

MINUTE of MEETING of the DEVELOPMENT MANAGEMENT COMMITTEE of WEST LOTHIAN COUNCIL held within COUNCIL CHAMBERS, WEST LOTHIAN CIVIC CENTRE, on 10 DECEMBER 2014.

Present – Councillors Alexander Davidson (Chair), Tom Kerr, Stuart Borrowman, William Boyle, Harry Cartmill, Lawrence Fitzpatrick, Greg McCarra and John Muir

Absent – Councillor Barry Robertson

1. DECLARATIONS OF INTEREST

Agenda Item 6 (App No.0560/FUL/14) – Councillor Fitzpatrick declared a non-financial interest in that he had been visited by the applicant but had made no comment or opinion on the application and therefore would participate in the item of business; and

Agenda Item 6 (App No.0560/FUL/14) – Councillor Cartmill declared a non-financial interest in that he had been visited by the applicant but had made no comment or opinion on the application and therefore would participate in the item of business.

2. MINUTE

The committee confirmed the Minute of its meeting held on 15 October 2014 as a correct record. The Minute was thereafter signed by the Chair.

3. APPLICATION NO.0560/FUL/14

The committee considered a report (copies of which had been circulated) by the Development Management Manager concerning an application as follows :-

<u>Application No.</u>	<u>Proposal</u>	<u>Recommendation</u>
0560/FUL/14	Erection of house at Shiel Mill Farm, East Calder	Refuse permission

The committee the heard Mr David Marshall and Mr Alan Marshall both speak in support of the application.

The committee then heard Councillor Dave King and Councillor Carl John, both local ward members, speak in support of the application.

Motion

To continue the application to a future meeting of the committee to allow for further discussion between all parties on design matters and delegated to the Development Management Manager to decide if a fresh planning application would be necessary depending on the outcome of those further discussions.

- Moved by Councillor McCarra and seconded by Councillor Muir

Amendment

To grant planning permission as policies IMP15, ENV19 and ENV33 did not apply on this occasion as there was a locational need for the development and the proposed design was acceptable.

- Moved by Councillor Kerr and seconded by Councillor Cartmill

Decision

Following a vote the motion was successful by 5 votes to 3 and it was agreed accordingly.

4. APPLICATION NO.0646/FUL/14

The committee considered a report (copies of which had been circulated) by the Development Management Manager concerning an application as follows :-

<u>Application No.</u>	<u>Proposal</u>	<u>Recommendation</u>
0646/FUL/14	Erection of a 991sqm class 4 office and 259sqm class 5 workshop with associated yard and car parking at Plot 4, Easter Inch Road, Bathgate	Grant planning permission subject to conditions

The committee then noted that the applicant, Mr Hugh Liddle, did not wish to address committee but was available to answer any questions.

Decision

To approve the terms of the report and granted planning permission subject to conditions and agreed that the height of the bund would be increased.

5. APPLICATION NO.0647/FUL/14

The committee considered a report (copies of which had been circulated) by the Development Management Manager concerning an application as follows :-

<u>Application No.</u>	<u>Proposal</u>	<u>Recommendation</u>
0647/FUL/14	Change of use from a domestic garage/store	Refuse planning permission

to a house and
erection of a canopy
and associated
alterations at land at 1
Combfoot Cottages,
Mid Calder

The committee then heard Mr Davies, Mid Calder Community Council, speak in support of the application.

The committee then heard Councillor Carl John, a local ward member, speak in support of the application.

Motion

Approve the terms of the report and refuse planning permission.

- Moved by the Chair and seconded by Councillor Fitzpatrick

Amendment

Grant planning permission as policies HOU4, HOU9 and HER19 did not apply on this occasion as the proposal would improve the site and would not be detrimental to the local amenity. Additionally conditions were to be delegated to the Development Management Manager and were to include the complete demolition of the single garage.

Decision

Following a vote the amendment was successful by 5 votes to 3 and it was agreed accordingly.

6. APPLICATION NO.0669/FUL/14

The committee considered a report (copies of which had been circulated) by the Development Management Manager concerning an application as follows :-

<u>Application No.</u>	<u>Proposal</u>	<u>Recommendation</u>
0669/FUL/14	Erection of two dwelling houses and the temporary siting of two residential caravans at land at 63 Main Street, Stoneyburn	Refuse permission

The committee then heard the applicant, Mrs Rennie, speak in the support of the application.

The committee then heard the applicant's agent, Mr Colin Hardie, also speak in support of the application.

Motion

Agree to continue the application to a future meeting of the committee to allow for further discussion on the layout of the proposal in relation to the wider scheme.

- Moved by Councillor Fitzpatrick and seconded by Councillor McCarra.

Amendment

Grant planning permission as the proposal did conform with policies HOU7, IMP14 and IMP15 as the design proposed was acceptable, the land was designated for residential use and there was no other tandem residential proposed.

- Moved by Councillor Boyle and seconded by Councillor Muir

Decision

Following a vote the motion was successful by 6 votes to 2 and it was agreed accordingly.

7. APPLICATION NO.0487/P/10

The committee considered a report (copies of which had been circulated) by the Development Management Manager concerning an application as follows :-

<u>Application No.</u>	<u>Proposal</u>	<u>Recommendation</u>
0487/P/10	Planning permission in principle for the erection of a 10ha residential development with associated roads and landscaping at Limefields, Brucefield, Livingston	Agree to amend the decision to remove the requirement for land to be transferred to the council to allow for an extension to West Calder High School.

Decision

To approve the terms of the report and agreed that the Development Management Manager would investigate additional access opportunities to the housing estate.

8. APPLICATION NO.0718/FUL/14

The committee considered a report (copies of which had been circulated) by the Development Management Manager concerning an application as

follows :-

<u>Application No.</u>	<u>Proposal</u>	<u>Recommendation</u>
0718/FUL/14	Construction of a 93sqm free standing hot food takeaway at Da Vinci's Hotel, Hawk Brae, Ladywell, Livingston	Grant planning permission subject to conditions

Decision

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

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

9. DELEGATED DECISIONS

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

A list (copies of which had been circulated) of delegated decisions and enforcement action for the period 31 October to 28 November 2014 was submitted for the information of the committee.

Decision

Noted the list of delegated decisions.

10. APPEALS -

- a. The committee noted that the following appeal, submitted to Scottish Ministers following refusal of planning permission, had been upheld :-

<u>Application No.</u>	<u>Proposal</u>
0357/14	Application for high hedge notice at Baronshill Lodge, 3 Capstan Walk, Linlithgow.

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

<u>Application No.</u>	<u>Proposal</u>
0463/FUL14	Amendment to planning permission 0049/FUL/14 for the erection of a house to include a sunroom at land

adjacent to 20 Grant Street, West Calder

0547/H/14

Two storey extension to house at 31 Loaninghill Park, Uphall

- c. The committee noted that the following appeal submitted to Scottish Ministers had been withdrawn :-

Application No.

Proposal

0454/PO/14

Application for the modification of the planning obligation relating to planning permission 0056/P/12 at land at Eilburn Office Park, Eilburn, Livingston