

Meeting 489 - February 2017

The following are the transcripts of responses submitted to ELC Planning Department via the planning portal. The individual planning applications were discussed at meeting 489 of the North Berwick Community Council on the 7th February 2017.

(1) 16/O1055/P - 13 Melbourne Road - Formation of vehicular access and hard standing area

It is unclear from the application how the proposed alteration can be achieved given the difference in levels between the current garden and pavement (circa 300mm). It is also unclear if drainage has been considered. As a minimum requirement the parking area surface should be porous and a new drain provided at the (proposed) entrance to the property.

(2) 16/00915/P - 82 High Street - Alterations and part change of use of shop (class 1) use to financial, professional and other services (class 2) use

The Community Council is concerned at the potential loss of class (1) retail in a primary shopping location. At the current time this unit is the only retail unit that covers two floors. It is feared that this may be a precursor to a follow on application that would seek change of use for the whole unit.

At the current time the applicant is using the 1st floor as office space with a short-term agreement to let the ground floor out for retail use. It is unclear how this can continue in the long-term with a shared frontal access, communal internal stair and adequate insurance.

(3) 16/00921/AMM - Tantallon Road - Approval of matters specified in conditions of planning permission in principle 15/00670/PPM - Erection of 109 houses, 16 flats, formation of allotment area and associated works

DESIGN - the design of the houses is more than a little ordinary and will result in exceedingly boring streetscapes and no sense of place. Boring equals boring.

ACCESS - There are boxes in the drawing on Tantallon Road at Rhodes Park and Lime Grove. These look suspiciously like traffic calming measures as per those employed elsewhere in the town in new developments e.g. Grange Road. May we draw your attention that this is an A road and such measures would be wholly not in keeping with a very busy main road into North Berwick.

LAYOUT - The layout may be best described as "simply efficient". There is a distinct lack of visitor parking and for deliveries i.e. home deliveries and contractor services.

- Houses 81-84, 85-88 and 89-92 have no garden as an amenity and views to the North and South are over either parking or access roads. The properties will be subject to traffic noise both internal (the development) and external (Tesco's).
- Houses 41-45 and 46-50 only have one car parking space/unit and no visitor car parking.
- Houses 41-44 have a rear garden path but #45 is excluded.
- Houses 47-50 have a rear garden path but #46 is excluded.
- House 40 has no access to the garage.
- Affordable housing. The town has grown very considerably in recent times and very little affordable housing has been delivered. It is essential that a range of units (size, tenure and price) should be provided to offer choice to those who wish to live in the town.
- Not clear from the plans if the allotments have car parking and/or access for deliveries of topsoil etc.
- The Heugh Road access footpath leads directly into a car park with potential conflict between pedestrians and vehicles. The path should be rerouted to the North so both footpath and car parks are completely separate.
- Perimeter path is "odd" and may lead to security problems to those properties that back onto the outside of the development.
- No indication of who will maintain the community land.
- Footpaths - will they be lit?

