

REPORT TO: Planning Committee
MEETING DATE: 30 March 2021
BY: Executive Director for Place
SUBJECT: Application for Planning Permission for Consideration

Application No. **20/01430/PM**

Proposal Substitution of house types on plots 1, 4-5, 8, 11, 13, 16, 18, 20-21, 23, 30, 53, 60, 71, 73, 75, 77-79, 86-96, 99-101 and 104-105 as changes to the scheme of development the subject of planning permission 18/01366/AMM

Location **Land At Saltcoats Field
Gullane
East Lothian**

Applicant Cala Management Ltd

Per c/o JTP

RECOMMENDATIONConsent Granted

REPORT OF HANDLING

PROPOSAL

Although this application is for the substitution of house types as changes to the scheme of development the subject of planning permission 18/01366/AMM, it has to be determined as a major development type application because the area of the application site is greater than 2 hectares. Accordingly, the application cannot be decided through the Council's Scheme of Delegation. It is therefore brought before the Planning Committee for a decision.

In January 2018 following the conclusion of a S75 legal agreement to secure education and affordable housing contributions as well as contributions to play facilities, sports pitch and transportation interventions planning permission in principle 16/00594/PPM was granted for a residential development on the application site located on the southern side of Gullane. Condition 2 of planning permission in principle (Ref: 16/00594/PPM) states that no more than 150 residential units are approved for the site.

In August 2019 planning permission (Ref: 18/01366/AMM) was granted for Approval of Matters specified in conditions of planning permission in principle 16/00594/PPM - Erection of 122 houses, 28 flats and associated works. Development approved within planning permission (ref: 18/01366/AMM) has not commenced and that planning permission remains extant.

Planning permission is now sought to substitute house types on plots 1, 4-5, 8, 11, 13, 16, 18, 20-21, 23, 30, 53, 60, 71, 73, 75, 77-79, 86-96, 99-101 and 104-105 as changes to the scheme of development the subject of planning permission 18/01366/AMM.

The proposed changes to the scheme of development approved within planning permission (Ref: 18/01366/AMM) would affect 36 of the 150 residential units approved for the site involving:

- i) substitution on plots 1, 8, 23, 30, 53 and 60 of 2-storey 5-bedroom 'Dewar' house types and substitution on plots 11, 18, 94 and 101 of 2-storey 5-bedroom 'Melville' house types - all to detached 5-bedroom 'Gullane Dewar' house types;
- ii) substitution on plots 95 and 100 of 2-storey 5-bedroom 'Crichton' house types to detached 5-bedroom 'Garvie' house types;
- iii) substitution on plot 73 of detached 2-storey 5-bedroom 'Kennedy' house type to a 5-bedroom bespoke 'Lowther' house type;
- iv) substitution on plots 13, 16, 96 and 99 of 2-storey 4-bedroom 'Colville' house types to detached 5-bedroom 'Crichton' house types;
- v) substitution on plots 4-5 of 2-storey 5-bedroom 'Crichton' house types to detached 4-bedroom 'Colville' house types;
- vi) substitution on plot 71 of a 2-storey 5-bedroom 'Macrae' house type to a detached 5-bedroom 'Kennedy' house type;
- vii) substitution on plots 87-88, 91-92 of 2-storey 5-bedroom 'Macrae' house types and substitution on plots 75 and 79 of 2-storey detached 5-bedroom 'HT10' house types - all to detached 5-bedroom 'HT9' house types;
- viii) substitution on plots 77-78 of 2-storey 5-bedroom 'HT8' house types and substitution on plots 86 and 93 - all to detached 5-bedroom 'HT7' house types;
- ix) plots 89-90 - substitution of 2-storey detached 5-bedroom 'Napier' house types to 5-bedroom 'HT8' house types; and
- x) plots 20-21, 104-105 - substitution of 1.5-storey detached 3-bedroom 'HT5' house types to 5-bedroom 'HT13gw' house types.

There is no proposal within the application to change to the overall number of houses approved for the site by planning permission (Ref: 18/01366/AMM).

A number of the substitute houses would be slightly repositioned within the plots and some minor revisions of the internal parking and driveway layouts are proposed.

DEVELOPMENT PLAN

Section 25 of the Town and Country Planning (Scotland) Act 1997 requires that the application be determined in accordance with the development plan, unless material considerations indicate otherwise.

The development plan is the approved South East Scotland Strategic Development Plan (SESplan) and the adopted East Lothian Local Development Plan 2018.

There are no policies of the approved South East Scotland Strategic Development Plan (SESplan) relevant to the determination of this application. Proposal NK7: Saltcoats Field, of the adopted East Lothian Local Development Plan 2018 and Policies DP1

(Landscape Character), DP2 (Design), DP3 (Housing Density), DP4 (Major Development Sites), T1 (Development Location and Accessibility) and T2 (General Transport Impact) of the adopted East Lothian Local Development Plan 2018 are relevant to the determination of this application.

Also material to the determination of this application is the Scottish Government Policy Statement entitled "Designing Streets". It provides an overview of creating places, with street design as a key consideration. It advises on the detail of how to approach the creation of well-designed streets and describes the processes which should be followed in order to achieve the best outcomes.

It is stated in Scottish Planning Policy that the Scottish Government's objectives of creating successful places and achieving quality residential environments should guide the whole process of delivering new housing. Further policy and advice on design is provided in Designing Places and Planning Advice Note 67: Housing Quality which explains how Designing Places should be applied to new housing. In PAN 67 it is stated that the planning process has an essential role to play in ensuring that: (i) the design of new housing reflects a full understanding of its context - in terms of both its physical location and market conditions, (ii) the design of new housing reinforces local and Scottish identity, and (iii) new housing is integrated into the movement and settlement patterns of the wider area. The creation of good places requires careful attention to detailed aspects of layout and movement. Developers should think about the qualities and the characteristics of places and not consider sites in isolation. New housing should take account of the wider context and be integrated into its wider neighbourhood. The quality of development can be spoilt by poor attention to detail. The development of a quality place requires careful consideration, not only to setting and layout and its setting, but also to detailed design, including finishes and materials. The development should reflect its setting, reflecting local forms of building and materials. The aim should be to have houses looking different without detracting from any sense of unity and coherence for the development or the wider neighbourhood.

Also material to the determination of the application is the development brief for allocated site NK7: Saltcoats which is within the Development Briefs Supplementary Planning Guidance 2018 and the approved masterplan for the site as approved by the grant of planning permission in principle (Ref: 16/00594/PPM). The Development Brief informed the masterplan and sets out the land uses expected for the allocated site and how the Council requires the site to be developed.

Also material to the determination of the application is supplementary Planning Guidance (SPG) on 'Design Standards for New Housing Areas' adopted by the Council in May 2020. The SPG expands on policies set out in the East Lothian Local Development Plan 2018 in seeking to achieve high quality design and exemplar developments.

REPRESENTATIONS

1 public objection has been received against the application. The main grounds of objection are given as the impact of the proposed development on privacy and security.

COMMUNITY COUNCIL COMMENTS

Gullane Area Community Council have been consulted on the application and make no comment.

PLANNING ASSESSMENT

The application site forms an area in the central part of the site the subject of planning permission (Ref: 18/01366/AMM). Planning permission (Ref: 18/01366/AMM) grants approval for the layout and design of houses within the site and it is only the alteration to that extant consent which is being considered by this application.

The site is capable of accommodating all of the proposed development, without being an overdevelopment of it and would not prejudice the remainder of the housing development already approved by the grant of planning permission (Ref: 18/01366/AMM).

The proposed changes in house types and the repositioning of houses would not affect the internal parking or road layout around these plots and therefore no design changes to these road and parking details are sought through this application. There would be no reduction in parking provision and the length and width of driveways serving the amended house plots would still meet or exceed the Council's minimum dimensions for driveways. The **Council's Roads Services** have been consulted on the application and raise no objection to the proposals being satisfied that they are consistent with policies T1 and T2 of the adopted East Lothian Local Development Plan 2018.

The proposed amended house types, and the consequential repositioning of houses on their plots, would be in keeping with the overall development. There would be no loss of privacy or amenity for the proposed repositioned house plots or for any neighbouring proposed or existing houses. The proposed houses would be laid out in such a way as to give an acceptable standard of residential amenity to their future occupants.

The proposed substitution of house types, and the consequential repositioning of houses would not cause any incongruous change to the architectural harmony, integrity and character of the scheme of housing development approved for this site provided there is compliance with the scheme of external finishes approved for this housing development by the grant of planning permission (Ref: 18/01366/AMM). In this regard, the predominant external wall finish should be render. This matter can be controlled by a condition imposed on a grant of planning permission for the proposed residential units. The proposed mix of house types would provide houses of a variety of sizes in a generally simple architectural form, albeit displaying a variety of design and finishing details.

There would be no reduction in parking provision and the length and width of driveways serving the amended house plots would still meet or exceed the Council's minimum dimensions for driveways. The Council's Roads Services have been consulted on the application and raise no objection to the proposals being satisfied that they are consistent with policies T1 and T2 of the adopted East Lothian Local Development Plan 2018.

The **Council's Landscape Officer** has been consulted and does not object to the application.

The proposed substitution of house types and repositioning of them on plots do not affect the overall number or mix of houses to be provided. The proposed houses are to be laid out in such a way that adheres to the normally accepted privacy and amenity criteria applied by the Council, as Planning Authority.

The proposals are consistent with Policies DP1, DP2, DP3 and DP4 of the adopted East Lothian Local Development Plan 2018 and with Planning Guidance (SPG) on 'Design Standards for New Housing Areas' adopted by the Council in May 2020.

RECOMMENDATION

That planning permission be granted subject to the undernoted 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 planning permission 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 and flats, 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. 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.

- 3 A timetable for the provision of the erection of the 1.8 metre high boundary enclosures for the rear gardens of the houses 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.

- 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 as amended by The Town and Country Planning (General Permitted Development) (Scotland) Amendment Order 2011 or by any other statutory instrument amending, revoking or re-enacting the 1992 Order, no windows or other glazed openings shall be formed on the first floor or within the roof slope of the east elevation of the houses to be built on Plots 08 & 101, the west elevation of the house to be built on Plot 94, the north elevation of the house to be built on Plot 20 and on the south elevation of the house to be built on Plot 21 without the prior permission of the Planning Authority.

Reason:

In the interests of safeguarding the privacy and amenity of the occupants of neighbouring residential properties.

- 5 The roof lights on the east facing roof slopes of the houses to be built on Plots 08 & 101 on the west facing roof slopes of the house to be built on Plot 94 on the north facing roof slope of the house to be built on Plot 20 and on the south facing roof slope of the house to be built on Plot 21 shall be obscurely glazed, prior to the occupation of those houses. Thereafter those roof windows shall continue to be obscurely glazed unless otherwise agreed in writing by the Planning Authority.

Reason:

To safeguard the privacy and amenity of the occupants of neighbouring houses.