**Meeting 490 - March 2017**

The following are the transcripts of responses submitted to ELC Planning Department via the planning portal.

17/00107/P Site at The Green, West Bay Beachfront, North Berwick

North Berwick Community Council (NBCC) **objects in principle** to this or any proposed development in this location.

**This is public land and is zoned in the LDP as open space.** It is currently open and undeveloped, and forms an important part of the amenity of North Berwick for residents and visitors alike. It is not in the public interest to permit a commercial development in this location.

**The proposed development would dramatically change this part of the North Berwick beach front**. It risks major negative impact on the natural environment and the beauty of our much-loved beach.

**NBCC is concerned that any such development would create a precedent** that would lead to further development in this and other inappropriate locations.

**It would have a significant adverse impact on the iconic vista across the green towards the Forth and its islands.** This adverse impact would be felt from every angle: driving along Beach Road to Forth Street when entering the town; walking or cycling across Elcho Green from any and every direction; obscuring views for the public enjoying the Elcho Green itself (putting, walking, playing, sitting on the benches); and adversely affecting the views, experience and amenity of the public using the West Beach.

**The proposed development is in a very important position in the Conservation Area.** It would have a significant adverse impact on the Conservation Area in a particularly sensitive part of North Berwick.

**NBCC also has significant concerns about service access, litter, waste disposal, seagulls, noise, etc.**