



**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)

23 December 2024

Dear Sirs

**[Alterations, extension to ruinous building to form 1 house and associated works](#)**

Former Stell Cottage Saltcoats Road Gullane East Lothian  
Ref. No: 24/01260/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 a number of concerns about this application.

The applicant highlights that the site is outside the conservation area. We see it as being in the countryside, and therefore subject to policy DC1 to which the proposal does not conform.

We note that the site was not within the scope of the earlier study by CFA Archaeology, with report 1878. This suggests the site was not even seen as having any potential for development, otherwise it would have been studied then. Were it to be seriously considered now, it should be subject to such a study, given its wider context.

The applicant suggests that with its situation upon sandy ground there will be no material issues regarding drainage. We suggest that this is unlikely. When the site was examined a few days ago the trail to its south east was very boggy and there was substantial pooling of water to its west. This does not suggest water is readily draining. It suggests the place is a bog. The CFA study shows outflows in the direction of the Peffer Burn. Whether these are desirable or given contours even feasible in the case of Stell would need to be considered.

The site is at the junction of two core paths. The start of the one to the east could potentially be somewhat improved by the building of new access for Stell, but that depends very much upon what is built.

We do not see this as a desirable development, and suggest that the application be rejected. If the Council is minded to seriously consider it, we suggest that detailed studies are needed first.

Yours faithfully

A large black rectangular redaction box covering the signature area.