

MINUTE of MEETING of the DEVELOPMENT MANAGEMENT COMMITTEE of WEST LOTHIAN COUNCIL held within COUNCIL CHAMBERS, WEST LOTHIAN CIVIC CENTRE, on 25 OCTOBER 2017.

Present – Councillors Charles Kennedy (Chair), Tom Kerr, Stuart Borrowman, William Boyle, Lawrence Fitzpatrick and David Tait

Apologies – Councillor Dom McGuire

Absent – Councillor Harry Cartmill

1. DECLARATIONS OF INTEREST

- 1) Agenda Items 5 & 6 (App Nos0181/FUL/17 & 0426/FUL/17) – Councillor Lawrence Fitzpatrick declared a non-financial interest in that he was a council-appointed member of the West of Scotland Archaeology Service who were a statutory consultee on planning applications but would participate in both items of business;
- 2) Agenda Item 5 (App No.0181//FUL/17) – Councillor David Tait declared a non-financial interest in that in had assisted the applicant in progressing the application through the planning system but would participate in the item of business; and
- 3) Agenda Item 6 (App No.0426/FUL/17) – Councillor David Tait declared a non-financial interest in that he knew the objectors on a personal basis but would participate in the item of business

2. MINUTE

The committee confirmed the Minute of its meeting held on 27 September 2017 subject to the following amendments :-

- 1) To note that Councillor Lawrence Fitzpatrick did not participate in Application No.0458/FUL/17 and Application No.0536/FUL/17; and
- 2) In relation to Minute Item 9 (App No,0586/FUL/17) the amendment was moved on the basis that the application did not comply with policy HOU9 of the West Lothian Local Development Plan.

3. APPLICATION NO.0181/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>
0181/FUL/17	Erection of workshop and stables, formation of paddock, siting of	Grant conditional permission

residential caravan and
formation of new
access at land at Park
Farm Cottages,
Philipstoun

The committee then heard the applicant's agent, Mr Paul Campbell of Pollock Hammond Architects, speak in support of the application.

Committee also noted that Alan Seath, also an agent for the applicant, was in attendance and did not wish to address committee but was happy to answer any questions.

Decision

To approve the terms of the report

4. APPLICATION NO.0426/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>
0426/FUL/17	Erection of 6 houses including access roads and associated works at land at Clarendon House, Linlithgow	Grant planning permission subject to conditions and a legal agreement to secure developer contributions

The committee then heard Mr Ross Park and Ms Laura Hay both speak in support of their objections to the application.

The committee then heard a representative of Slorach Wood Architects speak on the applicant's behalf in support of the application

Motion`

To approve the terms of the report and grant planning permission subject to a legal agreement and conditions recommended by officers and to include the additional conditions that mufflers were to be fitted to the generators operating on the site, a bat survey was to be undertaken and that traffic calming was to be introduced at the exit(s) from the estate onto Manse Road.

- Moved by the Chair and seconded by Councillor Tom Kerr

Amendment

To continue the application for two cycles to afford the applicant the opportunity to submit traffic calming proposals at the junction between the estate and Manse Road and to re-position plot 6 within the estate.

A roll call vote was taken which resulted as follows :-

<u>Motion</u>	<u>Amendment</u>
Stuart Borrowman	Willie Boyle
Lawrence Fitzpatrick	David Tait
Charles Kennedy	
Tom Kerr	

Decision

Following a vote the motion was successful by 4 votes to 2 and it was agreed accordingly.

5. APPLICATION NO.0663/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>
0663/H/17	Application for decking to the rear of 42 Northfield Cottages, West Calder	Grant planning permission

The committee then heard Mr Andrew Oxley, a local neighbour speak in support of his objections to the application.

The committee then heard Ms Jennifer McNab, who was addressing committee on behalf of her mother who was a local neighbour, speak in support of her mother's objections to the application.

Decision

To refuse planning permission as the application did not conform to policy HOU9 in that there would be a loss of privacy to the neighbouring properties and that enforcement action was to be pursued to ensure that the height of the decking was within the limits of permitted development rights.

6. LIST OF DELEGATED DECISIONS

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

A list (copies of which had been circulated) of delegated decisions and

enforcement action for the period 22 September to 6 October 2017 was submitted for the information of the committee.

Decision

To note the list of delegated decisions

7. APPEALS :-

The committee noted that the following appeals had been submitted to Scottish Ministers following refusal of planning permission :-

Application No.	Proposal
0378/PO/17	7 Pardovan Holdings, Linlithgow
0377/PO/17	7 Pardovan Holdings, Linlithgow
0260/FUL/17	Land beside Okwell, Philipstoun, Linlithgow
0145/H/17	30 Laverock Park, Linlithgow