

MINUTE of MEETING of the DEVELOPMENT MANAGEMENT COMMITTEE of WEST LOTHIAN COUNCIL held within COUNCIL CHAMBERS, WEST LOTHIAN CIVIC CENTRE, on 12 APRIL 2017.

Present – Councillors Alexander Davidson (Chair), Tom Kerr, Stuart Borrowman, William Boyle, Harry Cartmill, Greg McCarra, David Tait

Apologies – Councillor Lawrence Fitzpatrick, Barry Robertson

Absent – Councillor Harry Cartmill

### Opening Remarks

Councillor Tom Kerr wished to record a note of thanks to the Chair.

## 1. DECLARATIONS OF INTEREST

1. Agenda Item 12 (App No. 0795/FUL/17) – Councillor Greg McCarra declared a non-financial interest in that he was acquainted with Mr P McLaren as a council appointee to the Levenseat Trust but would take part in the item of business.
2. Agenda Item 9 (App No. 0101?P/17) and Agenda Item 10 (App No. 0106/FUL/17) – Councillor Stuart Borrowman declared a non-financial interest in that he attended Westfield Community Council meeting where the applications were discussed, but as he had not formed an opinion on either application he would participate in this item of business.
3. Agenda Item 5 (App No. 0003/A/17) – Councillors David Tait declared a non-financial interest in that he was a council appointee to Linlithgow BID but he would take part in the items of business.
4. Agenda Item 5 (App No. 0003/A/17) – Provost Tom Kerr declared a non-financial interest in that he was a council appointee to Linlithgow BID but he would take part in the item of business.

## 2. MINUTE

The committee confirmed the Minute of its meeting held on 18 January 2017 as a correct record. The Minute was thereafter signed by the Chair.

## 3. APPLICATION NO.0003/A/17

The committee considered a report (copies of which had been circulated) by the Head of Planning, Economic Development and Regeneration concerning an application as follows:-

<u>Application No.</u>	<u>Proposal</u>	<u>Recommendation</u>
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0003/A/17

Erection of one non- illuminated fascia sign at 205-207 High Street, Linlithgow, EH49 7EN

Refuse advertisement consent

The committee then heard the applicant Ms D Flynn speak in support of the application.

#### Decision

To grant the application subject to conditions including the additional condition that the wall was refreshed.

Councillor Davidson having moved an alternative position which did not receive a seconder had his dissent to the decision recorded.

#### 4. APPLICATION NO.0052/FUL/17

The committee considered a report (copies of which had been circulated) by the Head of Planning, Economic Development and Regeneration concerning the application as follows:-

<u>Application No.</u>	<u>Proposal</u>	<u>Recommendation</u>
0052/FUL/17	Extension to storage building (in retrospect) at Queens View Bed and Breakfast, 3b Parkhead Holdings, Parkhead Road, Linlithgow	Grant retrospective planning permission, subject to conditions.

The committee heard Mr A Anderson and Mr J Reilly, of DM Hall speak in support of their objections to the application.

The committee then heard the applicant's agent Mr A Bell speak in support of the application.

#### Motion

To approve the terms of the report and grant retrospective planning permission subject to conditions.

- Moved by the Chair and seconded by Councillor Willie Boyle

#### Amendment

To refuse the application as it was detrimental to the environment and a loss of amenity to residents and therefore the application did not conform to ENV31 and HOU9.

- Moved by Councillor Tom Kerr and seconded by Councillor Greg

McCarra.

Roll Call Vote

Motion

Stuart Borrowman

William Boyle

Alex Davidson

Amendment

Tom Kerr

Greg McCarra

David Tait

Decision

Following a roll call vote for which the motion and amendment received three votes each the Chair, used his casting vote in favour of the motion and it was agreed accordingly.

5. APPLICATION NO.0101/P/17

The committee considered a report (copies of which had been circulated) by the Head of Planning, Economic Development and Regeneration concerning an application as follows:-

<u>Application No.</u>	<u>Proposal</u>	<u>Recommendation</u>
0101/FUL/17	Planning permission in principle for the erection of 3 houses in Bridgehouse	Grant planning permission in principle subject to conditions and the securing of relevant developer contributions

The committee then heard Ms S Hay speak in support of her objections to the application.

Decision

To approve the terms of the report and grant planning permission in principle subject to conditions and securing of relevant developer contributions.

Councillor Kerr submitted his apologies for the remainder of the meeting.

6. APPLICATION NO.0106/FUL/17

The committee considered a report (copies of which had been circulated) by the Head of Planning, Economic Development and Regeneration concerning an application as follows:-

<u>Application No.</u>	<u>Proposal</u>	<u>Recommendation</u>
0106/FUL/17	Erection of 2 houses at Bridgecastle Cottages, Bridgehouse, Armadale	Grant planning permission, subject to conditions and securing developer contributions

The committee heard Ms P Smith, Mr D McCallum, Ms S Hay and Ms S Adams all speak in support of their objections to the application.

The committee then heard the applicant's agent Mr Jewitt speak in support of the application.

#### Motion

To approve the terms of the report subject to conditions and securing developer contributions.

- Moved by the Chair and seconded by Councillor Willie Boyle

#### Amendment

To continue for 2 cycles to allow the applicant and objections to engage in dialogue in respect of drainage, sewerage and design issues.

- Moved by Councillor Greg McCarra and seconded by Councillor David Tait

#### Roll Call Vote

##### Motion

William Boyle

Alex Davidson

##### Amendment

Stuart Borrowman

Greg McCarra

David Tait

#### Decision

Following a vote the amendment was successful by 3 votes to 2 and it was agreed accordingly.

### 7. APPLICATION NO.0795/FUL/16

The committee considered a report (copies of which had been circulated) by the Head of Planning, Economic Development and Regeneration concerning an application as follows:-

<u>Application No.</u>	<u>Proposal</u>	<u>Recommendation</u>
0795/FUL/16	Erection of thermal	Grant planning

treatment plant and permission subject to  
 extension to materials conditions  
 sorting/recycling  
 building with  
 associated plant and  
 facilities at the  
 Levensat Waste  
 Management Site by  
 Forth

The committee heard the applicant's agent, Mr R Evans, Mr I Topliss (Noise Consultant) and Mr McLaren (applicant) speak in support of the application.

### Decision

To approve the terms of the report and grant planning permission subject to conditions.

## 8. APPLICATION NO.0725/MS/16

The committee considered a report (copies of which had been circulated) by the Head of Planning, Economic Development and Regeneration concerning an application as follows:-

<u>Application No.</u>	<u>Proposal</u>	<u>Recommendation</u>
<u>0725/MS/16</u>	Application for approval of matters specified in conditions of permission ref: 0487/P/10 for a residential development of 190 houses (as amended from 221 houses) and land set aside for affordable housing at Limefields, Brucefield, Livingston	Grant matters specified in conditions.

The applicant advised that he did not wish to address the committee but he was available to answer any questions the committee may have had.

### Decision

To approve the terms of the report and grant matters specified in conditions.

## 9. APPLICATION NO.0083/H/17

The committee considered a report (copies of which had been circulated)

by the Head of Planning, Economic Development and Regeneration concerning an application as follows:-

<u>Application No.</u>	<u>Proposal</u>	<u>Recommendation</u>
<u>0083/H/17</u>	Two storey extension to the rear elevation at 41 Sibbald View, Armadale, EH48 2TG	Refuse planning permission

Decision

To approve the terms of the report and refuse planning permission.

10. APPLICATION NO.0091/FUL/17

The committee considered a report (copies of which had been circulated) by the Head of Planning, Economic Development and Regeneration concerning an application as follows:-

<u>Application No.</u>	<u>Proposal</u>	<u>Recommendation</u>
0091/FUL/17	Change of use of industrial unit to gym (class 11) (in retrospect) at 1A Burnhouse Industrial Estate, Whitburn, EH47 0LQ	Grant planning permission

Decision

To approve the terms of the report and grant planning permission.

Councillor Boyle having moved an alternative position which did not receive a seconder had his dissent to the decision recorded.

11. APPLICATION NO.0159/FUL/17

The committee considered a report (copies of which had been circulated) by the Head of Planning, Economic Development and Regeneration concerning an application as follows:-

<u>Application No.</u>	<u>Proposal</u>	<u>Recommendation</u>
0159/FUL/17	Temporary operation of plant for recycling concrete (three year period) at land near Selms Farm, Kirknewton	Grant conditional planning permission

Decision

To approve the terms of the report and grant conditional planning permission subject to the condition that a dilapidation survey would be carried out.

12. LIST OF DELEGATED DECISIONS

The Head of Planning and Economic Development had delegated powers to issue decisions on planning applications and enforcement action.

A list (copies of which had been circulated) of delegated decision and enforcement action for the period 3 February 2017 to 31 March 2017 was submitted for the information of the committee.

Decision

To note the list of delegated decisions.

13. APPEALS -

- a) The committee noted that the following appeals had been submitted to Scottish Ministers.

ApplicationProposal

0528/FUL/16

Erection of a house with associated access, driveway and detached garage at Whauphill House, Hermand Estates, West Calder.

0680/FUL/16

Erection of a house with office accommodation (class 4) at Burnhead B7015 – A706 to Cannop Crescent, Stoneyburn

CLOSING REMARKS

The Chair wished to record a note of thanks to all the officers for their assistance over the past five year. He also wished to record a note of thanks to all councillors who had participated in meetings of the Development Management Committee.

Councillor Stuart Borrowman and Councillor Greg McCarra wished to add their thanks to the Chair.

