



**Gullane Area Community Council**  
Serving the communities of Gullane, Aberlady,  
Dirleton, Drem and surrounding rural areas



[www.gaddabout.org.uk](http://www.gaddabout.org.uk)

Environment  
East Lothian Council  
John Muir House  
Brewery Park  
Haddington  
EH41 3HA  
Email [environment@eastlothian.gov.uk](mailto:environment@eastlothian.gov.uk)

1 August 2024

Dear Sirs

**[Alterations and change of use of building to form holiday let and associated works](#)** 

Vacant Building Adjacent To 2nd And 3rd Green Of Kilspindie Golf Course Aberlady  
East Lothian

Ref. No: 24/00629/P

The Gullane Area Community Council submits the following response to the above application for planning permission. The subjects lie wholly within our community council area.

We have consulted widely and have found little or no support for this planning application by Wemys & March Estates. Having said that there is much to commend the proposal to renovate this classic vernacular building which is rare if not unique in this highly valued coastal setting, but not as proposed, for many reasons.

Firstly the site overlooks or is actually within the Special Landscape Area 26 (SLA) designation and overlooks and may well have negative impacts on the adjacent and widely valued status of various local, national and international wildlife designations:- such as Aberlady Bay LNR, SSSI, SPA and RAMSAR site designations.

In particular the proposal contravenes ELC's own Guidelines for Development in the Special Landscape Area 26 Statement of Importance A2 - page 171.

We understand that any proposed development has to adhere to these guidelines if they are to be supported by Policy DC9 "Special Landscape Areas". Under these Guidelines it is considered that this Planning Application contravenes many of the 14 guidelines. Guidelines A, B, C, E, G, H, I, M, N are of particular concern and it is considered that negative impacts would far outweigh any public benefit of the proposal.

There is particular concern for some aspects of this PA's development and building proposals. Firstly the introduction on the North elevation of extensive windows and access onto a cantilevered balcony with attendant internal and external lighting towards the seaward edge. While possibly desirable for residents it would without doubt have a negative effect on wildlife that uses this

coastal environment, especially avian species and seals who bask nearby with and without young at low tide. The introduction of any internal building lighting at night would be unprecedented and undesirable in this totally undeveloped coastal edge location all the way from Longniddry to Gullane and beyond.

In addition the introduction of the proposed solar panel 'array' to the east of the building would greatly extend the built fabric footprint of the proposal and have difficult implications for golf participants as well as path users in the vicinity of this coastal edge. Access to the site on foot or by golf buggy only is commendable but likely to be difficult practically along with site servicing in between bookings. It would introduce obvious health and safety concerns in mixing golfers, walkers, buggies, etc. The introduction of a chimney feature to the building is not in keeping with this vernacular building.

In conclusion, renovation of this building is highly desirable and urgently needed but not supportable as currently proposed.

We ask that you refuse this application.

Yours faithfully

A large black rectangular redaction box covering the signature and name of the sender.