shall take place on site until a person who, through relevant education, training and experience, has gained recognised qualifications and expertise in the field of trees in relation to construction, has been employed by the developer to monitor any works in close proximity of trees on the site including the installation of the tree protection fencing and construction of the woodland walk path to ensure that these are carried out to the recommendations and specifications contained within the Arboricultural Implication Assessment and Tree Protection Proposals by Donald Rodger dated Jan

2016. All tree work should be carried out in accordance with BS3998: 1989 'Recommendations for Tree Work' and must be approved in writing by the Planning Authority before work is carried out.

Reason:

To ensure the retention and maintenance of the trees on the site which are an important landscape feature of the area.

- 9 Following each phase of demolition and clearance, an initial assessment shall be made of the ground conditions to determine whether there is the likelihood of any potential contamination issues. Should this assessment show the presence of contamination then a targeted site investigation and risk assessment shall be carried out to quantify the potential risk from this contamination and allow the development (and installation) of suitable remedial measures. Any remedial measures undertaken shall be suitably validated, and a validation report shall be submitted to and approved by the Planning Authority prior to the occupation of any buildings within the phase of construction concerned.

The presence of any previously unsuspected or unforeseen contamination that becomes evident during the development of the site shall immediately be brought to the attention of the Planning Authority to investigate whether further works shall be required to be carried out to determine if any additional remedial measures are required. Any such remedial measures shall be fully implemented prior to any use being made of the buildings, unless otherwise approved in writing by the Planning Authority.

Reason:

To ensure that the site is clear of contamination.

- 10 No deliveries shall be permitted within the Service Yard of the hospital outwith the hours of 0500 to 2300 hours on any day of the week.

Reason:

In the interest of safeguarding the amenity of the occupiers of neighbouring residential properties.

- 11 'Plant and machinery shall be designed, selected and located such that noise associated with their operation does 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 neighbouring residential property. All measurements to be made with windows open at least 50mm.'

Reason:

In the interests of protecting the amenity of nearby properties.

- 12 Prior to the commencement of development a detailed phasing plan for all the construction phases of the development hereby approved and a detailed Construction Management Plan (CMP) to minimise the impact of construction activity on the amenity of the area shall be submitted to and approved by the Planning Authority. The Management Plan shall include details on the expected duration of each phase of construction works; construction access routes for each phase; demonstrate onsite turning/manoeuvring space at each stage – i.e. within compounds/drop off areas; shall include dilapidation surveys of all public roads around the perimeter of the site and shall include details of any delivery/access time restrictions which may be required depending on access points to the site.

The CMP shall also recommend mitigation measures to control noise, dust, construction traffic and shall include hours of construction work and delivery routes. It shall be detailed in the CMP that no loading/unloading will be permitted from any of the public roads around the perimeter of the site.

The recommendations of the Construction Method Statement shall be implemented prior to the commencement of development. Development shall thereafter be undertaken in accordance with the details so approved, unless otherwise approved in writing by the Planning Authority.

Reason:

To minimise the impact of construction activity in the interests of the amenity of the area.

- 13 Prior to the commencement of development, details, including a timetable for their implementation, showing compliance with the following transportation requirements shall be submitted to and approved in writing in advance by the Planning Authority.

i) Way finding signage to be provided around the site and externally within Haddington to show active travel route to the site as well as for those driving;

ii) Dropped kerb pedestrian crossings to be provided at positions to be agreed with the Planning Authority on Alderston Road from the junction with West Road (B6471) up to the main access to the site from the west side at Alderston Gardens;

iii) Full details of all the proposed offsite works, including construction specifications, signage etc shall be submitted for approval. This shall include the "Way Finding" signage described above;

iv) The outcomes of the initial Quality and Safety Audits shall be implemented (including the designers response) through the detailed design stages and the full audit processes (i.e. Safety Audit and Quality Audit) completed through the design and implementation stages – including post construction/opening.

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

Reason:

In the interests of road and pedestrian safety.

14 The following transportation requirements shall be carried out in accordance with the detailed phasing plan to be approved by the Planning Authority as required by Condition 12 of this planning permission and the details within the transport statement (Technical Note (342466 TN01): East Lothian Community Hospital - Off Site Transportation Works) docketed to this planning permission:

(i). The footway on the east side of Alderston Road shall be widened to 3 metres wide as shown and this shall include the relocation of the existing lighting columns, road signs etc, to the back of the footway. This shall be sign posted as a shared cycle pedestrian route.

(ii). The traffic calming at the site access/Alderson Gardens shall be laid out as shown.

(iii). The shared cycle pedestrian route shall continue into the site and allow a through connection past the building frontage to Hospital Road.

(iv). The existing footway on the east side of Alderston Road from Haldane Avenue shall continue southwards past the existing road closure up to the bridge parapet on Alderston Road (railway walk bridge).

All as detailed on "Access for Alderston Road - 342466-MMD-00-C-DR-XX-0001 revision P2" contained within the transport statement (Technical Note (342466 TN01): East Lothian Community Hospital - Off Site Transportation Works).

(v). The junction shall be laid out as shown and shall also take account of the findings of the initial stage 1 Safety Audit/Quality Audit and the subsequent processes as laid out in condition 2 above.

(vi). The road markings on the A199 shall be completely renewed to include "red" coloured hatching in the central ghost island area and "purple" coloured markings on the cycle lanes. Details shall be submitted for approval. This is to make the junction more conspicuous to all users. The extents of these works shall be approximately 250 metres to the west of Alderston Road and 200 metres to the east of Alderston Road.

(vii). The 40 mph speed limit shall be extended westwards as shown to include the additional street lighting columns. The extension to the speed limit shall be promoted by the applicant.

All as detailed in A199 Haldane Avenue/Alderston Road Junction - 342466-MMD-00-C-DR-XX-0002 revision P2 contained within the transport statement (Technical Note (342466 TN01): East Lothian Community Hospital - Off Site Transportation Works).

(viii). A 2 metre wide footway shall be provided on the east side of Alderston Road from the railway walk bridge northwards to the connection with the proposed 3 metre wide cycle route include dropped kerb pedestrian connections. This shall be approximately 140 linear metres. Details shall be submitted for approval.

(ix). On the new 2 metre wide footway, the existing lighting columns shall be moved to the rear of the footway. In addition a post and wire fence, or similar approved boundary treatment, shall be provided at the back edge of the footway.

(x). On the western side of Alderston Road coloured/textured surfacing shall be provided over the existing pedestrian reservation area from St Lawrence northwards to the railway access (approximately 110 linear metres).

(xi). Coloured/textured surfacing shall also be provided over the full width of the road/carriageway over the extents of the railway walk bridge between the parapet walls (approximately 22 linear metres).

All as detailed on Proposed Footway/Cyclepath along Alderston Road - MMD-342466-C-DR-00-XX-0105 revision P3 contained within the transport statement (Technical Note (342466 TN01): East Lothian Community Hospital - Off Site Transportation Works).

(xii). The proposed footway and Zebra Crossing (or other approved controlled pedestrian crossing) shall be designed in accordance with and fully comply with Local Transport Note 1/95 & 2/95 "The Assessment of Pedestrian Crossings" and "The Design of Pedestrian Crossings".

(xiii). The design shall also take account of the findings of the initial stage 1 Safety Audit/Quality Audit and the subsequent processes. This to include the careful consideration of the transition to the internal shared Cycle/Pedestrian shared surface to prevent cyclists cycling out onto Hospital Road. This should also take account of the proximity of the proposed crossing with Davidson Terrace.

(xiv). The final design shall include a vehicle tracking/swept path assessment to include the Large Design Rigid and Articulated Vehicle - in accordance with the Freight Transport Associations - Designing for Deliveries - document.

All as detailed in the Proposed Footway along Hospital Road - MMD-342466-C-DR-00-XX-0124 revision P2 contained within the transport statement (Technical Note (342466 TN01): East Lothian Community Hospital - Off Site Transportation Works).

Reason:

In the interests of road and pedestrian safety.

- 15 The car parking and hard/soft landscaping hereby approved shall be laid out and delivered in accordance with the detailed phasing plan to be approved by the Planning Authority as required by Condition 12 of this planning permission and the details shown in drawing numbers 1362/02 revision B and KD-Z(94)XXXX-001 Revision 16 to ensure adequate access for pedestrian/cyclists and car parking provision and the main shared cycle/pedestrian route running through the site from Alderston Road to Hospital Road shall be provided and fully open to the general public and enable access at all times to and through the site in order to promote this is as an active travel corridor. Lighting shall also be provided to enable access at all times in accordance with details to be submitted and approved by the Planning Authority prior to any use being made of the hospital under the relevant phase in accordance with the detailed phasing plan to be approved by the Planning Authority as required by Condition 12 of this planning permission.

Reason:

In the interests of road and pedestrian safety.

- 16 The staff cycle parking store for 25 cycles hereby approved shall be operational on site prior to the hospital opening for use. Notwithstanding that which is shown on the docketed drawings, the 14 Sheffield style racks for visitors will be provided under a covered shelter in accordance with details to be submitted to and approved in writing by the Planning Authority prior to the hospital opening for use. The approved cycle parking shall be installed on site prior to the hospital opening for use.

Reason:

To reduce dependence on the private car in the interest of the amenity of the area.

- 17 A Green Travel Plan shall be submitted to and approved by the Planning Authority prior to the commencement of use of the hospital hereby approved. The Green Travel Plan shall have particular regard to provision for walking, cycling and public transport access to and within the site for staff, patients and visitors to the hospital and will include a timetable for its implementation, details of the measures to be provided, the system of management, monitoring, review, reporting and duration of the Plan.

The Travel Plan shall thereafter be implemented in accordance with the details so approved.

Reason:

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

- 18 No use shall be made of the hospital unless and until details of artwork to be provided on the site or at an alternative location away from the site have been submitted to and approved by the Planning Authority and the artwork as approved shall be provided prior to the commencement of use of the hospital building unless otherwise approved by the Planning Authority.

Reason:

To ensure that artwork is provided in the interest of the visual amenity of the locality or the wider area.

*Sederunt: Councillors Brown and MacKenzie left the meeting. Councillor Grant rejoined the meeting.*

**3. PLANNING APPLICATION NO. 15/00048/AMM: APPROVAL OF MATTERS SPECIFIED IN CONDITIONS OF PLANNING PERMISSION IN PRINCIPLE 09/00486/OUT – ERECTION OF 240 HOUSES AND ASSOCIATED WORKS AT LAND TO WEST OF BRODIE ROAD, HALLHILL, DUNBAR**

A report was submitted in relation to Planning Application 15/00048/AMM. Mr Dingwall presented the report, summarising the key points. The report recommendation was to grant consent.

Mr Greenshields responded to questions from Councillor Berry regarding vehicular and pedestrian access and concerns around safety. He advised that these issues had been reviewed and discussed by Members during their consideration of the original planning application and he referred to improvements which had been made to site access.

The Convenor reminded Councillor Berry that the original application had been approved despite concerns expressed at the time over access. Councillor Berry acknowledged this but wished to note his continuing misgivings regarding traffic and pedestrian safety.

Councillor Goodfellow welcomed the application noting the mix of housing types and, in particular, the 131 affordable housing units. He hoped that similar proposals would come forward for his own ward.

The Convener referred to the continuing need for housing in Dunbar. He acknowledged the pressure being placed on existing infrastructure and said that this would have to be addressed as new developments were brought forward. He would be supporting the recommendation to grant planning permission as set out in the report. The Convener moved to the vote on the report recommendation (to grant consent):

For: 14  
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 Notwithstanding that which is stated on the drawings docketed to this approval of matters specified in conditions, a detailed specification of all external finishes of the houses 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 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 promote render as the predominant finish to the walls of the



houses, with a use of more than one render colour and with a strongly contrasting difference in the colours such that they will not each be of a light colour.

Reason:

To ensure the development is of a satisfactory appearance in the interest of the amenity of the locality.

- 3 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.

- 4 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 and shall tie in with the neighbouring housing sites to provide continuity of design across the larger housing site. It shall include large tree species in communal central green spaces and corner sites, where space allows, to break up the built layout. It shall also include small fastigate tree species to street frontages and parking areas, with appropriate tree pit details including root barriers to protect service strips. 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.

- 5 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.

- 6 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.

- 7 The residential scheme of development shall comply with the following transportation requirements:
- (i) all path connections from a zone under construction to existing pedestrian/cycle routes shall be constructed to an adoptable standard before the occupation of any of the residential units of the particular zone;
  - (ii) 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;

(iii) 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;

(iv) 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;

(v) all carriageway, footway/footpath and cycleway/cyclepath connections must meet with existing links in adjacent sites, both horizontally and vertically;

(vi) vehicle accesses to private parking areas (i.e. other than driveways) shall be via reinforced footway crossings and shall have adequate width to enable two way movement of vehicles at the accesses;

(vii) the proposed footway connection running to the north of plots 221 to 232 shall be provided to connect to the, now existing, link through Lochend Woods. This connection shall be in place and lit and be provided prior to the occupation of any of the 240 houses. Details of the footway connection shall be submitted to and approved by the Planning Authority in advance of its provision;

(viii) bus shelters and bus stops shall be provided on the main infrastructure spine road leading north to south, in the positions indicated as 'bus stop' and 'futureproofed bus shelter location' on the docketed site layout plan, prior to the occupation of any of the houses in plots 1 to 134 and/ or plots 196 to 240. Details of the bus shelters and bus stops shall be submitted to and approved by the Planning Authority in advance of their provision;

(ix) an additional public visitors parking bay shall be formed next to plot 159. Details of the additional parking bay shall be submitted to and approved by the Planning Authority in advance of its formation; and

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

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

Reason:

In the interests of road and pedestrian safety.

- 8 A Supplementary Construction Method Statement to expand on that already provided and controlled through planning permission in principle 09/00486/OUT shall be submitted to and approved by the Planning Authority prior to the commencement of development. The Supplementary Construction Method Statement shall take account of routes to the site from the main access's onto Brodie Road and the A1.

The recommendations of the Supplementary Construction Method Statement shall be implemented prior to the commencement of development. Development shall thereafter be undertaken in accordance with the details so approved, unless otherwise approved in writing by the Planning Authority.

Reason:

To minimise the impact of construction activity in the interests of the amenity of the area and in the interests of road safety.

- 9 Prior to the commencement of the development hereby approved, details of the 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. The play area shall thereafter be installed in accordance with the details so approved.

Reason:

To enable the Planning Authority to control the development in the interests of the amenity of the development and of the wider environment.

- 10 Prior to any use being made of the residential units hereby approved for plots 152-155, any windows of those residential units serving noise sensitive rooms (living rooms and bedrooms) and facing towards the A1 trunk road shall be provided with 6/12/6 glazed units with acoustic trickle vents for ventilation purposes, unless otherwise approved in writing by the Planning Authority.

Reason:

In order to protect the privacy and amenity of the residential units approved for plots 152-155 of the housing development.

- 11 Unless otherwise approved in writing by the Planning Authority, no house shall be occupied until an acoustic barrier has been erected that runs along the entire length of the southern boundary of the application site. The details of the acoustic barrier shall be submitted to and approved by the Planning Authority prior to its erection.

Reason:

To ensure an appropriate level of acoustic screening in the interests of the amenity of the future occupants of the site.

Signed .....

Councillor Norman Hampshire  
Convener of the Planning Committee