



West Lothian
Council

Development Management Committee

West Lothian Civic Centre
Howden South Road
LIVINGSTON
EH54 6FF

27 July 2016

A meeting of the **Development Management Committee** of West Lothian Council will be held within the **Council Chambers, West Lothian Civic Centre** on **Wednesday 3 August 2016 at 10:00am**.

For Chief Executive

BUSINESS

Public Session

1. Apologies for Absence
2. Order of Business, including notice of urgent business
3. Declarations of Interest - Members should declare any financial and non-financial interests they have in the items of business for consideration at the meeting, identifying the relevant agenda item and the nature of their interest.
4. Confirm Draft Minutes of Meeting of Development Management Committee held on Wednesday 15 June 2016 (herewith).

Public Items for Decision

5. Application No.0010/FUL/16 - Erection of 3 houses at land adjacent to 10 Winchburgh Road, Woodend, Newton (herewith)
6. Application No.0198/FUL/15 - Erection of 272 houses and 28 flats with associated works at Raw Holdings, East Calder (herewith)
7. Application No.0323/FUL/16 - Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of car wash bay at 1a Follyburn Place, Eilburn, Livingston (herewith)

8. Application No.0324/FUL/16 - Part change use from domestic garage to form a class 2 nail bar (in retrospect) at 15 Marjory Place, Bathgate (herewith)
9. Application No.0391/FUL/16 - Application under section 42 to vary condition 3b, relating to the height of the building of planning permission 0861/P/15 for the erection of a restaurant with ancillary office and residential accommodation at Unit 8, Fairways Business Park, Deer Park Road, Livingston (herewith)
10. Application No.0422/H/16 - Installation of dormer windows and alterations to house at 13b Holmes Holdings, Holme Road, Broxburn (herewith)
11. Application No.0609/FUL/15 - Erection of 237 houses and 16 flats (revised from 258 units) with associated roads, infrastructure, landscaping, bus turning/drop-off area and land for school extension at Raw Holdings, East Calder (herewith)
12. Application No.0940/FUL/15 - Erection of 18 flats and associated car parking and landscaping at Bloomfield Place, Bathgate (herewith)

Public Items for Information

13. Consider list of delegated decisions on planning applications and enforcement actions from 10 June to 15 July 2016 (herewith).
14. Appeal - Application No.0820/FUL/15 - Application under Section 42 for the variation of condition 3 of planning permission 0519/FUL/12 to allow for an EWT direct wind 52 turbine to be constructed in place of the approved Enercon E33 turbine at Ormiston Farm, Kirknewton - Appeal submitted to Scottish Ministers following non-determination by the council upheld.

NOTE **For further information please contact Val Johnston, Tel No.01506 281604 or email val.johnston@westlothian.gov.uk**

MINUTE of MEETING of the DEVELOPMENT MANAGEMENT COMMITTEE of WEST LOTHIAN COUNCIL held within COUNCIL CHAMBERS, WEST LOTHIAN CIVIC CENTRE, on 15 JUNE 2016.

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

1. DECLARATIONS OF INTEREST

- 1) Agenda Items 6 & 7 – Councillor L 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 the application but as they had not made any significant comments on the applications he would take part in the items of business; and
- 2) Agenda Item 6 & 7 - Councillor L Fitzpatrick declared a non-financial interest in that he knew the objector to both applications but he would participate in the item of business.

2. MINUTE

Motion

To approve the terms of the Minute.

- Moved by Councillor Fitzpatrick and seconded by Councillor Borrowman

Amendment

To approve the terms of the Minute with the exception of Minute Item 3 (App No.0083/FUL/16) to reflect that the Community Liaison Group was to be facilitated by Development Management.

- Moved by Councillor McCarra and seconded by Councillor Tait

Decision

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

3. APPLICATION NO.0230/FUL/16

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

Application No.

Proposal

Recommendation

0230/FUL/16	Variation to planning permission 0284/FUL/15 for the erection of 14 houses and 12 flats with associated works incorporating substitution of house types at plots 5, 6, 25 & 26, realignment of plots along east boundary to allow for drainage works and realignment of existing drainage ditch together with formation of earth bunding along north boundary with garage/filling station at Nelson Park, Mallace Avenue, Armadale.	Grant planning permission subject to conditions.
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The committee then heard Mr Dale Aitken and Mr Bobby Waddell, both local residents, speak in support of their objections to the development.

The committee also heard the council's Housing and Development Strategy Manager, Colin Miller, speak in support of the application.

Decision

To continue the application for one cycle to allow for a Flood Prevention and Drainage Officer to attend the meeting so members of the committee could cross-examine them with regards to drainage issues on the development site and on the adjacent site.

4. APPLICATION NO.0544/FUL/15

Prior to consideration of the following application committee sought clarification on whether it was appropriate for a community council out with the ward in which the application fell to trigger the item being called before committee. Following an adjournment from which clarification was sought from the council's Governance Manager, committee were advised that they should go ahead and consider the application regardless of which Community Council triggered it being called to committee.

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

<u>Application</u>	<u>Proposal</u>	<u>Recommendation</u>
0544/FUL/15	Erection of 16 flats and	Grant planning

4 houses with permission subject to associated works at conditions and the land adjacent to payment of developer Almondvale Stadium contributions Road, Livingston (north site)

The committee then heard Mr B Johnstone of Livingston Village Community Council speak in support of their objections to the development.

Decision

Minded to approve the terms of the report and grant planning permission subject to conditions, including the deletion of condition 1.3, and the payment of developer contributions whilst awaiting the outcome of a holding objection from SEPA.

5. APPLICATION NO.0553/FUL/15

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>
0553/FUL/15	Erection of 8 flats and 9 houses with associated works at land adjacent to Alderstone Road, Livingston (south site)	Grant permission subject to conditions and payment of developer contributions

The committee then heard Mr B Johnstone of Livingston Village Community Council speak in support of their objections to the development.

Decision

To approve the terms of the report and granted planning permission subject to conditions and the payment of developer contributions.

6. 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 decisions and enforcement actions for the period 13 May to 3 June 2016 was submitted for the information of the committee.

Decision

To note the list of delegated decisions.

7. APPEALS -

- 7a) The committee noted that the following appeal which had been submitted to Scottish Ministers had been upheld :-

Application No.

Proposal

0888/H/15

First floor extension to house at 31
Stewart Avenue, Linlithgow

- 7b) The committee noted that the following appeal had been submitted to Scottish Ministers following refusal of planning permission :-

Application No.

Proposal

0904/FUL/15

Demolition of poultry sheds and
erection of 4 houses at Hartwood
Road, West Calder.



DEVELOPMENT MANAGEMENT COMMITTEE

Report by Development Management Manager

1 DESCRIPTION AND LOCATION

Construction of 3 houses adjacent to 10 Winchburgh Road, Newton.

2 DETAILS

Reference no.	0010/FUL/16	Owner of site	Mr & Mrs McAllister
Applicant	Mr & Mrs McAllister	Ward & local members	Linlithgow Cllr .T Conn Cllr. T Kerr Cllr. D Tait
Case officer	Steven McLaren	Contact details	01506 282404 steve.mclaren@westlothian.gov.uk

Reason for referral to Development Management Committee: Objection from Newton Community Council.

3 RECOMMENDATION

Grant planning permission subject to conditions and developer contributions.

4 DESCRIPTION OF THE PROPOSAL AND PLANNING HISTORY

- 4.1 The planning application seeks permission for the construction of three houses on land west of 10 Winchburgh Road, Newton. The site lies within the western most defined settlement boundary for Newton and on land which was previously extended garden ground for 10 Winchburgh Road. Access is from what was previously an old road leading to Newton but is now a private access since the realignment of the A904 through the southernmost edge of Hoptoun Wood.
- 4.2 The proposed houses are all three bedrooms and of a good quality architectural design. Two of the houses have a flat roof and the third a more traditional one and a half storey house with accommodation in the roof space. The two larger flat roof houses are set in the main part of the site adjacent to 10 Winchburgh Road and backing onto the main A904 while the third is set into the western corner of the site to the end of the access road.

- 4.3 The houses have been designed to take advantage of the southern aspect of the site and views over open farm land and the Pentland Hills in the distance. All of the houses will be timber clad to tie in with the timber clad design of the single storey house at 10 Winchburgh Road.
- 4.4 The site originally formed part of Hopetoun Wood designed landscape but was annexed by the A904. The site has over time has degraded and trees within the site removed resulting in the site now being mainly scrub land with some poorer quality trees on the periphery of the site.
- 4.5 Planning permission was granted in 2012 (Ref: 0550/FUL/12) for a single storey house of a more traditional design. The permission has since expired.

5 PLANNING POLICY ASSESSMENT

Plan	Policy	Assessment	Conform?
West Lothian Local Plan (WLLP)	COM2 (open space)	<p>Proposals which will result in the loss of urban sports and recreation facilities, or formal and informal open space, will be resisted. These spaces include parks and formal gardens, wildlife habitats, civic spaces and allotments. Proposals to develop or change the use of open space areas will be assessed against the following criteria:</p> <ul style="list-style-type: none"> a. a locational justification for the development; b. the importance of the open space for recreation or amenity; c. disturbance and loss of trees, woodlands and wildlife habitats or green corridors; and d. the availability and accessibility of alternative suitable open space, including the suitability of any replacement provision proposed by a developer. <p>Whilst the site is included in a designed gardens & landscapes designation in the WLLP, it has been annexed from the Hoptoun Estate wood for many years and used as extended garden ground for 10 Winchburgh Road. The quality of the site has degraded over time and is little more than scrub land at present. The loss of this area of land to development is of no concern.</p>	Yes
WLLP	HER22 (historic gardens, design landscapes and the royal park)	The special architectural and historic character and features of historic gardens and designed landscapes will be considered sympathetically and receive full protection in the consideration of proposals for development within or adjacent to them.	Yes

Plan	Policy	Assessment	Conform?
		The construction of the A904 which cuts through the woodland and annexed the site from the Hoptoun Estate wood has essentially removed the site from this designated. The quality of the site has degraded and been used as garden ground. The development of the site does not impact on the remainder of the designated area to the north and this is an opportunity to establish new tree planting within the site.	
WLLP	ENV20 (areas of great landscape value)	Development proposals outwith an AGLV which would affect its setting from important viewpoints will be subject to detailed visual appraisal and will not be supported if it adversely affects the designated area. The site lies to the south of an AGLV across the A904. The proposals do not impact on this designated area.	Yes
WLLP	HOU2 (general guidance for development within settlement boundaries)	Within the settlement envelopes shown on the proposals map: a. there is a general presumption in favour of new development provided: there is no adverse impact on adjacent uses; sites can be serviced without excessive resource commitment; the site is not already identified for an alternative use in this local plan; the site is not of important open space value (where policy COM 2 would apply); b. higher density development will be encouraged where appropriate in town centres and other settlements which have existing significant public transport facilities, subject to the requirements of policy HOU 9; c. development in conservation areas, or areas of special control, must be of the highest quality and of a scale and design appropriate to their setting; d. infill developments will be resisted where they would exacerbate problems of infrastructure or traffic congestion to an unacceptable level, or adversely affect the character of the settlement; and, e. development briefs, will be prepared where appropriate. The development lies in an area with a distinctly rural feel but is within a defined settlement boundary. The scale and design of the development is appropriate for the setting.	Yes

Plan	Policy	Assessment	Conform?
WLLP	HOU6 (housing development – density, design and layout, parking and amenity)	<p>The council encourages high-density housing development, especially within and adjacent to town centres, adjacent to public transport facilities and along key transportation corridors. The council will consider the densities proposed at the time of the submission of a planning application and these will be assessed on merit, taking into account the character of the site, its size, adjacent densities, and traffic and services considerations..</p> <p>Within this area of the Newton settlement boundary, there are a variety of house types and densities with terraced cottages, traditional stone villas, low level bungalows and a new build two storey villa. There is no specific design pattern for the area and the proposed layout is an innovative way of making full use of the land available whilst ensuring good amenity space for the houses.</p>	Yes
WLLP	HOU7 (design and layout)	<p>The council will require developers to incorporate the highest quality of design and layout within new housing developments. Developers shall have regard to energy efficiency principles in proposing layouts, housing designs and use of materials, and should conform to the guidance provided in the <i>Residential Development Guide</i> (WLC) and where appropriate, to the design principles set out in paragraph 7.48. The council will also seek compliance with the requirements of SPP 6: <i>Renewable Energy</i> and the relevant Building Standards.</p> <p>The proposals present a high quality development with house designs, materials and layout which will sit comfortably within this setting and not impact adversely to a significant degree on the existing property at 10 Winchburgh Road.</p>	Yes
WLLP	HOU9 (residential and visual amenity)	<p>Development proposals will be assessed against the need to protect the residential and visual amenity of existing residents and other occupiers. Developments shown to adversely impact on amenity to a significant degree will not be supported.</p> <p>The development has been designed to ensure the house at plot 1, adjacent to 10 Winchburgh Road, has few windows on the east elevation and none on the upper floor. There is also a 13m separation distance between these properties ensuring the</p>	Yes

Plan	Policy	Assessment	Conform?
		existing house is not dominated by the proposed development. The houses proposed on plots 1 and 2 are also of a flat roof design of 5.7m in height which has the additional benefit of reducing the overall impact on the neighbour.	
WLLP	IMP2 (denominational secondary school)	<p>All developers of housing sites will be required to contribute to the cost of providing additional education infrastructure in West Lothian for the denominational secondary sector. Contributions will be used to fund a new denominational secondary school. Contributions may potentially be used to extend St Margaret's Academy. Where appropriate, phasing conditions will be imposed to control the annual rate of house completions on housing sites. Housing developments which will exacerbate capacity problems at existing denominational secondary schools will be resisted.</p> <p>Contributions will be required for this development either through a Section 69 or Section 75 process.</p>	Yes
WLLP	IMP3 (considering proposals for housing development)	<p>Where appropriate in considering proposals for housing development, planning conditions and/or legal agreements will be required to:</p> <p>a) secure the provision of new schools or extensions, and associated community, facilities, from developers where this is directly attributable to serving their proposed housing development; and/or</p> <p>b) phase development , to manage demand on school places. Where education constraints cannot be overcome there will be a presumption against housing development.</p> <p>Contributions will be required towards education and cemeteries.</p>	Yes
WLLP	IMP6 (surface water run-off)	Development must comply with current best practice on sustainable urban drainage practices to the satisfaction of the council, SW and SEPA. A drainage strategy, as set out in Planning Advice Note 61 <i>Planning and Sustainable Urban Drainage Systems</i> (PAN 61), shall be submitted with planning applications where required and must include treatment and flow submitted with planning applications where required and must include treatment and flow attenuation measures, and details for the long-term maintenance of any necessary features.	Yes

Plan	Policy	Assessment	Conform?
		The development will be required to meet the council's standards for drainage. Details of the drainage system for the site will be considered fully prior to authorisation.	
WLLP	IMP14 (supplementary planning guidance)	<p>Developers must have regard to the planning policies and guidance referred to in the local plan. In submitting a planning application, a developer must conform to the council's supplementary guidance.</p> <p>The development accords with the council's SPG – Single plot and small scale infill residential development in urban areas (how to avoid town cramming).</p>	Yes
WLLP	IMP15 (design)	<p>The council will:</p> <ul style="list-style-type: none"> a) through the development control process, ensure that high standards of design are achieved; b) identify design requirements in planning briefs, outline planning permissions and through the preparation of supplementary planning guidance; and c) where appropriate, require developers to produce masterplans, design statements and design guides. <p>Development proposals which are poorly designed will not be supported.</p> <p>The design of this development is of a high quality and is acceptable in terms of this policy</p>	Yes
West Lothian Local Development Plan (proposed plan) WLLDP(PP)	DES1 (design principles)	<p>All development proposals will require to take account of and be integrated with the local context and built form. Development proposals should have no significant adverse impacts on the local community and where appropriate, should include measures to enhance the environment and be high quality in their design.</p> <p>Development proposals which are poorly designed will not be supported.</p> <p>When assessing development proposals, the developer will be required to ensure that:</p> <ul style="list-style-type: none"> a. there is no significant adverse impact on adjacent buildings or streetscape in terms of layout, scale, massing, design, external materials or 	Yes

Plan	Policy	Assessment	Conform?
		<p>amenity;</p> <p>b. there is no significant adverse impact on landscape character, built heritage, habitats or species including European sites, biodiversity and Protected Species nor on amenity as a result of light, noise, odours, dust or particulates;</p> <p>c. the proposed development is accessible for all, provides suitable access and parking, encourages active travel and has no adverse implications for public safety;</p> <p>d. the proposal includes appropriate integrated and accessible infrastructure, open space, green infrastructure and landscape provision;</p> <p>e. sustainability issues are addressed through energy efficient design, layout, site orientation and building practices;</p> <p>f. the development does not result in any significant adverse impact on the water environment as required by the Water Framework Directive and related regulations and as appropriate, mitigation to minimise any adverse effects is provided;</p> <p>g. there are no significant adverse effects on air quality (particularly in and around Air Quality Management Areas), or on water or soil quality and, as appropriate, mitigation to minimise any adverse effects is provided; and</p> <p>h. risks to new development from unstable land resulting from past mining activities are fully assessed and, where necessary, mitigated prior to development.</p> <p>Where appropriate, developers will be required to produce masterplans, design statements and design guides in support of their proposals.</p> <p>Development proposals must also accord with other relevant policies and proposals in the development plan and with appropriate supplementary guidance.</p> <p>The proposals present a high quality development with house designs, materials and layout which will sit comfortably within this setting and not impact adversely to a significant degree on the existing property at 10 Winchburgh Road.</p>	

Plan	Policy	Assessment	Conform?
WLLDP(PP)	HOU3 (infill/windfall housing development within settlements)	<p>In addition to sites already identified in Policy HOU1 of the LDP, new housing development will also be supported on sites within settlement boundaries provided:</p> <ul style="list-style-type: none"> a. the development will be in keeping with the character of the settlement and local area; b. the site is not identified for an alternative use in the LDP; c. the site does not form an area of maintained amenity or open space unless the proposal conforms with the terms of policy ENV 21 – Protection of formal and informal Open Space and is acceptable in landscape and townscape terms; d. the proposed housing use is compatible with nearby uses, there is no adverse effect on the character of the local area and a satisfactory residential environment can be achieved; e. the site benefits from good accessibility by public transport and active travel to shopping, education, recreational and other community facilities; f. existing physical infrastructure, including roads, drainage, sewage capacity, and education have the capacity to accommodate the proposed development; g. any additional infrastructure required as a result of the development is either committed or to be funded by the developer as required by policies INF 1 – Infrastructure Provision and Developer Obligations and TRAN 2 - Transportation contributions and associated works; h. the site is not at significant risk of flooding in the terms of policy EMG 2 - Flooding; and i. the proposal complies with other LDP policies and relevant Supplementary Guidance. <p>Proposals for development within or adjacent to sensitive locations such as Special Landscape Areas (SLAs), Gardens and Designed Landscapes, Historic Battlefields, Conservation Areas or affecting the appearance, character and setting of Listed Buildings and Scheduled Ancient Monuments and any other historic or archaeological asset will be subject to additional scrutiny and may require to be supported by the submission of additional information. In these circumstances, there is an expectation that the standard of design will be higher than in less sensitive locations.</p> <p>Proposals for the change of use, conversion and</p>	Yes

Plan	Policy	Assessment	Conform?
		<p>reuse of existing buildings in non-residential use to housing will also be supported within the settlement boundaries subject to the above criteria being satisfied.</p> <p>The proposals present a high quality development with house designs, materials and layout which will sit comfortably within this setting. The site lies within a defined settlement boundary and the layout and space standards shows are acceptable.</p>	
WLLDP(PP)	INF1 (infrastructure provision and developer obligations)	<p>The council will only support development when identified infrastructure requirements have been addressed to its satisfaction.</p> <p>Where the cumulative impact of new developments will generate a need for additional infrastructure provision or community facilities, planning permission will only be granted where contributions which are reasonably related to the scale and nature of the proposed development are secured. In calculating the impact of new developments the council will look at the cumulative long-term effect of new development. Contributions will be sought for the provision of facilities or the improvement of existing facilities and infrastructure necessary in the interests of comprehensive planning.</p> <p>Development will not be permitted to commence until all necessary infrastructure is provided, or its funding is fully committed and the necessary works are capable of implementation or phasing to manage demand on infrastructure has been agreed.</p> <p>Where infrastructure constraints, identified by the council in conjunction with relevant authorities, cannot be overcome, there will be a presumption against development.</p> <p>Infrastructure requirements are set out in Chapter 6, Appendix Two and the <i>Action Programme</i>.</p> <p>The requirements of this policy may be secured through legal agreements to deliver planning obligations in accordance with Scottish Government Circular 3/2013 Planning Obligations and Good Neighbour Agreements (and any subsequent legislation which emerges during the life of the Local Development Plan) and will be concluded between the applicant and the council, prior to the issue of planning permission.</p> <p><i>Note:</i> Supplementary Guidance explaining how Developer Obligations will be implemented will be developed during the Plan period.</p>	Yes

Plan	Policy	Assessment	Conform?
		No infrastructure constraints have been raised and developer contributions will be collected for the development through either S69 or S75 process in accordance with the council's SPG requirements.	

6 REPRESENTATIONS

Five letters of objection have been received including one from Newton Community Council. A summary of the comments is set out below.

Comments	Response
The community council supports the woodland character of the development, energy efficiency and thorough tree survey but raises concern over density, loss of Elm tree, drainage and only 2 houses should be permitted.	The community council's points are noted. This is a high quality designed development and the applicant has taken care to design house types which will fit into the site and are appropriate for a semi-rural location. There is an opportunity to ensure replacement planting of appropriate native species and the drainage will be given full consideration by the council's flood risk management section. It is noted that the community council considers only two houses to be appropriate for the site. However, the overall design of the development is such that the density of the site does not exceed that of the houses to the east.
Adversely impacts on residential and visual amenity.	The design of the houses is acceptable and they will be timber clad as 10 Winchburgh Road is. There is approximately 13m between the house on plot 1 to 10 Winchburgh Road, providing an appropriate separation distance between properties. It is acknowledged that any new build on this site will have some impact on the existing house however; these are not considered to be excessive.
Cramped, congested and insensitive.	Each of the three plots has a build ratio better than 30% maximum coverage as suggested in the council's Supplementary Planning Guidance (SPG) eg. Plot 1 has a coverage of approximately 20%. The design is sensitive to the site in that the building height is reduced through the use of flat roofs on two plots and timber cladding will be used for the exterior of the buildings.
Inadequate standard of privacy for 10 Winchburgh Road and the new houses.	There is sufficient separation between properties and there are no first floor windows overlooking 10 Winchburgh Road. The new houses have windows predominately on the south and north elevations.
Development much closer than that granted for the single house (Ref: 0550/FUL/12)	Agreed, the single house proposed for the 2012 application was farther from 10 Winchburgh Road however, this development was not implemented. The current proposals are also acceptable.

Impact on road safety.	Transportation has been consulted in order to consider access, parking and road safety. No objections were received.
Private access insufficient to accommodate additional traffic.	Transportation has been consulted in order to consider access, parking and road safety. No objections were received.
Scale and appearance, visually prominent within the landscape.	The two larger houses are approximately 5.7m high and the third is 6.3m high. The use of a flat roof on plots 1 and 2 help reduce the overall massing of the buildings and are set back into the plot. These are unlikely to be seen to a significant degree from the south and will be screened from the A904 by landscaping and an acoustic wall/fence. Plot 3 will appear a more traditional building within the landscape.
Detrimental to view from A904	There will be screening from the A904 by landscaping and an acoustic wall/fence, the design of which is yet to be agreed.
Adverse environmental consequences through loss of trees.	A tree survey has been carried out. Seven of the 30 trees surveyed are to be removed, four of which are in very poor condition. Replacement planting of native species will be carried out to augment the remaining trees on the periphery of the site.
Use of materials and design not in keeping with the surrounding area.	The materials are in keeping. 10 Winchburgh Road has dark stained timber cladding.
Impact on education infrastructure.	Education has been consulted. The response has been summarised in section 7 below.
Development takes no cognisance of farming activities such as crop spraying and harvesting.	It is noted that plot 3 lies close to the northern edge of a field used for arable farming where the house is approximately 2.5m from the edge of the field. There is a barrier separation of mature maintained hedgerow. Agricultural operations will take place on the adjoining field and that is a matter for any prospective purchaser.
Does not encompass a legal right of way	It is not clear where the legal right of way is for the farmer as there are no field access points from the site.
Impact on drainage in Newton.	The applicant states that he has correspondence from SEPA indicating the site drains to an unnamed watercourse to the south. The applicant will require to apply for connection to existing foul drainage through Scottish Water and the council's Flood Risk Management section will assess surface water drainage attenuation and filtration from the site.
All housing in the north and east of West Lothian must make financial contributions towards the cost of a new non-	Education has been consulted. The response has been summarised in section 7 below.

denominational secondary school in Winchburgh.	
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7 CONSULTATIONS

7.1 This is a summary of the consultations received. The full documents are contained in the application file.

Consultee	Comments	Planning response
Education	This is a windfall site and Education would not register an objection subject to contributions towards: RC Primary in Winchburgh, Linlithgow Academy and RC Secondary schools.	Noted. Contributions can be collected through either a S69 or S75 process.
Transportation	No objections	Noted.
Scottish Water	Nil	Noted. It is the applicant's responsibility to secure safe connection to services.
Contaminated Land Officer	Historically the site has been woodland. Potentially contaminated land advisory note to be added to any permission.	Noted. This is a standard not on planning decisions.
Edinburgh Airport Safeguarding	Development not to commence until SUDS details have been submitted and agreed.	Noted. Due to the scale of the development, a SUDS pond or basin is unlikely therefore the likelihood of the development attracting birds is very small. Details will be forwarded to the Airport for consideration.
Environmental Health	The site is exposed to significant road traffic noise from the A904. A 2m barrier is required on the northern boundary and no first floor windows shall be openable.	Noted. A condition can be used for the submission of this boundary treatment. There is a low level stone wall on the north of the A904, the applicant has intimated that he may be agreeable to a similar wall with fencing above. Landscaping can also be used to soften this feature.
Flood Risk Management	It is accepted that the site is generally not at risk of flooding. Drainage details for the require to be submitted for consideration.	Noted. The applicant is currently preparing drainage information and will be submitted for assessment.

8 ASSESSMENT

8.1 Section 25 of the Town and Country Planning (Scotland) Act 1997 requires planning applications to be determined in accordance with the development plan, unless material considerations indicate otherwise.

- 8.2 The Woodend area of Newton has its own settlement boundary, remote from that of the main village. This part of the settlement has a rural feel but the properties off the B8020 Winchburgh Road and 10 Winchburgh Road are included within a settlement boundary as defined on the WLLP proposals map. This also includes the extended garden ground area for 10 Winchburgh Road which makes up this application site. The site is also included in the designated area for the Hopetoun Wood designed landscape.
- 8.3 With respect to the designed landscape designation, this small area of the woodland was separated from the remainder of the designed landscape area by the construction of the A904 to the north of the site. From that point on, it could not realistically nor practically be read in the same context as the woodland to the north. The site has not been maintained as woodland for some time and it is evident from a site visit that the nature and quality of the area as woodland has since been lost.
- 8.4 A survey of trees which lie predominately to the periphery and western corner of the site shows that there are a number of very poor quality specimens that require removal. Many others are to be retained and either left as they are, or trimmed. The applicant has sought to try and retain as many trees as possible and will be carrying out some replacement planting to augment those already on the site. It should also be noted that some trees on the northern boundary are conifers and not native broad leaved varieties associated with woodland.
- 8.5 Taking the condition of the trees and nature of the site into consideration, the proposals do not conflict with policies COM2 or HER22. Neither does the development impact adversely on the designation of the AGLV to the north, across the A904 and in this regard the proposals do not conflict with policy ENV20.
- 8.6 Policy HOU2 of the WLLP relates to general guidance for developments within settlement boundaries. There is a general presumption in favour of development providing sites can be serviced without excessive resource commitment and does not conflict with policies COM2 or HOU9. There are no objections from Education, the site was formally extended garden ground and the design and layout will not impact adversely to a significant degree on the adjacent neighbour. The proposals therefore accord with policy HOU2 and HOU9 of the WLLP.
- 8.7 In terms of the density of the development and the design/layout, it is agreed that the density is higher than that of the previous permission in 2012 for a single house and again higher than the adjacent property. However, within this defined settlement boundary and in accordance with the council's SPG on small scale housing developments, the plot coverage for each site is less than the 30% required in the guidance. Developing the site for three houses takes account of plot coverage and impact on the existing property. The proposals therefore accord with policies HOU6, HOU7, IMP14 and IMP15 of the WLLP which consider density, design, layout and accordance with supplementary planning guidance.
- 8.8 Issues have been raised regarding drainage from the site. The council's Flood Risk Management section will require details of the nature of surface water run-off in accordance with policy IMP6 of the WLLP. The development will need to comply with these policies and the developer will need to ensure that Scottish Water is content with the drainage arrangements to allow connection to the foul system. These details can be obtained by conditions.

- 8.9 The council's Education Planning section was consulted and the response has been summarised in section 7 above. Subject to contributions towards RC primary in Winchburgh, Linlithgow Academy and the RC secondary sector, no objections were received. These contributions can be collected through either a Section 69 or Section 75 process. Subject to the applicant agreeing to these contributions prior to the release of a permission, the proposals will comply with policies IMP2 and IMP3 of the WLLP.
- 8.10 The proposals also do not conflict with the relevant policies of the West Lothian Local Development Plan (proposed plan)

9 CONCLUSION AND RECOMMENDATION

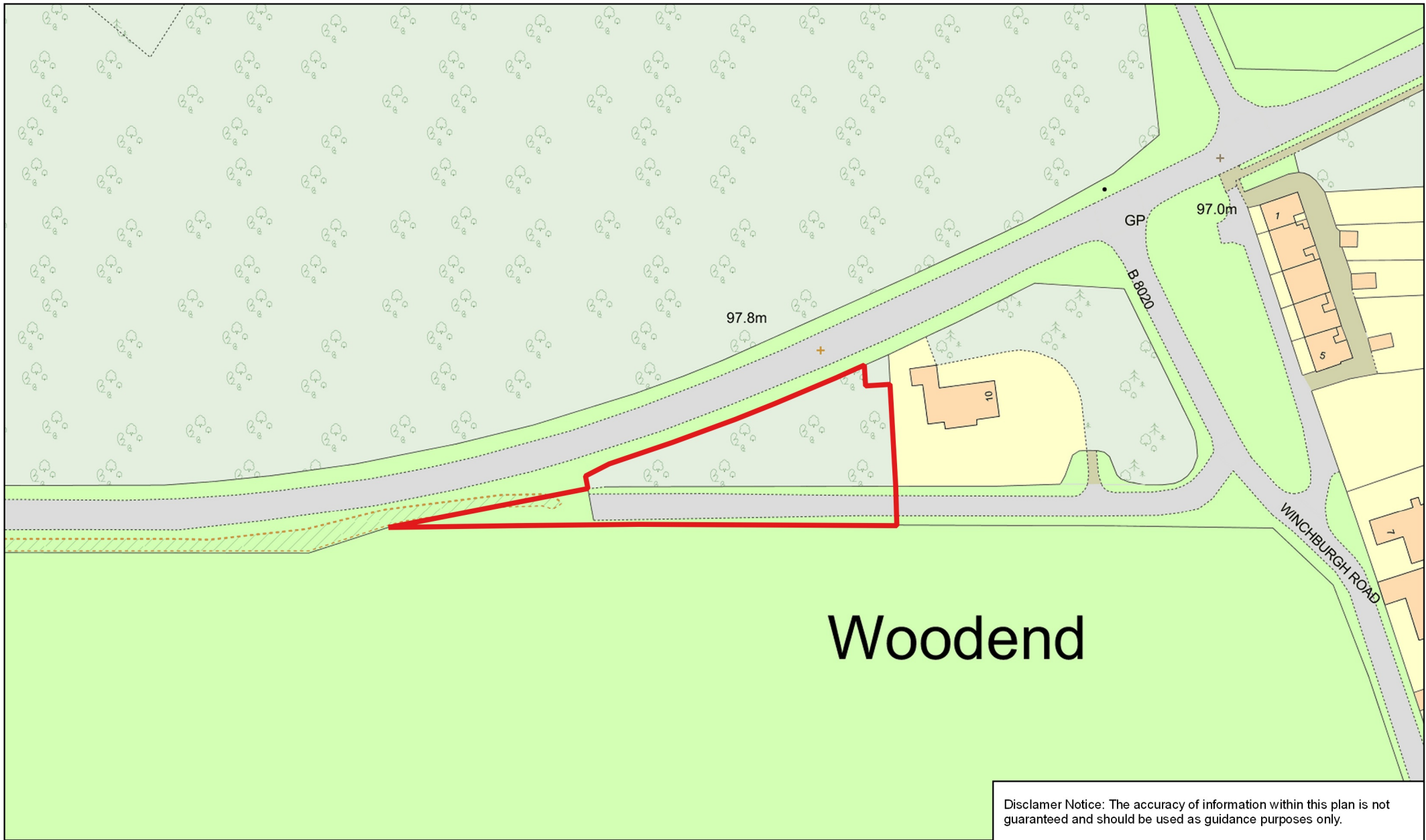
- 9.1 Whilst the site lies in a semi-rural location and in an area highlighted as being within a designed landscape, the site is still within a defined settlement boundary. The character of the site is such that in reality it no longer forms part of the designated landscape, being annexed by the A904, and having been used as an area of extended garden ground for 10 Winchburgh Road. The quality of the site is poor in environmental terms and the trees on the periphery are of varying quality.
- 9.2 The design of the houses is of high quality and there is sufficient separation between plot 1 and 10 Winchburgh Road not to be of concern. There are no windows directly overlooking this existing property and fencing or landscaping can be used to ensure the privacy is retained at ground level.
- 9.3 The density of the development is within design standards and, given there is no overall general design of houses in the area, the flat roof design for plots 1 and 2 is acceptable. The more traditional plot 3 design will be the most obvious property from the south and Winchburgh Road and the use of timber cladding will allow the properties to settle into the landscape.
- 9.4 Detailed matters relating to noise from the A904 can be mitigated through the use of a 2m high barrier and drainage will be fully assessed by the council's Flood Risk Management section.
- 9.5 The proposals are therefore considered acceptable subject to developer contributions. The recommendation is to grant planning permission subject to conditions and either Section 69 or Section 75 process.

10 ATTACHMENTS

- Location plan
- Aerial photograph
- Site plan
- 3D visuals
- Representations
- Draft conditions

CHRIS NORMAN
Development Management Manager

Date: 3 August 2016



West Lothian
Council

0010/FUL/16

Planning & Economic Development, West Lothian Civic Centre, Livingston, EH54 6FF

2016-07-25T09:56:49



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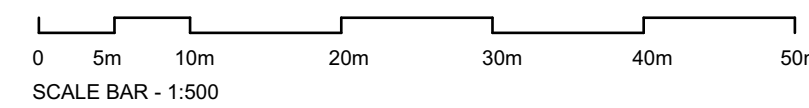
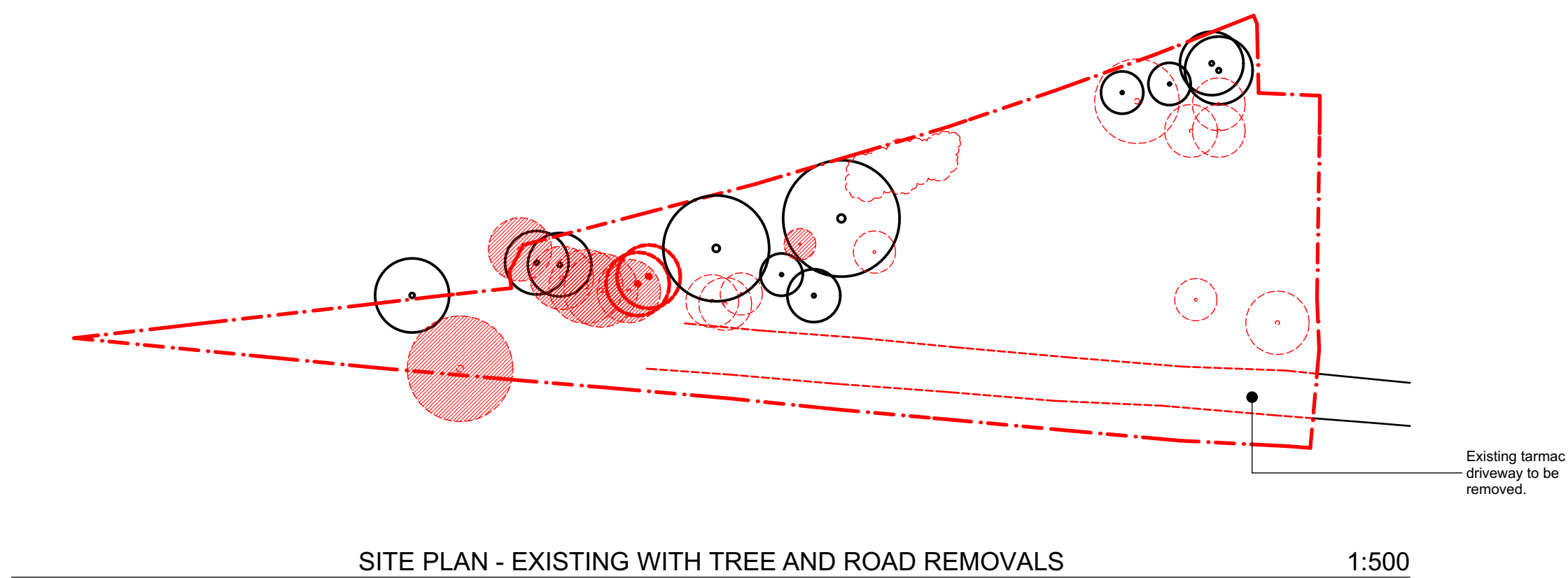
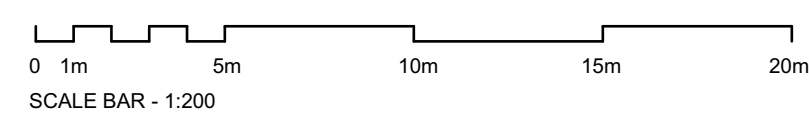
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 West Lothian Council	0010/FUL/16	1:1,000	
Planning & Economic Development, West Lothian Civic Centre, Livingston, EH54 6FF	2016-07-25T10:08:48	Reproduced from the Ordnance Survey mapping with the permission of Her Majesty's Stationary Office. Unauthorised reproduction infringes crown copyright and may lead to prosecution or civil proceedings. ©Crown copyright. All rights reserved. Licence 100037194 2016	



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Rev.	Date	Details	Drawn	Checked

LSM
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Issued for:

PLANNING

Project/Client:
**PROPOSED ERECTION OF 3 DWELLINGS
SITE ADJACENT TO 10 WOODEND, NEWTON
FOR MR & MRS L.S. McALLISTER**

Drawing:
SITE PLAN

Dwg No: 1508 - 02	Scale: NOTED @A1
Rev: A	Drawn By: SMcA
	Date: 13/11/15

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OVERALL SITE



HOUSE TYPE 2 (shown without trees for diagrammatic purposes only)



HOUSE TYPE 1



HOUSE TYPE 2



HOUSE TYPE 2



HOUSE TYPE 2

A	19/02/16	FIRST ISSUE FOR PLANNING APPLICATION.	SMcA	SMcA
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PLANNING

Project/Client:

PROPOSED ERECTION OF 3 DWELLINGS
SITE ADJACENT TO 10 WOODEND, NEWTON
FOR MR & MRS L.S. McALLISTER

Drawing:

VISUALISATIONS

-
-
-

Dwg No:	Scale:	
1508 - 09	N/A	@A1
Rev:	Drawn By:	Date:
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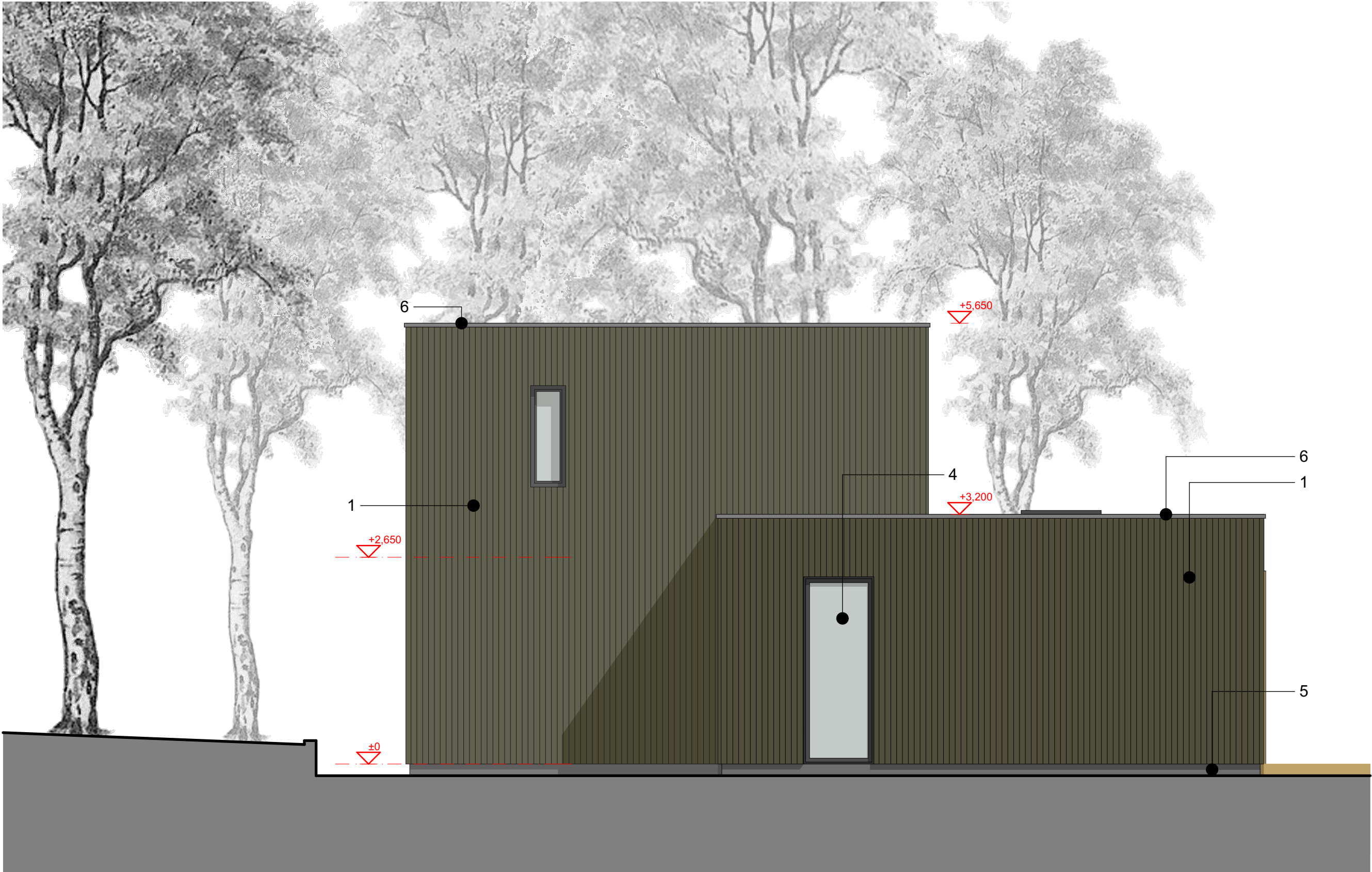
SOUTH ELEVATION

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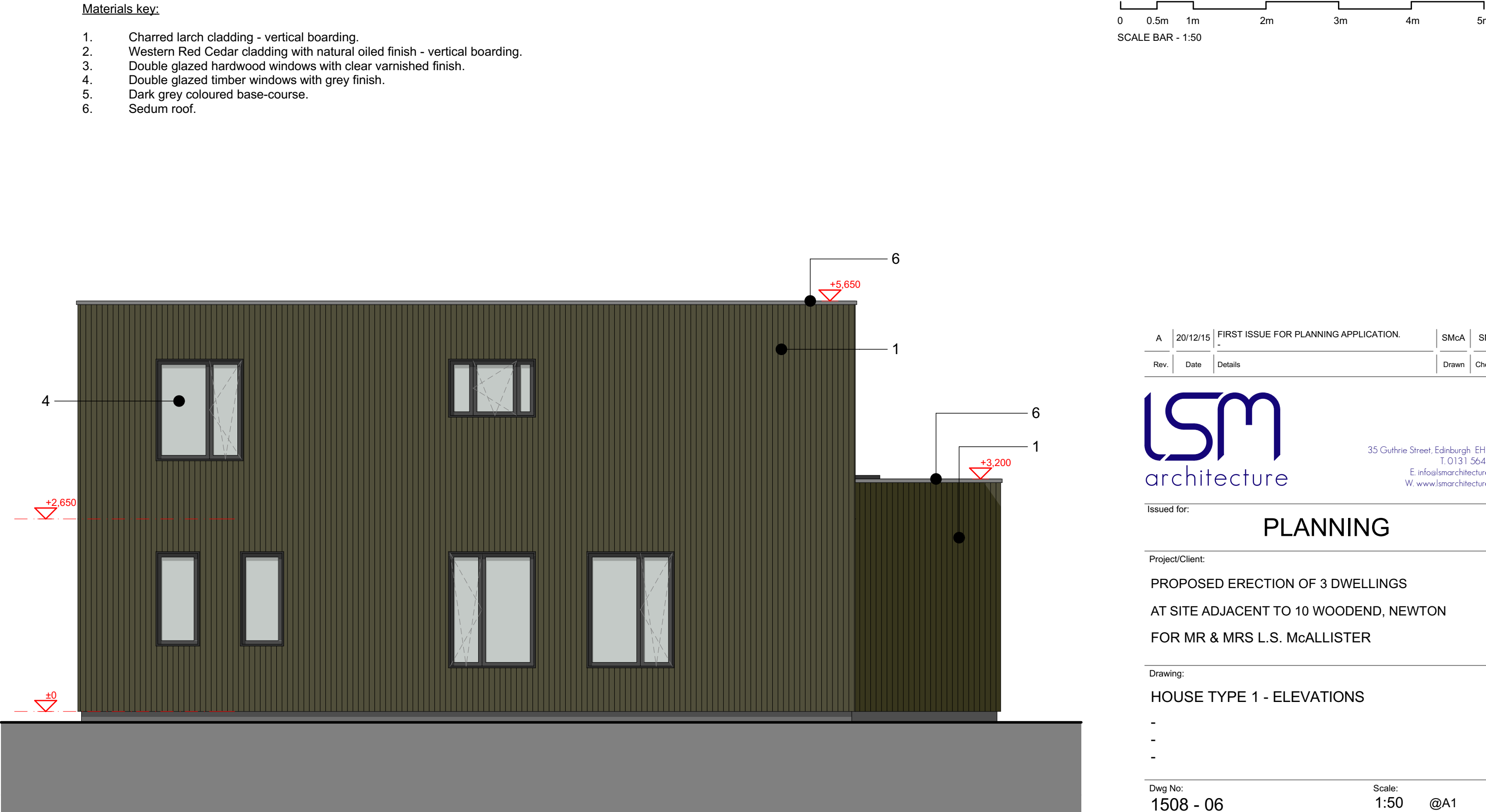
EAST ELEVATION

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WEST ELEVATION

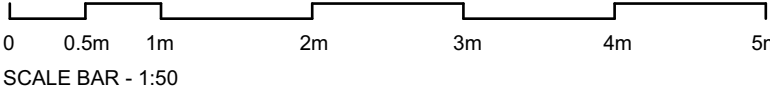
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NORTH ELEVATION

1:50

- Materials key:
- Charred larch cladding - vertical boarding.
 - Western Red Cedar cladding with natural oiled finish - vertical boarding.
 - Double glazed hardwood windows with clear varnished finish.
 - Double glazed timber windows with grey finish.
 - Dark grey coloured base-course.
 - Sedum roof.



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Issued for:

PLANNING

Project/Client:

PROPOSED ERECTION OF 3 DWELLINGS
AT SITE ADJACENT TO 10 WOODEND, NEWTON
FOR MR & MRS L.S. McALLISTER

Drawing:

HOUSE TYPE 1 - ELEVATIONS

-
-
-

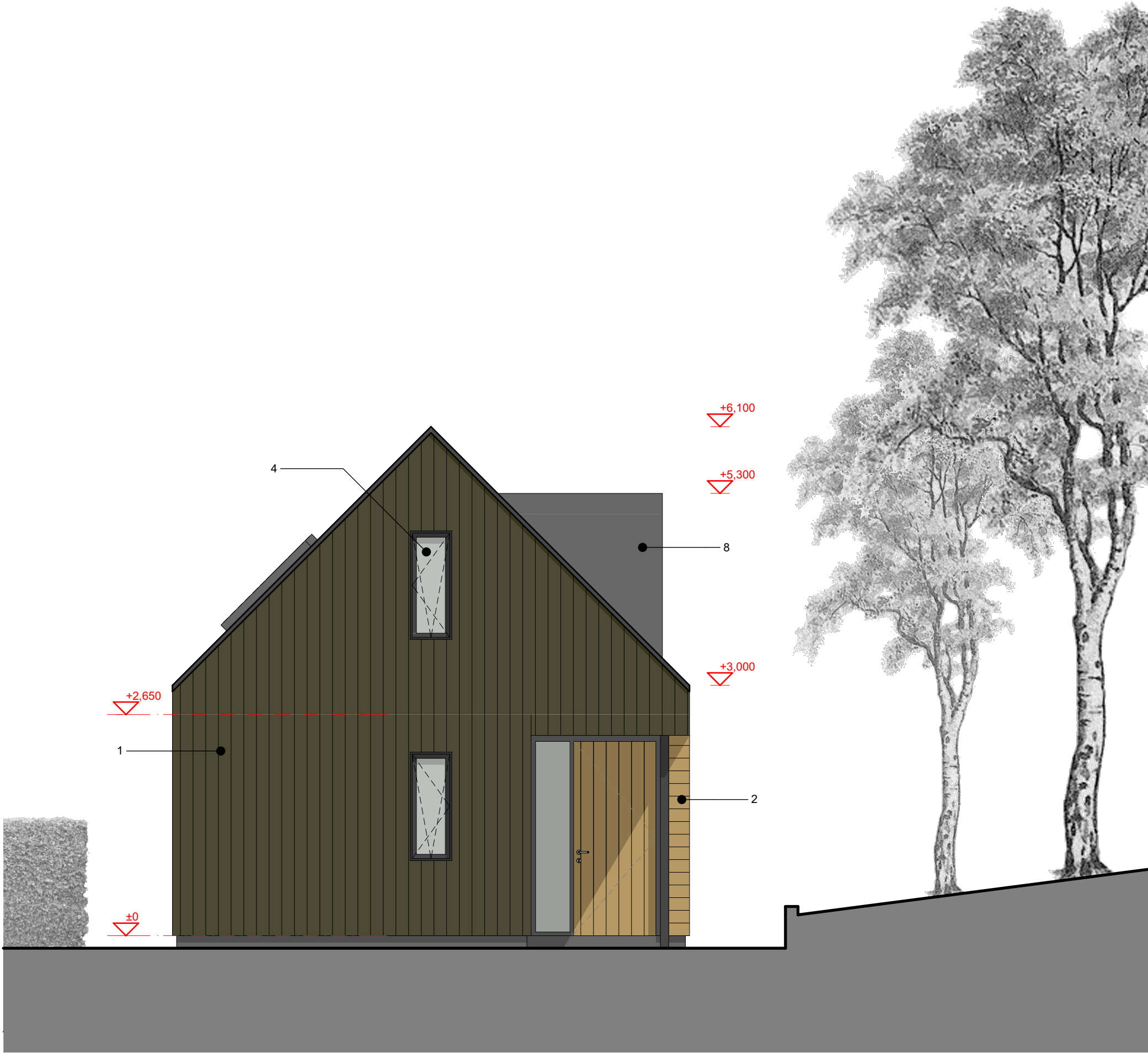
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SOUTH ELEVATION

1:50



EAST ELEVATION

1:50

Materials key:

1. Charred larch cladding - vertical boarding.
2. Western Red Cedar cladding with natural oiled finish - horizontal boarding.
3. Double glazed hardwood windows with clear varnished finish.
4. Double glazed timber windows with grey finish.
5. Dark grey coloured base-course.
6. Natural slate roof.
7. Timber / aluminium rooflights.
8. Zinc cladding.



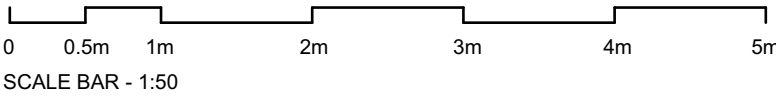
NORTH ELEVATION

1:50



WEST ELEVATION

1:50



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Project/Client:
**PROPOSED ERECTION OF 3 DWELLINGS
AT SITE ADJACENT TO 10 WOODEND, NEWTON
FOR MR & MRS L.S. McALLISTER**

Drawing:
HOUSE TYPE 2 - ELEVATIONS

-
-
-

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PPCA Ltd

Town Planning Consultants

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www.pcca.co.uk

Our Ref: 1339S
Your Ref: 0862/P/15
11th January 2016

FAO Steven McLaren
Planner
Development Management
West Lothian Council
West Lothian Civic Centre
Howden South Road
Livingston EH54 6FF

SCANNED

West Lothian Council
Development Management

12 JAN 2016

Date.....
Ref No.....
Ref To.....
Amended.....
Revised.....

Dear Steve,

**Planning Application 0010/FUL/16: Erection of 3 houses on Land adjacent to 10
Winchburgh Road, Woodend, Newton**

PPCA Ltd has been instructed to lodge a representation by Winchburgh Developments Ltd to the above planning application. This is set out below.

The site in question is a windfall development in the context of the extant and emerging Development Plan. The Proposed Plan of the emerging West Lothian Council Local Development Plan is a material consideration in the determination of this planning application.

Paragraph 6.51 of the adopted Local Plan states that new housing development will only be allowed to proceed where the necessary infrastructure to support it has been provided or its funding has been committed. This is confirmed in paragraph 12.4 and Policy IMP3. Policy IMP3 states that planning conditions and / or legal agreements will be required to secure the provision of new schools or extensions where this is attributable to the proposed housing development. It further notes a presumption against housing development where education constraints cannot be overcome.



Local Development Plan Policy HOU3 addresses windfall development proposals. This states, inter alia, that –

In addition to sites already identified in Policy HOU 1 of the LDP, new housing development will also be supported on sites within settlement boundaries provided:

- f. existing physical infrastructure, including roads, drainage, sewage capacity, and education have the capacity to accommodate the proposed development;
- g. any additional infrastructure required as a result of the development is either committed or to be funded by the developer as required by policies INF 1 – Infrastructure Provision and Developer Obligations and TRAN 2 - Transportation contributions and associated works;
- i. the proposal complies with other LDP policies and relevant Supplementary Guidance.

Local Development Plan Proposed Plan INF1 states that

The council will only support development when identified infrastructure requirements have been addressed to its satisfaction.

Where the cumulative impact of new developments will generate a need for additional infrastructure provision or community facilities, planning permission will only be granted where contributions which are reasonably related to the scale and nature of the proposed development are secured. In calculating the impact of new developments the council will look at the cumulative long-term effect of new development. contributions will be sought for the provision of facilities or the improvement of existing facilities and infrastructure necessary in the interests of comprehensive planning.

Development will not be permitted to commence until all necessary infrastructure is provided, or its funding is fully committed and the necessary works are capable of implementation or phasing to manage demand on infrastructure has been agreed.

Where infrastructure constraints, identified by the council in conjunction with relevant authorities, cannot be overcome, there will be a presumption against development.

Infrastructure requirements are set out in Chapter 6, Appendix Two and the *Action Programme*.

The requirements of this policy may be secured through legal agreements to deliver planning obligations in accordance with Scottish Government Circular 3/2013 Planning Obligations and Good Neighbour Agreements (and any subsequent legislation which emerges during the life of the Local Development Plan) and will be concluded between the applicant and the council, prior to the issue of planning permission.

Appendix Two of the Proposed Plan states that, in the context of this site and subject to the caveats stated in the Appendix, all new housing sites in the north and east (sic) of West Lothian must make financial contributions towards the cost of providing a new non-denominational secondary school (in Winchburgh)

The site falls within the Linlithgow Academy non-denominational secondary school catchment area. In common with other residential development in the Academy catchment area, there is a



development constraint until such times as the first phase of a new non-denominational secondary school at Winchburgh is committed and funding secured. In the case of the Council housing site at Kirkhill, East Broxburn, and with the ability to defer the delivery of other sites in Council ownership, consent was granted with a financial contribution of £5,500 per unit being made towards non-denominational secondary school provision at Winchburgh.

The Council has also applied a similar figure for the windfall development by Stewart Milne Homes at Glendevon Steading, Winchburgh. However, this was only possible due to the ability of Winchburgh Developments Ltd to control exempt and non-exempt units in delivery of affordable housing at Winchburgh.

Notwithstanding the fact that there is no option for deferral and possibly only limited control on exempt residential units in the case of the Newton application, it is essential that, should the Council as planning authority, consider it appropriate to grant planning permission for this development a consistent approach to education provision and contributions to a new non-denominational secondary school at Winchburgh be applied. This would require deferral of development until binding proposals are agreed between the Council and Winchburgh Developments Ltd for delivery of the first phase of the new non-denominational Secondary School, as well as an appropriate level of financial contribution towards the delivery of the school.

It is also important to note that Winchburgh Developments Ltd is providing serviced land at Winchburgh for free for the delivery of the new non-denominational secondary school required and referred to above. This is considered a material consideration in the determination of this and any other relevant applications for development in the locality.

I should be grateful if you would confirm this as timeously lodged. If you have any queries please do not hesitate to get in touch.

Yours sincerely,

Robin Matthew

Director

Comments for Planning Application LIVE/0010/FUL/16

Application Summary

Application Number: LIVE/0010/FUL/16

Address: Land adjacent to 10 Winchburgh Road, Woodend, Newton

Proposal: Erection of 3 houses (Grid ref 308662 677382)

Case Officer: Steven McLaren

Customer Details

Name: Miss Marina Millar

Address: 10 Woodend Newton Winchburgh

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:1. The proposed development materially adversely impacts residential and visual amenity and privacy:

a. It is inappropriate for this site: it is a cramped, congested and insensitive development with inadequate standards of privacy and amenity for both the occupiers of the three proposed houses and Woodend House.

b. The house and parking to be built nearest to Woodend House has crept is much closer to Woodend House (about 5 metres from the boundary) than was originally permitted in planning permission granted by West Lothian Council under application reference 0550/FUL/12 (approximately 11.5 metres from the boundary), beyond the treeline and an existing vegetable plot which was to be retained on the development site.

2. The proposed development materially adversely impacts access and road safety:

a. The private access road serving Woodend House is of insufficient width or standard to accommodate the material increase in usage and volume of traffic caused by the erection and occupation of three additional houses which will also have to use this private access road.

b. This development will lead to a significant increase in traffic along this private access road serving Woodend House causing greater noise and loss of privacy for Woodend House.

c. The material increase in traffic at the junction of the private access road and the B8020 Winchburgh Road will make this junction a danger to road safety and cause traffic flow problems on the B8020.

3. The scale and appearance of three proposed houses will be visually prominent in the landscape, have adverse environmental consequences, detract from the amenity of the site and lead to the overall detriment of the amenity of this rural area and on the view from the A904:

a. The proposed development will have adverse environmental consequences through a loss of trees.

b. The proposed styles of the houses and materials to be used are not in keeping with neighbouring buildings and do not integrate with existing residential properties: the overall height of the new houses and their roof profiles would be distinctly different to the existing properties and would look out of place and spoil the character and visual amenity of the surrounding countryside.

c. The bungalow originally permitted in planning permission granted under application reference 0550/FUL/12 was of a more traditional style and mostly hidden from the road by a line of existing trees.

Acknowledged

Sm
0010/FUL/16

Conl
Obj
Lowl

Date

law

www.mhdlaw.co.uk

Development Management Manager
West Lothian Council
Civic Centre
Howden South Road
Livingston
EH54 6FF

28 January 2016

Dear Sir,

Planning Application No. 0010/FUL/16: Erection of 3 houses adjacent to 10 Winchburgh Road, Woodend, Newton (Case Officer Steven McLaren).

We act for Miss Marina Millar, the owner of the immediately neighbouring property, Woodend House, 10 Woodend, Newton, Winchburgh, Broxburn. Miss Millar wishes to object to the current planning application No. 0010/FUL/16 submitted by Mr and Mrs Scott McAllister to erect three houses immediately adjacent to her property for the following reasons:

1. The proposed development materially adversely impacts the residential and visual amenity of Miss Millar as an existing neighbouring resident:
 - a. Miss Millar owned the development site until 2012 and sold the site to Mr William David Smart on the strict understanding that one bungalow and garage would be built on this land per planning permission granted by West Lothian Council under application reference 0550/FUL/12.
 - b. The site has been subsequently re-sold and the scale of the development now proposed under planning application 0010/FUL/16 has materially changed and increased to encompass two two storey houses and one one-and-a-half storey house to be crammed into this same site.
 - c. The current proposed development is wholly inappropriate for this site and represents a cramped, congested and insensitive form of development with inadequate standards of privacy and amenity for both the occupiers of the three proposed houses and Woodend House.
 - d. The house to be built nearest to Woodend House has crept much closer to Woodend House (about 5 metres from the boundary) than was originally permitted in planning permission granted by West Lothian Council under application reference 0550/FUL/12 where the bungalow was situated further away from Woodend House (approximately 11.5 metres from the boundary), beyond the treeline and an existing vegetable plot which was to be retained on the development site.

Solicitors : 45 Queen Charlotte Street, Leith, EDINBURGH EH6 7HT
edinburgh@mhdlaw.co.uk

T 0131 555 0616 F 0131 553 1523
DX 550856 Leith - LP 1 LEITH

PARTNERS Mark B Peggie - Kieran Fitzpatrick - Donald Skinner-Reid - Sarah Erskine
SENIOR ASSOCIATES ~~Janette Kenney~~ Mirella Marchini ASSOCIATES Fiona D Marshall - Raymond Fairgrieve
Sarah Erskine is an accredited Family Law Specialist:


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espc.com

- e. The proposed development now results in an unacceptable degree of loss of privacy and amenity for Woodend House.
- f. Construction works will cause severe disruption, noise and an unacceptable increase in volume of use of the private access road serving Woodend House.
2. The proposed development materially adversely impacts access and road safety:
- a. The private access road serving Woodend House is of insufficient width or standard to accommodate the material increase in usage and volume of traffic caused by the erection and occupation of three additional houses which will also have to use this private access road. It will be difficult for traffic to pass in opposite directions at the same time and not be obstructed since the existing road is narrow and there are no passing places.
- b. This development will lead to a significant increase in traffic along this private access road serving Woodend House causing greater noise and loss of privacy for Woodend House as all cars accessing and exiting the development site will use this private access road which passes close to Woodend House.
- c. The material increase in traffic at the junction of the private access road and the B8020 Winchburgh Road will make this junction a danger to road safety and cause traffic flow problems on the B8020.
3. The scale and appearance of three proposed houses will be visually prominent in the landscape, have adverse environmental consequences, detract from the amenity of the site and lead to the overall detriment of the amenity of this rural area and on the view from the A904:
- a. This is a rural area with trees on both sides of the road. The proposed development will have adverse environmental consequences through a loss of trees.
- b. The proposed styles of the houses and materials to be used are not in keeping with neighbouring buildings and do not integrate with existing residential properties: the overall height of the new houses and their roof profiles would be distinctly different to the existing neighbouring properties and would simply look out of place and spoil the character and visual amenity of the surrounding countryside.
- c. The bungalow originally permitted in planning permission granted by West Lothian Council under application reference 0550/FUL/12 was of a more traditional style and mostly hidden from the road by a line of existing trees.

It would be helpful if we could have a meeting with the planning officer on site, or if necessary at your offices, to discuss our client's objections to the application.

Yours sincerely,



Lorraine Tollan
Associate
For and on behalf of MHD Law LLP

Comments for Planning Application LIVE/0010/FUL/16

Application Summary

Application Number: LIVE/0010/FUL/16

Address: Land adjacent to 10 Winchburgh Road, Woodend, Newton

Proposal: Erection of 3 houses (Grid ref 308662 677382)

Case Officer: Steven McLaren

Customer Details

Name: Dr Rupert ORMOND

Address: 37 Main Street Newton Broxburn

Comment Details

Commenter Type: Other

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I write as Vice-Chair and Planning secretary of Newton Community Council.

We discussed this application at our monthly meeting on 21st January 2015.

We note from the current LOCAL PLAN (Map 2) that the plot concerned appears to be within the settlement envelope for Woodend, but also to be designated as a heritage woodland.

Broadly speaking the application is of a high quality and we support a) the woodland character of the proposed dwellings, b) their energy efficient features, and c) their thorough tree survey.

However we have three concerns:

1. The combined area of the three plots for the proposed dwellings would be smaller than the remaining ground allocated to the existing dwelling. This suggests that the proposed density would be too high for this rural location.
2. Despite the Woodland status and careful survey it appears that a large proportion of the trees are to be removed. We suggest this would damage the plot's status as heritage woodland. We also note that it is intended to remove an Elm (*Ulmus* sp.) which would be a pity despite its less than good condition, given the relative scarcity of elms subsequent to the spread of Dutch Elm Disease. If so many trees are to be removed, then additional planting of NATIVE species should be required along the northern boundary to retain the woodland type landscape as viewed from the adjacent A904.
3. We are especially concerned about the quality of the arrangements for sewage and foul drainage. Most of the village of Newton connects to a mine working / septic tank that is extremely overloaded and requires remedial attention at regular intervals. Similarly damage to the old surface drainage system serving Newton village resulted late last year in some flooding of the road and adjacent properties, which took three days of work to repair. Thus we consider it essential that the sewerage from the new dwellings be connected to their own new septic tank, and similarly, that the surface drainage should connect either to a system unconnected with that in Newton Village or to their own soakaway.

GIVEN the above considerations we recommend that despite the high quality of the proposed dwellings ONLY TWO new dwellings should be permitted on this sensitive site.

Comments for Planning Application LIVE/0010/FUL/16

Application Summary

Application Number: LIVE/0010/FUL/16

Address: Land adjacent to 10 Winchburgh Road, Woodend, Newton

Proposal: Erection of 3 houses (Grid ref 308662 677382)

Case Officer: Steven McLaren

Customer Details

Name: Mr Thomas Nimmo

Address: Duntarvie Winchburgh

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: By way of introduction, my farm immediately adjoins the proposed development site subject of the planning application currently before West Lothian Council for consideration.

In this regard, I hereby take the statutory opportunity to object to the application premised upon the following reasons:

- The unnecessary removal of trees in such close proximity to the 'heritage forest' will undoubtedly have a negative impact on the character and integrity of the landscape feature and, indeed, the setting of Woodend.
- The site density of the proposed development is overly high, and does not reflect the character of the rural setting.
- The proposed development will have an unacceptable impact on the education infrastructure of Winchburgh (being within the catchment of same) and will exacerbate the capacity issues already faced within associated infrastructure. Notwithstanding the foregoing points, the application should therefore be refused on the grounds of insufficient education infrastructure capacity per policy directives.
- In addition to the Winchburgh context, the proposed development site is similarly situated within the Linlithgow Academy catchment. It is understood that Linlithgow Academy's roll is due to exceed capacity in 2020 (as derived from the Base School Forecast 2015). The school therefore has insufficient capacity to accommodate additional windfall housing development within the school catchment area and represents a concurrent basis for refusal.

- Development proposals take no cognisance of established farming activity and will give rise to neighbouring practical issues when crops are subject to spraying for example and, likewise, during harvest with associated machinery movement and activity. Moreover, the proposed layout does not encompass a legal right of way (please see attached plan) which facilitates the foregoing agricultural-based established activities and would give rise to further practical conflict.

In summary, given the proposed over-development of the application subjects, compounded a current lack of Education infrastructure to support the development, and associated conflict with adjoining landuse and activity, the proposals are contrary to planning Policy INF1 of the prevailing Adopted 2008 Local Plan and the mirrored policy provision as articulated within the emerging West Lothian Proposed Local Development Plan.

I trust that the above will be taken into account when appraising the proposal for determination.

Acknowledged

SM
0010/FUL/16

Com 1 ①
obj
load

Email received to CSC inbox from mcinnes100@yahoo.co.uk
SUBJECT - Planning Application at Woodend, near Newton
To whom it may concern,

Please pass this email to the West Lothian Planning department.

Planning Application 0010/FUL/16

I have noted the above mentioned planning application.

I wish to express my objection to this application on the following ground.

The drains that remove rain water and sewage from Newton are presently not fi

In the last few years my property has suffered from 3 floods (one indoors) two to
either been blocked or not capable of
removing waste product quickly enough.

On these occasions either West Lothian drainage department has had to jet the
Water has attended to fix the problem.

It would seem that the drains were designed to remove waste from the original
have been several houses and commercial premises
built since then.

I spoke with Scottish Water and they are quite clear that the overload of the dr:
did not plan doing anything to sort this problem.

My house at 20 Main Street Newton is the lowest lying property and when the

If the dwellings at the proposed location are to be attached to another sewer s
piped towards Newton the system is already overloaded.

Yours Sincerely

Douglas McInnes
20 Main Street, Newton.
Tel 07990845053.

DRAFT CONDITIONS

DRAFT DECISION - APPLICATION 0010/FUL/16

- 1 Prior to the start of works on site and unless otherwise agreed in writing with the planning authority, a sample of materials to be used on the houses hereby approved shall be submitted for the consideration and written approval of the planning authority. Once agreed, the materials shall be used on the development to the satisfaction of the planning authority.

Reason To integrate the building works with the surrounding area and in the interests of visual amenity.

- 2 Prior to the start of work on site, details of the acoustic barrier on the north side of the site shall be submitted for the consideration and written approval of the planning authority. Once approved, the barrier shall be constructed prior to the completion of the first house and to the satisfaction of the planning authority.

Reason To enable consideration of these details which have yet to be submitted and in the interests of privacy and amenity.

- 3 Surface water from the site shall be treated by at least one level of in curtilage source control in accordance with best practice Sustainable Urban Drainage System (SUDS) principles and shall also be attenuated to meet the council's requirements.

No works shall start on site until details of the SUDS has been submitted to and approved in writing by the planning authority. Once approved, the SUDS system shall be fully implemented prior to the house being occupied.

Reason To enable full consideration to be given to those details which have yet to be submitted, in the interests of visual and environmental amenity and to reduce the risk of flooding.

- 4 For the avoidance of doubt, no first floor windows serving a first floor bedroom on the north elevations of house type 1 shall be openable and the specification of the permanently closed glazing unit on the first floor north elevation of house type 1 shall be submitted for approval.

Reason In the interest of residential amenity of residents and to ensure the developer complies with the requirements from Environmental Health.

- 5 The following restrictions shall apply during the construction of the dwellinghouse :-

Construction Traffic

- a) Construction vehicles shall not arrive or leave the site except between the hours of 0800 and 1800 Monday to Friday and 0900 and 1300 on Saturdays. No heavy goods vehicles shall arrive or leave the site on Sundays.

Hours of Operation

- b) Construction works which cause noise that is audible in any noise sensitive premises beyond the boundary of the site shall take place between the hours

of 0800 and 1800 Monday – Friday and 0900 and 1300 on Saturdays only. No work that is audible in any noise sensitive premises beyond the site boundary shall occur on a Sunday.

Wheel Cleaning

- c) All construction vehicles leaving the site shall do so in a manner that does not cause the deposition of mud or other deleterious material on the adjacent public highway. Such steps shall include the cleaning of the wheels and undercarriage of each vehicle where necessary and the provision of road sweeping equipment.

Site Compound

- d) The location and dimensions of any site compound shall be agreed in writing with the planning authority prior to works commencing. All material not required for the construction of any building shall be immediately stored within this compound within sealed skips prior to its removal from site.

Soil Dumps

- e) The location and height of soil dumps shall be agreed in writing with the planning authority prior to works commencing.

Reason *In the interests of visual and environmental amenity and in order to protect the residential amenity of neighbours.*

ADVISORY NOTES TO DEVELOPER

Please read the following notes carefully as they contain additional information which is of relevance to your development.

Statutory time period for the commencement of development

This planning permission lapses on the expiration of a period of 3 years (beginning with the date on which the permission is granted) unless the development to which the permission relates is begun before that expiration.

Notification of the start of development

It is a legal requirement that the person carrying out this development must notify the planning authority prior to work starting on site. The notification must include full details of the name and address of the person carrying out the development as well as the owner of the land and must include the reference number of the planning permission and the date it was granted. If someone is to oversee the work, the name and contact details of that person must be supplied. The relevant form is available online on the council web site under Planning and Building Standards. Please ensure this form is completed and returned accordingly.

Notification of completion of development

The person who completes this development must, as soon as practicable after doing so, give notice of completion to the planning authority. The relevant form is available online on the council web site under Planning and Building Standards. Please ensure this form is completed and returned accordingly.

Contaminated land procedures

In the event that contamination is found at any time when carrying out the approved development that was not previously identified, work on site shall cease and the issue shall be reported in writing to the planning authority immediately. The developer is required to follow the councils Supplementary Planning Guidance Development of land potentially affected by contamination. This document provides developers and their consultants with information on dealing with the planning process in West Lothian when development is proposed on land which is suspected of being affected by contamination. This document and further guidance is provided via the Councils web pages at <http://www.westlothian.gov.uk/article/2220/Contaminated-Land>

Liaison with the Coal Authority

As the proposed development is within an area which could be subject to hazards from current or past coal mining activity, the applicant is advised to liaise with the Coal Authority before work begins on site, to ensure that the ground is suitable for development.

Any activities which affect any coal seams, mine workings or coal mine entries (shafts) require the written permission of the Coal Authority. Failure to obtain such permission constitutes trespass, with the potential for court action. The Coal Authority is concerned, in the interest of public safety, to ensure that any risks associated with existing or proposed coal mine workings are identified and mitigated.

To contact the Coal Authority to obtain specific information on past, current and proposed coal mining activity you should contact the Coal Authority's Property Search Service on 0845 762 6848 or at www.groundstability.com.

Advisory note to developer - General

Please note that it is the developer's responsibility to ensure that all relevant consents, certificates and permits are in place prior to starting work on site. It is also the developer's responsibility to contact relevant service providers to ensure safe connection where appropriate.

How to challenge the council's Decision

If your application was determined under delegated powers as a local application by an officer appointed by the council and you disagree with the council's decision on your application, or one or more of the conditions attached to the decision, you can apply for a review by the council's Local Review Body. If the application was heard at a committee and in any other case you can seek an appeal of that decision to the Government's Directorate for Planning and Environmental Appeals. You can find information on these processes and how to apply for a review, or to appeal, here: <http://www.westlothian.gov.uk/article/2078/Decisions-Reviews-and-Appeals>



DEVELOPMENT MANAGEMENT COMMITTEE

Report by Development Management Manager

1 DESCRIPTION AND LOCATION

- 1.1 Erection of 272 houses and 28 flats with associated works at Raw Holdings, East Calder

2 DETAILS

Reference no.	0198/FUL/15	Owner of site	Various (see application form for details)
Applicant	Raw Holdings Consortium and Cala Land Management Ltd	Ward & local members	East Livingston & East Calder Frank Anderson Carl John Dave King Frank Toner
Case officer	Tony Irving	Contact details	01506 282410 tony.irving@westlothian.gov.uk

Reason for referral to committee: Number of objections and objections from East Calder & District Community Council and Kirknewton Community Council.

3 RECOMMENDATION

- 3.1 Grant planning permission subject to conditions to be delegated to the Development Management Manager and the securing of developer contributions in accordance with council policies, with any legal agreement to be substantially complete within six months of a draft being issued by the council.

4 DESCRIPTION OF THE PROPOSAL AND PLANNING HISTORY

- 4.1 The proposal is for full planning permission for a total of 300 residential units with associated works.
- 4.2 The site forms part of the Livingston and the Almond Valley core development area (CDA). It is part of the Calderwood allocation and is specifically part of the Raw Holdings West allocation.
- 4.3 The site is on the eastern side of East Calder and is bounded to the west by the sport centre and no. 24 Raw Holdings, to the east by agricultural land, to the south by the C27 road and no. 16 Raw Holdings and to the north by no. 10, 11, 12, 15 & 25 Raw Holdings and the private Raw Holdings access road. National Cycle Route 75 (NCR75) runs north-south through the site.

- 4.4 The site extends to 17.23 hectares in size.
- 4.5 The site will be accessed from the south off the C27 road and two new vehicular accesses are proposed. These accesses would serve 300 houses, being a mix of detached, semi-detached, terraced and flatted properties. That part of NCR75 within the site will be stopped up to vehicular traffic and made into a 3 metre wide cycleway as part of a landscape corridor. The private Raw Holdings access road that continues off Mansefield that serves holdings no. 10, 11, 12 15, 24 and 25 will remain as existing to allow continued access to these properties. The new cycleway that is being formed by other developers along Mansefield will be continued by increasing in width the existing path that leads south to the sports centre and then forming a new cycleway through the site to connect with NCR75.
- 4.6 Two principal passive areas of open space form part of the design. These are an open space corridor along the East Kirk Burn and an open space corridor along NCR75.
- 4.7 Surface water would be treated and attenuated by means of filter trenches, porous paving and a basin.
- 4.8 The proposal includes affordable housing and this comprises of land to accommodate 45 units (15% of the 300 total units) being made available to the council. A further 30 units (10% of the 300 total units) will be delivered by the developer as affordable units.
- 4.9 The application is accompanied by:
- (a) Pre-application consultation report
 - (b) Planning statement
 - (c) Design and access statement
 - (d) Ground investigation report
 - (e) Flooding statement
 - (f) Extended phase 1 habitat survey
 - (g) Archaeology desk based assessment
 - (h) Traffic data comparison technical note
 - (i) Transport technical briefing note
 - (j) Development framework for Raw Holdings
 - (k) Indicative masterplan
- 4.10 This application was reported to Development Management Committee on 16 December 2015 with a recommendation to grant planning permission. The committee decided to continue consideration of the application to allow for discussions between all the developers expressing an interest in the area with a view to the formation of a masterplan.
- 4.11 The applicant, jointly with Persimmon, submitted a development framework report for the Raw Holdings West allocation in December 2015. This was the subject of publicity and consultation. An indicative masterplan was submitted in June 2016. This updates and supplements the development framework and reflects the present proposals by Cala and Persimmon for Raw Holdings.

History

- 4.12 The Raw Holdings West allocation forms one of two parts of the CDA allocation at East Calder.
- 4.13 The larger part of the CDA allocation is Almondell to the north of the B7015. This has a planning permission in principle for a 2300 unit residential led mixed-use development (0524/P/09). Stirling Developments is the lead developer. Housing development is well under way at Almondell and the consented phase 1 will comprise of 284 residential units once complete. A phase 2 of 164 units is proposed.
- 4.14 The Raw Holdings West allocation has not been the subject of an application for planning permission in principle. Walker Group has planning permission for a total of 119 residential units on land at the western end of the allocation where it bounds existing housing on three sides (0081/FUL/12 & 0823/FUL/13). Of the 119 houses, land allocated for 17 units has been transferred to the council for affordable housing and the council has planning permission for 15 units on this land (0483/FUL/15). Thus a total of 117 units will be constructed.
- 4.15 In addition to this present application by Cala, Persimmon submitted a planning application (0609/FUL/15) in August 2015 for 258 (revised to 253) residential units on land to the north of the Cala site. This is subject of a separate committee report.
- 4.16 A development framework report for the Raw Holdings West allocation was prepared by Walker Group with the support of other landowners and this was reported to Council Executive on 14 June 2011. Officers recommended that the Council Executive approve the contents of the report and approve the development framework as supplementary planning guidance to inform development decisions at Raw Holdings West. Council Executive decided to reject the recommendations of the report and also decided to invite landowners to submit proposals for a maximum of 12 dwellings per hectare. The land owners subsequently informed the council that developing the area at such a low density of 12 units per hectare would not be viable.

5 REPRESENTATIONS

- 5.1 The application was subject of publicity and a total of 381 representations were received. This comprises of 1 support comment, 8 objections, 218 pro-forma representations (of which 205 object and 13 do not object) following a public meeting on 21 April 2015, 152 pro-forma representations (of which 148 object and 4 do not object) following a public meeting on 25 February 2016 and objections from East Calder & District Community Council and Kirknewton Community Council.
- 5.2 The representations are summarised below. The full representations are available from Committee Services. The representations from East Calder & District Community Council and Kirknewton Community Council are summarised in section 6 of this report.

Comments	Response
The proposal does not accord with the previous development framework reported to Council Executive in 2011,	The applicant has submitted a new development framework in association with Persimmon who has an undetermined planning application for 253 residential

the number of houses is too high and the development would adversely affect the character of East Calder.	units at Raw Holdings. While the number of units proposed on the application site is higher than that in 2011 development framework, it is considered to be acceptable as design standards are met and there is education and roads infrastructure available to serve the housing.
The Raw Holdings West area was to integrate the settlements of East Calder and Calderwood and the proposal does not do this.	It is considered that the proposal through its design will achieve the desired integration.
There is inadequate education provision to accommodate the development.	There will be capacity to serve part of the development (100 units) once an extension to St Paul's Primary is committed. Thereafter there will be a constraint on non-denominational primary infrastructure until new capacity is available.
There will be adverse transport impacts and congestion as a result of the development.	The road network can accommodate the proposal. Contributions will be sought toward identified transport improvements as mitigation.
The proposed park extension is not adequate in size.	East Calder Park already exceeds the size standard for a neighbourhood park. The land for the park extension is some 4200 sqm and will provide sufficient space to redevelop the park over time in association with contributions toward park improvements.
A plan is required for increased medical facilities	The NHS is still pursuing plans for such increased facilities.
A plan is required for a partnership centre.	The partnership centre is under construction.
An extension to East Calder Park is required.	The application does not include this.
The development would harm wildlife.	The ecology report adequately assesses impacts and mitigation measures are included.
The development would harm the amenity of existing adjacent houses.	The layout is such that any impacts on adjacent houses would not have an unacceptable impact on residential amenity.
The proposal is welcomed.	Noted.

6 CONSULTATIONS

6.1 The consultations are summarised below. The full consultations are contained in the application file.

Consultee	Objection	Comments	Planning Response
WLC Transportation	No	Revised layout is acceptable. Submitted information demonstrates that the road network can accommodate the development subject to the road improvements identified in the transport assessment for the entire	Noted. Contributions will be sought toward the road improvements.

Consultee	Objection	Comments	Planning Response
		Calderwood CDA.	
WLC Housing	No	The affordable housing requirement is 15% land for social rent (45 units) and a further 10% built units (30 units). The proposals meet these requirements.	Noted.
WLC Flood Risk Management	No	The drainage information is satisfactory.	Noted
WLC Contaminated Land Officer	No	The submitted site investigation information is satisfactory.	Noted.
WLC Education Planning	No	There is capacity to serve part of the development (100 units) once an extension to St Paul's Primary is committed. Thereafter there will be a constraint on non-denominational primary infrastructure until new capacity is available.	Noted. A planning condition can be used to control occupations.
WLC Environmental Health	No	Recommend planning conditions on construction noise and vehicles.	Noted.
West of Scotland Archaeology Service	No	A scheme of archaeological works is required.	Noted. A planning condition would secure this.
SEPA	No	Request a planning condition is used to secure: <ol style="list-style-type: none"> 1. Detailed information on the bridge design to take account of the 1:200 year flow estimates, freeboard, and flow paths should blockage or capacity be exceeded. 2. A plan and supporting information demonstrating that no built development or land-raising will take place on existing ground levels within the 1:200 year flood extent. 	Noted. A planning condition would secure this.
Scottish Water	-	No reply received.	-
East Calder & District Community Council	Yes	<ol style="list-style-type: none"> 1. The masterplan has not addressed community concerns. 2. House numbers are in excess of those on the local 	<ol style="list-style-type: none"> 1. An acceptable master plan framework has been produced. 2. It is accepted that

Consultee	Objection	Comments	Planning Response
		<p>development plan.</p> <p>3. The layout is urban in nature and the site is in a semi-rural location.</p> <p>4. St Paul's Primary extension and access has not been fully resolved.</p> <p>5. Traffic crossing the NCR is not desirable.</p> <p>6. There is insufficient sewerage capacity.</p> <p>7. There is lack of confidence that a new high school will be provided.</p> <p>8. There will be impacts on the A71.</p> <p>9. Hedgerows should be kept.</p> <p>10. Quality of workmanship on Persimmon houses at Calderwood.</p>	<p>unit numbers at Raw Holdings exceed those in the LDP.</p> <p>However, design standards are met and there is education and transport infrastructure to serve the proposal.</p> <p>3. The layout and design is appropriate to the location.</p> <p>4. The proposals for St Paul's have been refined and meet requirements.</p> <p>5. There is only one crossing of the NCR within the site and this will be designed with pedestrian/cycle priority.</p> <p>6. Scottish Water has not provided comments but is aware of the CDA at East Calder.</p> <p>7. The provision of a new high school remains a CDA requirement.</p> <p>8. The A71 can accommodate traffic from the development. Contributions will be sought toward network improvements.</p> <p>9. Hedgerows will be kept where practical.</p>

Consultee	Objection	Comments	Planning Response
			10. Quality of workmanship is not a material planning consideration.
Kirknewton Community Council	Yes	Transport infrastructure to support the CDA is not being provided and development should not proceed until this done.	Transport infrastructure improvements are required to support the CDA. House building will not be allowed to continue beyond the capacity of existing infrastructure without provision being made for the improvements.

7 PLANNING POLICY ASSESSMENT

- 7.1 Section 25 of the Town and Country Planning (Scotland) Act 1997 requires planning applications to be determined in accordance with the development plan, unless material considerations indicate otherwise.
- 7.2 The development plan comprises of the Strategic Development Plan for Edinburgh and South East Scotland (SESplan) and the West Lothian Local Plan (WLLP).
- 7.3 Relevant development plan policies are listed below.

Plan	Policy	Assessment	Conform
SESplan	<p>Policy 1A The spatial strategy: development locations</p> <p>This policy states that local development plans (LDP) will direct further strategic development to strategic development areas (SDA). It lists West Lothian as a strategic development area. It further states any areas of restraint necessary as a result of environmental and infrastructure constraints are to be identified and justified in LDP.</p>	The site is already allocated for mixed use development in the local plan at part of the CDA.	Yes
SESplan	<p>Policy 1B The spatial strategy: development principles</p> <p>This policy states that LDP will</p>	The proposal is generally consistent with the stated development principles.	Yes

Plan	Policy	Assessment	Conform
	ensure that there are no significant adverse impacts on the integrity of international, national and local designations; on the integrity of international and national built or cultural heritage; have regard to the need to improve the quality of life in local communities; contribute to the response to climate change and have regard to the need for high quality design, energy efficiency and the use of sustainable building materials.		
SESplan	<p>Policy 5 Housing land</p> <p>This policy states that for the period from 2009 up to 2024, there is a requirement for sufficient housing land to be allocated so as to enable 107,545 houses to be built across the SESplan area, including on land which is currently committed for housing development. Of that total, the requirement for the period 2009 to 2019 is for 74,835 houses. Supplementary guidance (SG) is to be prepared to provide detailed further information for LDP as to how much of that requirement should be met in each of those six areas, both in the period 2009 to 2019 and in the period 2019 to 2024.</p>	The site is already allocated for mixed use development in the local plan as part of the CDA.	Yes
SESplan	<p>Policy 8 Transportation</p> <p>This policy states that local planning authorities will support sustainable travel and that LDP will ensure, amongst other objectives, that development likely to generate significant travel demand is directed to locations that support travel by public transport, foot and cycle; ensure that new development minimises the generation of additional car traffic, relate density and type of</p>	The site is at a sustainable travel location.	Yes

Plan	Policy	Assessment	Conform
	development to public transport accessibility; ensure that the design and layout of new development demonstrably promotes non-car modes of travel; and consider the merits of protecting existing and potential traffic-free cycle and walking routes.		
SESplan	<p>Policy 9 Infrastructure</p> <p>This policy states that LDP will provide policy guidance that will require sufficient infrastructure to be available, or its provision to be committed, before development can proceed.</p>	There is or will be infrastructure to serve the development. Developer contributions will be sought in accordance with council policy to meet any deficiencies.	Yes
WLLP	<p>CDA 1 and CDA 2 Infrastructure and local facilities for CDA</p> <p>This policy requires all infrastructure to be provided or committed before planning permission can be granted. The policy allows for planning conditions and legal agreements to be used to secure the funding and proper phasing of development and refers to the CDA Action Plan (appendix 7.1) that lists the requirements for each CDA.</p>	Land for an extension to East Calder Park and land for an extension to St Paul's Primary and a new vehicular access to the school are principle infrastructure requirements for Raw Holdings. The planning application by Persimmon (0609/FUL/15) will deliver these. Developer contributions will be sought in accordance with council policy to meet any infrastructure deficiencies	Yes
WLLP	<p>CDA 4 Housing mix and density</p> <p>This policy requires that a diversity of house types, tenures and densities be provided within the new housing developments within the core development areas. It requires net housing densities to average at least 25 units per hectare. It also states that affordable housing shall be provided within the core development areas in accordance with council policy.</p>	<p>The development framework that was considered by Council Executive in 2011 showed three net density categories (15-20, 20-25 and 20-30 units per hectare) that would result in between 414 and 617 units at Raw Holdings.</p> <p>The new 2015 framework shows three gross density categories (15-20, 20-30 and 30-40 units per hectare) that would allow for a potential 830 units.</p> <p>The 2015 framework shows the application site having a gross</p>	Yes

Plan	Policy	Assessment	Conform
		<p>density of 15-20 units per hectare The new framework shows a gross average density across Raw Holdings of 21 units per hectare. This does not take into account areas of open space and that will result in the net density exceeding the local plan minimum of 25 units per hectare.</p> <p>The site area is 17.23 hectares and 300 units are proposed. This is a gross density of 17.4 units per hectare.</p>	
WLLP	<p>CDA 5 and CDA 6 Master plans and design guides</p> <p>This policy requires master plans to be prepared for the indicative master plan boundaries for the major CDA schemes as shown in local plan appendix 7.2. The master plans need to address the strategic aims of the local plan, show the proposed land use pattern and the proposed transport/movement network and reflect the design principles listed in the local plan. It states that piecemeal development within the master plan boundaries that would prejudice the successful implementation of the wider CDA proposals will be resisted.</p>	<p>No masterplan or planning application has been submitted for the entire Raw Holdings West CDA allocation.</p> <p>A new development framework for Raw Holdings was submitted in December 2015. This allows for some 830 units. A supplementary indicative masterplan was submitted in June 2016.</p> <p>To date only the Walker Homes site has been consented (117 units). This application is for 300 units and the undetermined Persimmon application is for 253 units. Total units if all consented would be 670 with a further 7.7 hectares of allocated land remaining.</p> <p>It is accepted that the number of units shown for Raw Holdings is higher than envisaged by the local plan.</p> <p>It is considered that the new framework and indicative master plan provide an adequate basis for assessment of proposals at Raw Holdings.</p>	Yes
WLLP	CDA 9 West Livingston / Mossend and Calderwood	The Almondell allocation has planning permission in principal for 2300 units, leaving a nominal	In part

Plan	Policy	Assessment	Conform
	<p>This policy sets out the key requirements of the master plan areas. It allocates two mixed use areas to accommodate 2800 residential units at Calderwood: Almondell and Raw Holdings West.</p>	<p>500 units for Raw Holdings.</p> <p>To date only the Walker Homes site has been consented (117 units). This application is for 300 units and the undetermined Persimmon application is for 253 units. Total units if all consented would be 670 with a further 7.7 hectares of allocated land remaining.</p> <p>The Persimmon proposal will deliver the key requirements of a new access road to St Paul's Primary and land to extend the school and also land to extend East Calder Park. The housing density and number of units proposed is acceptable as design standards are met and as there is education and transport infrastructure.</p>	
WLLP	<p>ENV 6 Environmental / biodiversity assessment</p> <p>This policy requires an appropriate level of environmental / biodiversity assessment to be carried out for development proposals.</p>	<p>An ecology assessment was submitted. This adequately addresses matters and includes relevant mitigation. This can be controlled by a planning condition.</p>	Yes
WLLP	<p>HER 16 Archaeological assessment</p> <p>This policy requires an archaeological assessment in advance of determination of a planning application, where appropriate.</p>	<p>A programme of archaeological work is required. This can be controlled by a planning condition.</p>	Yes
WLLP	<p>HOU 5 Open space provision</p> <p>This policy requires open space provision to accord with the council's Residential Development Guide.</p>	<p>On site passive open space is acceptable.</p> <p>The Persimmon proposal will deliver land to extend East Calder Park.</p>	Yes
WLLP	<p>HOU 7 Design and layout</p>	<p>The layout and design is appropriate for the local and meets design standards.</p>	Yes

Plan	Policy	Assessment	Conform
	This policy encourages high quality design of new development and requires compliance with the council's Residential Development Guide.		
WLLP	<p>HOU 8 Access and parking</p> <p>This policy requires layouts to facilitate low speeds and to incorporate direct footpath and cycle access routes.</p>	The layout and design achieves these aims.	Yes
WLLP	<p>HOU 9 Residential and visual amenity</p> <p>This policy requires the amenity of neighbouring residential properties to be protected.</p>	The proposals will not harm the amenity of surrounding residents.	Yes
WLLP	<p>HOU 10 Affordable housing</p> <p>This policy requires developers to make provision for affordable housing and identifies general principles.</p>	The proposal includes affordable housing.	Yes
WLLP	<p>ENV 11 & 14 Woodland & trees</p> <p>These policies require woodland and trees of amenity value are to be protected and new woodland & tree planting is supported.</p>	The layout and design achieves these aims.	Yes
WLLP	<p>TRAN 2 Transport impacts</p> <p>This policy states that development will only be supported where the transport impacts are acceptable.</p>	The road network can accommodate the development. Contributions will be sought toward off-site network improvements.	Yes
WLLP	<p>TRAN 12 Sustainable transport</p> <p>This policy states that planning applications should provide for ease of pedestrian and cycle movements and access to public transport.</p>	The layout and design achieves these aims.	Yes
WLLP	<p>COM 9A Contributions for cemeteries</p>	The contribution will be sought.	Yes

Plan	Policy	Assessment	Conform
	This policy requires financial contributions towards new cemeteries.		
WLLP	COM 11 Public art This policy requires developers of certain proposals to provide or contribute towards public art.	The contribution will be sought.	Yes
WLLP	IMP 2 Denominational secondary provision This policy requires developer contributions towards denominational secondary school provision.	The contribution will be sought.	Yes
WLLP	IMP 3 Education constraints This policy states a presumption against housing developments where education constraints cannot be overcome due to a lack of funding but provides for the use of planning conditions and legal agreements to secure appropriate developer contributions for education facilities or to ensure development is phased to ensure facilities are in place.	There is capacity to serve part of the proposal. Contributions will be sought in accordance with council policy. Planning conditions will be used to control occupations.	Yes
WLLP	IMP 6 SUDS This policy requires development to comply with current best practice on sustainable urban drainage practices.	Requirements are met.	Yes
WLLP	IMP 7 Flooding This policy requires a flood risk assessment where flooding is considered to be a risk.	Requirements are met.	Yes
WLLP	IMP14 Supplementary planning guidance This policy requires compliance with the council's supplementary planning guidance.	Requirements are met.	Yes

Plan	Policy	Assessment	Conform
	<p>The following SPG apply:</p> <ul style="list-style-type: none"> • Planning for education • Denominational secondary school infrastructure • Developer contributions toward the provision of additional primary school capacity for the denominational sector in Broxburn, East Calder and Winchburgh • School commissioning costs • A partnership approach to deliver the infrastructure required to support the WLLP development strategy • Co-location principles for the provision of new community and cultural facilities in the core development areas • CDA developer contributions for town and village centre improvements • Affordable housing • Residential development guide • Public art • Cemetery provision • Flood risk and drainage • Contaminated land • A71 developer contributions • Construction training and local employment agreements 		

7.4 Other planning policy documents of relevance are

- West Lothian Local Development Plan Proposed Plan
- Scottish Planning Policy (SPP)
- Creating Places
- Designing Streets
- Planning Advice Notes (PAN):
PAN 33 *Development of Contaminated Land*
PAN 60 *Planning for Natural Heritage*

PAN 61 *Planning and Sustainable Urban Drainage Systems*
 PAN 65 *Planning and Open Space*
 PAN 75 *Planning for Transport*
 PAN 77 *Designing Safer Places*
 PAN 78 *Inclusive Design*
 PAN 79 *Water and Drainage*
 PAN 83 *Masterplanning*
 PAN 2/2010 *Affordable Housing and Housing Land Audits*
 PAN 2/2011 *Planning and Archaeology*

8 ASSESSMENT

- 8.1 Section 25 of the Town and Country Planning (Scotland) Act 1997 requires planning applications to be determined in accordance with the development plan, unless material considerations indicate otherwise.
- 8.2 The development plan comprises of the Strategic Development Plan for Edinburgh and South East Scotland (SESplan) and the West Lothian Local Plan (WLLP).
- 8.3 The application site forms part of the Calderwood CDA allocation. The whole allocation is for mixed use including 2800 residential units.
- 8.4 Policy CDA 5 requires the developers of each CDA to submit master plans for each CDA or other areas as agreed by the council.
- 8.5 The indicative master plan area for the Calderwood CDA as shown in the local plan covers both the Almondell allocation and the Raw Holdings West allocation. A master plan that covers both allocations has never been prepared or submitted to the council. This is due in part to fragmented land ownership within the CDA.
- 8.6 In the absence of a planning application for all of the Raw Holdings West allocation, the Walker Group on behalf of landowners had previously submitted a development framework document for this allocation. That framework accommodates 500 residential units. It was the subject of consultation and whilst the framework received the backing of all landowners, it attracted objection from the community council and others and Council Executive rejected the framework in June 2011 on the basis that the proposed average net density of 20 residential units per hectare was too high. Officers had recommended approval of the framework on the basis that it was considered that the framework complied with the terms of the local plan.
- 8.7 Council Executive invited the landowners to prepare a revised framework at a lower density of maximum of 12 houses per hectare but this was rejected by the landowners on that basis such a development would not be viable.
- 8.8 The decision of Council Executive not to approve the development framework for Raw Holdings West is a material consideration in the determination of this application. It should be noted that Council Executive did not take a decision that the density should be 12 units per hectare. The decision was to ask officers to invite the developers to submit another proposal with a density of 12 units per hectare as an upper limit. The decision did not set a policy or change the policy requirements of the local plan.

- 8.9 The local plan at paragraph 7.89 states that the key objective for the Raw Holdings West allocation is to ensure that the existing community at East Calder and the Almondell allocation are fully integrated through appropriate higher density, well designed development, with good footpath, cycleway, public transport, and road links.
- 8.10 The applicant in association with Persimmon submitted a new development framework for Raw Holdings in December 2015. It is considered that this generally meets the local plan objectives and provides a masterplanning framework for the allocation and ensures against piecemeal development.
- 8.11 The new framework does allow for more than 500 units at Raw Holdings but acceptability of this is dependent on a satisfactory design and sufficient infrastructure being available. The proposal the subject of this application for 300 residential units meets design standards and there is transport infrastructure available with education infrastructure anticipated to become available.
- 8.12 The Persimmon proposal will deliver the key local plan requirements of a new access road to St Paul's Primary and land to extend the school and land for an extension to East Calder Park. The provision of this education infrastructure in particular is a critical requirement to allow the full development of the whole CDA at East Calder and the delivery of it is welcomed.
- 8.13 Once the new access road to St Paul's Primary and land to extend the school and land for an extension to East Calder Park are delivered through the Persimmon proposal, the Cala proposal will be able to proceed as this infrastructure will have been secured. Thereafter once an extension to St Paul's Primary is committed this will allow 100 units on the Cala site to proceed. At that point there will be a constraint on non-denominational primary capacity and planning conditions will be used to limit further occupations until such time as capacity becomes available.
- 8.14 The transportation information submitted in support of the application demonstrates that the road network can accommodate traffic that will be generated. Contributions will be sought to the off-site network improvements that were identified by the transport assessment for the whole CDA.
- 8.15 The West Lothian Local Development Plan Proposed Plan is a material consideration. The LDP promotes as part of the spatial strategy the development of housing with the CDAs identified in the West Lothian Local Plan. Policy CDA1 supports the development of the CDAs subject to master plans being approved by the council and all required infrastructure being committed or provided. The required infrastructure for the CDA at East Calder reflects that set out in the West Lothian Local Plan.
- 8.16 The LDP highlights the need for developers to work together due to the scale of education and transportation infrastructure that is required. The LDP states that within the areas embraced by the original CDA allocations, there will be a flexible approach to residential development that may exceed the capacities set out in the Edinburgh & the Lothians Structure Plan.
- 8.17 The schedule of housing sites in the LDP lists the application site as being part of housing site HEC5. Site HEC5 comprises of the Raw Holdings West allocation excluding that part

that already has planning permission, ie the Walker/WLC site. An indicative capacity of 383 units is listed.

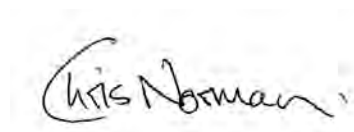
- 8.18 The LDP through policy INF1 only supports development where infrastructure requirements have been addressed.
- 8.19 It is considered that the proposal draws support from the LDP as the application is allocated for housing and there is an acceptable development framework for the Raw Holdings allocation. While the number of units on site HEC5 will exceed the indicative 383 capacity, the proposal is of appropriate density and design.
- 8.20 The representations and objection from the community council are a material consideration. They have been summarised and responded to above.

9 SUMMARY AND CONCLUSIONS

- 9.1 The proposal for 300 residential units is on land allocated as part of the CDA at East Calder. There is an appropriate development framework for the Raw Holdings allocation against which to assess detailed development proposals.
- 9.2 The Persimmon application will deliver key infrastructure requirements of the local plan and thus facilitate the development of the whole CDA allocation at East Calder, including this proposal by Cala.
- 9.3 The proposal meets design standards and there is transport infrastructure to support it. There is education infrastructure to support part of the proposal and planning conditions can be used to ensure housebuilding does not exceed available capacity.
- 9.4 It is thus recommended that the planning permission be granted subject to conditions to be delegated to the Development Management Manager and the securing of developer contributions in accordance with council policies, with any legal agreement to be substantially complete within six months of a draft being issued by the council.

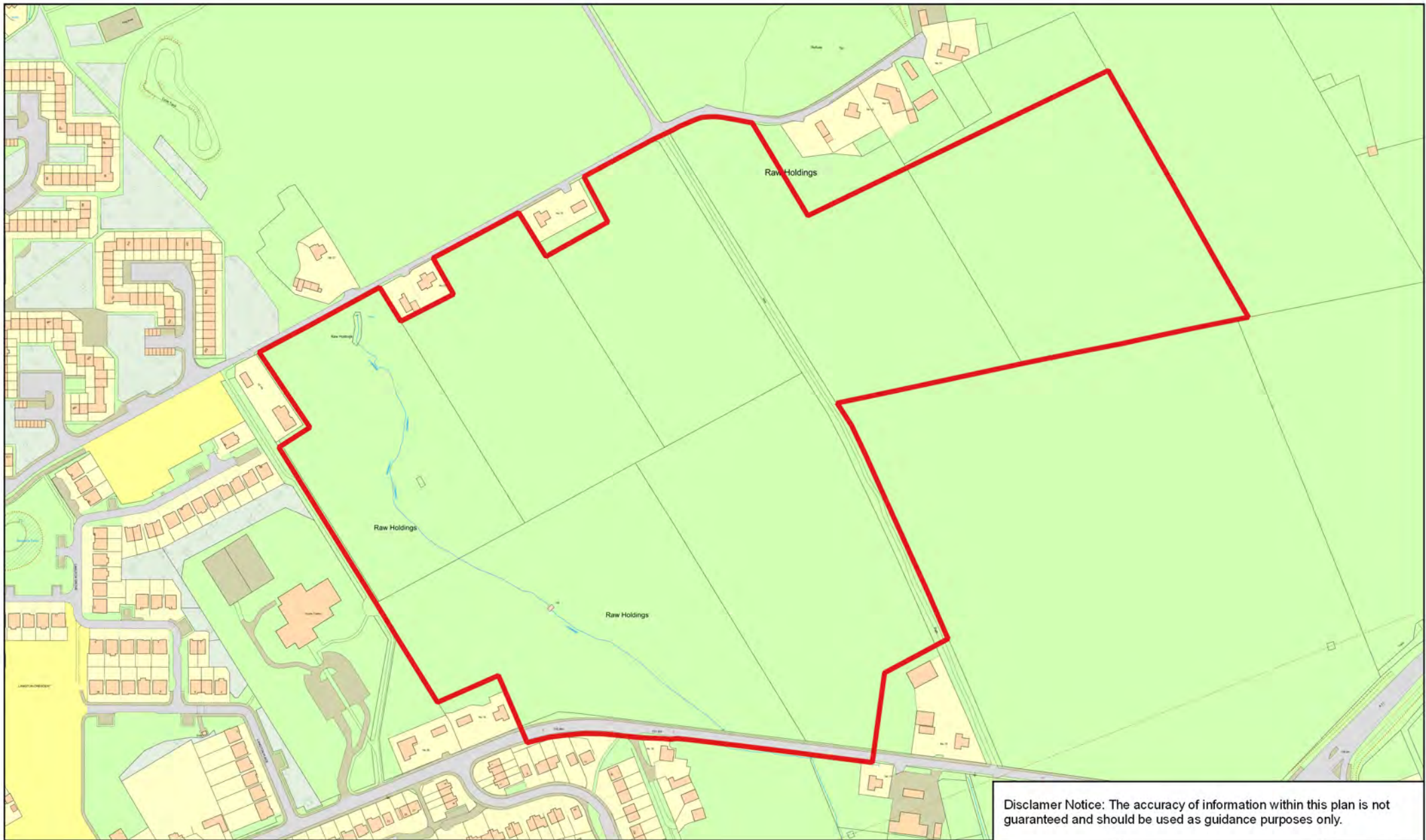
10 ATTACHMENTS

- Location plan
- Layout plan
- Development framework plan and density plan
- Indicative masterplan and indicative masterplan with open space
- Representations
- Draft conditions
- Heads of terms for legal agreement



CHRIS NORMAN
Development Management Manager

Date: 03 August 2016



West Lothian
Council

0198/FUL/15

Planning & Economic Development, West Lothian Civic Centre, Livingston, EH54 6FF

2016-07-26T10:59:31

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**CALA MANAGEMENT LIMITED
DEVELOPMENT PROPOSAL
RAW HOLDINGS, EAST CALDER,
WEST LOTHIAN**

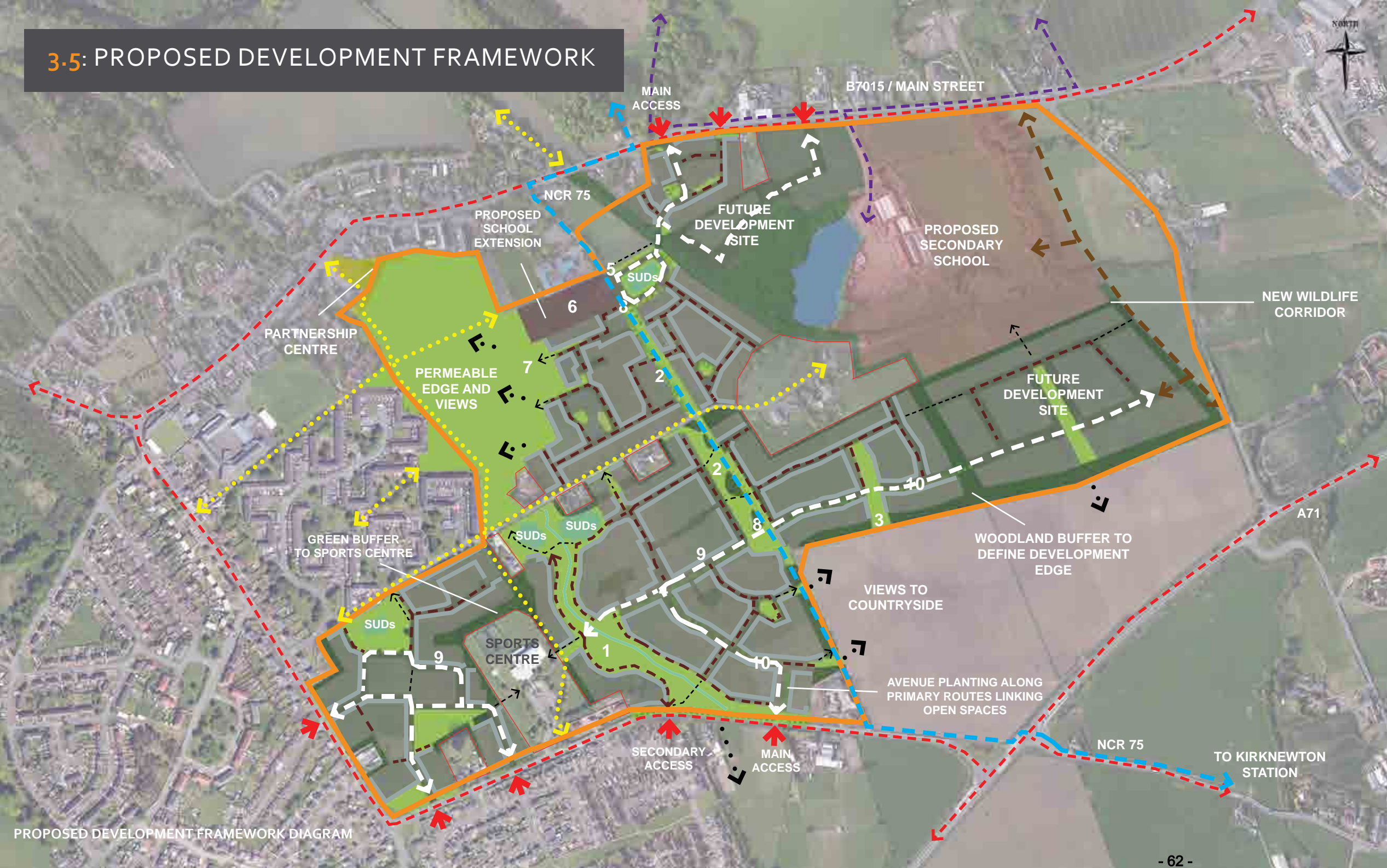
Accommodation Schedule:

Private Housetypes	No.
Avon Terrace	17
Avon Semi	20
Arthur	23
Barrie	20
Bryce	21
Cleland	26
Colmie	18
Crichton	26
Elliott	10
Dewar	5
Garvie	17
Kennedy	5
Lewis	4
Lowther	5
Leitham	4
Clifford	4
Subtotal Private	225

Affordable Housetypes	No.
A-AFF	8
B-AFF	8
C-AFF	12
D-AFF	10
E-AFF	2
F-AFF	2
G-AFF	1
H-AFF	1
J-AFF	1
A-AFF (10% add. Aff.)	8
Altan (10% add. Aff.)	22
Subtotal Affordable	75
Total No. Of Units	300

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3.5: PROPOSED DEVELOPMENT FRAMEWORK



PROPOSED DEVELOPMENT FRAMEWORK DIAGRAM

KEY:

- FRAMEWORK SITE BOUNDARY
- EXISTING ROAD NETWORK
- NCR75
- OTHER PATHS
- PRIMARY ROUTE
- SECONDARY STREETS
- PEDESTRIAN LINK
- VIEWS OUT OF SITE
- ACCESS
- EAST KIRK BURN
- SUDs
- POSITIVE FRONTAGE
- OPEN SPACE
- WOODLAND BUFFER
- COMMUNITY EXTENSION
- ST PAUL'S EXTENSION
- SECONDARY SCHOOL
- PEDESTRIAN / CYCLE ROUTE AS PROPOSED IN ALMONDELL APPLICATION

3-5 : PROPOSED DEVELOPMENT FRAMEWORK

The framework has been developed to reflect the context and landscape of the site. The key elements of the overall concept are:

1. East Kirk Burn linear park.
2. National Cycle Route 75 linear park.
3. Enclosing woodland with views in and out.
4. Permeable street network with legible hierarchy of Avenue (primary street) and secondary streets and lanes.
5. School drop- off
6. School expansion area.
7. East Calder Park extended to east, but also allowing for open space alongside NCR75.
8. Minimised vehicle crossing points of NCR75 (one in the north and one in the south).
9. Positive frontage to all primary routes and open spaces.
10. Positive boundary treatments to primary routes and open spaces.

The site layouts for future development should promote:

- market and affordable new homes to provide variety and choice across a mix of sizes and tenures designed on urban village principles.
- Massing and density reflective of the surrounding area.
- On site affordable housing [25%].
- Open space and recreational provision which creates character and a sense of identity.

The development framework can be developed with a phasing plan that will link housing to education capacity (of 400-500 places). Affordable housing will be developed at a later date due to SHIP programme. Future development sites will be required to identify affordable housing provisions as they come forward.

3.8:DENSITY



3.8 : DENSITY

	GROSS (Ha)	NUMBERS (Units)	DENSITY (UNITS / Ha)
WALKER'S	5.122	90	18
WALKER'S AFFORDABLE	0.910	30	33
CALA	17.00	300	17
PHES 1	1.559	63	40
PHES 2	3.038	73	24
PHES 3	3.439	124	36
SCOTTISH LAND HOLDINGS *	5.821	100	17
MILLER *	1.920	50	26
TOTAL	38.965	830	21

KEY:

PROPOSED DENSITY 15 - < 20 UNITS / Ha

PROPOSED DENSITY 20- 30 UNITS / Ha

PROPOSED DENSITY 30 - 40 UNITS / Ha

NON RESIDENTIAL DEVELOPMENT

AFFORDABLE HOUSING LOCATIONS

The density should be reflective of the range of housing types being offered, and influenced by and defining the design of the streets and routes through the development.

The proposed density across the site should be a density of at least 25 units per hectare in accordance with West Lothian Local Plan Policy CDA4 + CDA5.

* Anticipated capacity of these sites is indicative at this stage pending future applications.



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REVISIONS			
REV	DESCRIPTION	DATE	BY
0	UPDATE TO PARTNERSHIP / MEDICAL CENTRE	23/05/16	

ema
ARCHITECTURE + DESIGN

RAW HOLDINGS, EAST CALDER

INDICATIVE MASTERPLAN
INC. OVERLAYS

1:1250 A3
SHEET NO. 101 SHEETS 1 / 1

14053(SK)018 D

ISSUE PURPOSE
PROJECT DESCRIPTION
WORK STAGE
PROJECT NUMBER
14053(SK)018
CHARTERED ARCHITECTS
42 Charlotte Square
EDINBURGH EH2 4HQ
T: 0131 247 1450
E: info@ema-architects.co.uk

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REFERENCE NUMBER 100022432

REVISIONS

REV	DESCRIPTION	DRAWN	CHECKED	DATE
	UPDATE TO COMMENTS	KK	KK	03/06/16



DRAFT DECISION - APPLICATION 0198/FUL/15

- 1 The development shall not begin until finalised surface water drainage proposals have been submitted to and approved in writing by the planning authority. The details shall comply with the following requirements:
 - (a) The flow of surface water from the site shall be treated and attenuated by a sustainable drainage system (SUDS) in accordance with the principles contained in The SUDS Manual (CIRIA C753).
 - (b) The treatment shall meet the requirements of the Scottish Environment Protection Agency (SEPA).
 - (c) The critical 1:100-year post-development flow shall be attenuated to the equivalent of approximately five litres per second per hectare.
 - (d) A sensitivity analysis shall be carried out on the proposed layout to demonstrate that the critical storm up to and including the 1:200 year event will have no adverse effect on property forming part of the development or elsewhere.

Thereafter the details as approved shall be implemented prior to the development being occupied.

Reason: To minimise the cumulative effects of surface water and diffuse pollution on the water environment.

- 2 The development shall not begin until detailed information on the East Kirk Burn bridge designs to take account of the 1:200 year flow estimates, freeboard and flow paths should blockage or capacity be exceeded and a plan and supporting information demonstrating that no built development or land-raising will take place on existing ground levels within the 1:200 year flood extent have been submitted to and approved in writing by the planning authority. Thereafter the development shall be implemented in accordance with the details as approved.

Reason: To enable full consideration to be given to those details which have yet to be submitted, in the interests of flood risk.

- 3 The development shall not begin until the developer has secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation that has been submitted by the developer, agreed by the West of Scotland Archaeology Service, and approved by the planning authority. Thereafter the developer shall ensure that the programme of archaeological works is fully implemented and that all recording and recovery of archaeological resources within the development site is undertaken to the satisfaction of the planning authority in agreement with the West of Scotland Archaeology Service.

Reason To safeguard the archaeological interest of the site.

- 4 The development shall not begin until details of the phasing of the development has been submitted to and approved in writing by the planning authority. Thereafter the development shall be implemented in accordance with the details as approved.

Reason: To enable full consideration to be given to those details which have yet to be

submitted, in the interests of visual and environmental amenity.

- 5 The development shall not begin until details of proposed ground and floor levels have been submitted to and approved in writing by the planning authority. Thereafter the development shall be implemented in accordance with the details as approved.

Reason: To enable full consideration to be given to those details which have yet to be submitted, in the interests of visual and environmental amenity.

- 6 The development shall not begin until details of the materials to be used as external finishes on all buildings, roads, footways/footpaths, parking areas and other hardstanding areas have been submitted to and approved in writing by the planning authority. Thereafter the development shall be implemented in accordance with the details as approved.

Reason: To enable full consideration to be given to those details which have yet to be submitted, in the interests of visual and environmental amenity.

- 7 The development shall not begin until details of the position and design of all boundary enclosures (gates/fences/walls/railings etc) have been submitted to and approved in writing by the planning authority. Thereafter the details as approved shall be implemented prior to the development being occupied, unless otherwise agreed in writing with the planning authority.

Reason: To enable full consideration to be given to those details which have yet to be submitted, in the interests of visual and environmental amenity.

- 8 Development shall not begin until details of landscaping has been submitted to and approved in writing by the planning authority. It shall include details of plant species, sizes, planting distances, methods of protection and the body that will maintain the landscaping together with a schedule of maintenance works. It shall comply with BS 3936-1 Nursery stock - Part 1: Specification for trees and shrubs and BS 4428 - Code of practice for general landscape operations (excluding hard surfaces). Thereafter the landscaping as approved shall be implemented in the first planting season following any residential unit being occupied, or completion of the development, whichever is sooner. The landscaping as approved shall thereafter be maintained to the entire satisfaction of the planning authority. Maintenance shall include the replacement of plant stock which fails to survive, for whatever reason, as often as is required to ensure the establishment of the landscaping.

Reason: To enable full consideration to be given to those details which have yet to be submitted, in the interests of visual and environmental amenity.

- 9 All trees, hedges and shrubs within or adjacent to the site, except those whose removal or trimming has been approved by the planning authority, shall be protected from damage during construction work in accordance with section 6 (barriers and ground protection) of BS 5837 Trees in relation to design, demolition and construction - recommendations.

Reason: In the interests of visual and environmental amenity.

- 10 Development shall not begin until a plan showing all common areas and details of the body who will own and maintain the common areas together with a schedule of maintenance works has been submitted to and approved in writing by the planning

authority. Thereafter the common areas shall be maintained in accordance with the details as approved.

Reason: To enable full consideration to be given to those details which have yet to be submitted, in the interests of visual and environmental amenity.

- 11 Development shall not begin until details of the body who will own and maintain the common areas shown on the approved plans together with a schedule of maintenance works has been submitted to and approved in writing by the planning authority. Thereafter the common areas shall be maintained in accordance with the details as approved.

Reason: To enable full consideration to be given to those details which have yet to be submitted, in the interests of visual and environmental amenity.

- 12 National Cycle Route 75 (NCR75) within the site shall be stopped-up to vehicular traffic and upgraded to a 3 metre wide cycleway that is constructed and lit to the adoptable standard of the council as roads authority. That part of the NCR between the south site boundary and the C7 road shall be upgraded to a specification to be agreed with and approved by the planning authority. Development shall not begin until detailed plans of the cycleway and a timescale for implementation has been submitted to and approved in writing by the planning authority. Thereafter the development shall be implemented in accordance with the details as approved.

Reason: To enable full consideration to be given to those details which have yet to be submitted, in the interests of visual and environmental amenity.

- 13 The existing footpath leading south from Mansefield up to where it connects into the leisure centre and the site at plots 288/289 shall be upgraded to a 3 metre wide cycleway that is constructed and lit to the adoptable standard of the council as roads authority. Development shall not begin until detailed plans of the cycleway and a timescale for implementation has been submitted to and approved in writing by the planning authority. Thereafter the development shall be implemented in accordance with the details as approved.

Reason: To enable full consideration to be given to those details which have yet to be submitted, in the interests of visual and environmental amenity.

- 14 No residential unit in each phase of the development shall be occupied until:
- Within that phase, all new access roads, footways/footpaths and visitor parking shown on the approved layout plan have been constructed and lit to the adoptable standard of the council as roads authority.
 - Within that phase, all new parking courtyards shown on the approved layout plan have been lit to the adoptable standard of the council as roads authority. The construction make up of the courtyards shall be to adoptable standard.
 - Within that phase, all individual driveways shown on the approved layout plan have been constructed to the satisfaction of the planning authority.

Reason: In the interests of road safety and visual and environmental amenity.

- 15 No residential units shall be occupied until the council as education authority has committed to extending St Paul's Primary School and the planning authority has confirmed in writing this commitment and confirmed that occupations can be permitted. Thereafter no more than 100 residential units shall be occupied until the

planning authority has confirmed in writing there is sufficient non-denominational primary school provision to serve any phase of residential units beyond 100 units.

Reason To ensure there is adequate education capacity to serve the development.

16 The following restrictions shall apply to the construction of the development:

Noise (Construction)

- Any work required to implement this planning permission that is audible within any adjacent noise sensitive receptor or its curtilage shall be carried out only between the hours of 0800 and 1800 Monday to Friday and 0800 and 1300 on a Saturday and at no time on a Sunday. This includes deliveries and operation of on site vehicles and equipment.
- No generators shall be audible within any residential properties between the hours of 2100 and 0800.

Noise (Vehicles/Plant)

- All site vehicles (other than delivery vehicles) must be fitted with non-tonal reversing alarms broadband reversing alarms.
- Heavy goods vehicles shall not arrive or leave the site except between the hours of 0800 and 1800 Monday to Friday and 0800 and 1300 on a Saturday. No heavy goods vehicles shall arrive or leave the site on a Sunday.

Vibration (Construction)

- Where piling or other significant vibration works are likely during construction which may be perceptible in other premises, measures must be in place (including hours of operation) to monitor the degree of vibration created and to demonstrate best practice. Prior to any piling or other significant vibration works taking place, a scheme to minimise and monitor vibration affecting sensitive properties shall be submitted to and approved in writing by the planning authority. Thereafter the development shall be implemented in accordance with the details as approved.

Site Compound

- The development shall not begin until the location and dimensions of any site compound have been submitted to and approved in writing by the planning authority. Thereafter the development shall be implemented in accordance with the details as approved.

Waste

- Effective facilities for the storage of refuse, building debris and packaging shall be provided on site. The facilities shall be specifically designed to prevent refuse, building debris and packaging from being blown off site. Any debris blown or spilled from the site onto surrounding land shall be cleared on a weekly basis. For the purposes of this condition, it shall be assumed that refuse, debris and packaging on surrounding land has originated from the site if it is of the same or similar character to items used or present on the site.

Wheel Cleaning

- All construction vehicles leaving the site shall do so in a manner that does not cause the deposition of mud or other deleterious material on surrounding roads.

Such steps shall include the cleaning of the wheels and undercarriage of each vehicle where necessary and the provision of road sweeping equipment.

Construction Traffic

- Development shall not begin until a construction traffic management plan has been submitted to and approved in writing by the planning authority. Thereafter the development shall be implemented in accordance with the details as approved.

Reason: In the interests of visual and environmental amenity.

ADVISORY NOTES TO DEVELOPER

How to challenge the council's decision:

If your application was determined under delegated powers as a local development by an officer appointed by the council and you disagree with the decision you can apply for a review of the decision by the council's Local Review Body. If the application was determined by any other method and you disagree with the decision you can seek an appeal of the decision to the Scottish Government's Directorate for Planning and Environmental Appeals. You can find information on these processes at <http://www.westlothian.gov.uk/article/2078/Decisions-Reviews-and-Appeals>

Notification of the start of development:

By virtue of section 27A of the Town & Country Planning (Scotland) Act 1997 (as amended), it is a legal requirement that the person undertaking the development gives the planning authority prior written notification of the date on which it is intended to commence the development. Failure to comply with this statutory requirement would constitute a breach of planning control under section 123(1) of that Act, which may result in enforcement action being taken. The notification must include full details of the name and address of the person carrying out the development as well as the owner of the land and must include the reference number of the planning permission and the date it was granted. If someone is to oversee the work, the name and contact details of that person must be supplied. A form is available on the council's website that can be used for this purpose. Failure to provide the above information may lead to enforcement action being taken.

Notification of completion of development:

As soon as practicable after the development is complete, the person who completes the development is obliged by section 27B of the Town and Country Planning (Scotland) Act 1997 (as amended) to give notice of completion to the planning authority. A form is available on the council's website that can be used for this purpose

Coal mining:

STANDING ADVICE - DEVELOPMENT LOW RISK AREA

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to The Coal Authority on 0345 762 6848. It should also be noted that this site may lie in an area where a current licence exists for underground coal mining. Further information is also available on The Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority Property specific summary information on past, current and future coal mining activity can be obtained from: www.groundstability.com

This Standing Advice is valid from 1st January 2015 until 31st December 2016

SECTION 5 HEADS OF TERMS

Application Ref 0198/FUL/15
Case Officer Tony Irving
Proposal Erection of 272 houses and 28 flats with associated works at Raw Holdings, East Calder
Applicant Raw Holdings Consortium & Cala Management Ltd.
 Cairnlee House
 Callendar Business Park
 Callendar Road
 Falkirk
 FK1 1QE
Agent EMA Architecture & Design Ltd
 42 Charlotte Square
 Edinburgh
 EH2 4HQ
Decision
Decision level SUB 03/08/2016
Legal Agreement legal

Affordable Housing	Transfer of serviced land to WLC to accommodate 45 units (15% of capacity of the site) Additional 30 units (10%) on-site other forms of affordable housing	
Almondell & Calderwood Country Park	£250 per residential unit indexed to 1st quarter 2012 Finance code 754200-94144	
East Calder Park	£500 per residential unit indexed to 1st quarter 2012 Finance code 754200-94147	
East Calder Car Park	£50 per residential unit indexed to 1st quarter 2012 Finance code 754200-94148	
Denominational Secondary	£1,983 per residential unit indexed to 1st quarter 2010 Finance code 754200-94136	
Non-Denominational Secondary	£6,633 per unit indexed to 1st quarter 2012 Finance code 754200-94220	
Denominational Primary	£1,643 per unit indexed to 1st quarter 2009 Finance code 754200-94112	
Non-Denominational Primary	Contribution for each residential unit that is served by a new non-denominational primary school in the event this occurs.	

	Cost per residential unit TBC Finance code TBC	
CDA Town/Village Centre Improvements	£250 per residential unit indexed to 1st quarter 2006 Finance code 754200-94154	
Public Art	£190 per unit indexed to 2nd quarter 2006 Finance code 754200-94110	
Cemetery Provision	£35 per unit indexed to 1st quarter 2006 Finance code 754200-94108	
A71 Bus Priority Measures. Items 1, 2 & 4 of SPG	£350.72 per residential unit indexed to 1st quarter 2002 Finance code TBC	
A71 / B7031 Junction Improvement. Item 3 of SPG.	£215 per residential unit indexed to 1st quarter 2002 Finance code TBC	
A71 / B7015 Junction Improvement. Item 5 of SPG	£107 per residential unit indexed to 1st quarter 2012 Finance code TBC	
A71 Wilkieston Bypass. Item 6 of SPG	£607 per residential unit indexed to 1st quarter 2012 Finance code 754200-94143	
Park & Ride at Kirknewton Railway Station	£375 per residential unit indexed to 1st quarter 2012 Finance code TBC	
Public Transport	£315 per residential unit indexed to 2nd quarter 2012 Finance code TBC	
Link road between B7015 and A71 (replacement for B7031)	Stirling Developments advise link road is 800m in length including roundabout at B7015 and junction spurs. Cost for construction and grouting anticipated to be £1,637,000. Cost per residential unit TBC Finance code TBC	



DEVELOPMENT MANAGEMENT COMMITTEE

Report by Development Management Manager

1 DESCRIPTION AND LOCATION

Change of use from hairdresser (Class 1) to car hire office and formation of rear car compound and construction of a car wash bay at 1A Follyburn Place, Eliburn, Livingston.

2 DETAILS

Reference no.	0323/FUL/16	Owner of site	Z1 Properties Ltd
Applicant	Enterprise Rent-A-Car	Ward & local members	Livingston North Cllr .R De Bold Cllr. A McMillan Cllr. A Miller Cllr. A Moohan
Case officer	Steven McLaren	Contact details	01506 282404 steve.mclaren@westlothian.gov.uk

Reason for referral to Development Management Committee: There are a substantial number of representations both for and against the development.

3 RECOMMENDATION

Refuse planning permission for the change of use.

4 DESCRIPTION OF THE PROPOSAL AND PLANNING HISTORY

- 4.1 The application is to change the use of a Class 1 shop unit at the Eliburn Local Centre in Follyburn Place from a hairdresser to office accommodation for Enterprise car rental. The proposals also include the use of vacant land to the rear of the site as parking for the hire cars and a wash bay for valeting the cars prior to release to clients. The use of premises for the hire of motor vehicles is expressly excluded from any use class, hence the need for planning permission.
- 4.2 The shop unit which is affected by the proposals lies on the eastern end of a parade of shop units and is the nearest unit to service access, providing a closer link with the proposed parking area and wash bay.
- 4.3 Since construction in the early 1990's during Livingston Development Corporation's administration of the town, the Follyburn shops have been the subject of a number of planning applications and a table of these (excluding signage) is provided at the end of

this section. The applications of greatest relevance are those relating to the extension of the Zaika restaurant to allow a possible relocation of the Co-operative and the construction of offices to the rear of the site.

Application Number	Description of proposals	Decision	Date
0637/FUL/02	Installation of an ATM	Granted	01/07/2002
0982/FUL/03	Installation of a 1m diameter satellite dish	Granted	01/10/2003
0831/FUL/04	Erection of a hot food take-away	Withdrawn	
0832/FUL/04	Erection of extension to restaurant (with hot food take-away)	Granted	23/08/2004
0068/FUL/05	Erection of a retail unit (Class 1)	Granted	15/03/2005
0966/FUL/06	Erection of a 254sqm office development (Class 4) with associated parking	Granted	10/11/2006
1043/FUL/08	Change of use and sub-division of restaurant (Class 3) to form two hot food take-away units	Granted	23/12/2008
0105/FUL/14	Erection of a 488sqm commercial unit to incorporate Class 1, 2 and 4 uses and sub-division of existing Class 1 to form two Class 2 units and a hot food take-away (as amended)	Granted	11/04/2014

5 PLANNING POLICY ASSESSMENT

5.1 Section 25 of the Town and Country Planning (Scotland) Act 1997, as amended, requires planning applications to be determined in accordance with the development plan, unless material considerations indicate otherwise. The development plan comprises the strategic development plan for South East Scotland (SESPlan), the West Lothian Local Plan (WLLP) and the West Lothian Local Development Plan (proposed plan) is of material consideration.

5.2 The following policies are of relevance in this case:

Plan	Policy	Assessment	Conform?
West Lothian Local Plan (WLLP)	TC13 (local neighbourhood centres)	<p>Only small-scale retail developments, serving local needs, will be supported within existing and proposed local neighbourhood centres. The existing and proposed local neighbourhood centres, as shown on the proposals maps, will be safeguarded for business, retail, community, leisure and recreation, and small-scale housing uses.</p> <p>The local plan context for local neighbourhood centres is that to minimise the need for car travel, convenience shops within walking/cycling distance of residential areas will be encouraged. For</p>	No

Plan	Policy	Assessment	Conform?
		<p>existing neighbourhood centres around Livingston while primarily identified to meet local needs, there may be opportunities in such centres to accommodate small-scale business uses, and mixed uses including flats and/or affordable and special needs housing.</p> <p>Enterprise Rent-a-Car currently attracts over 100 customers each month in the Livingston area for transfer to its Edinburgh offices in Sighthill and Corstorphine. This business could be operate from the Livingston area but not necessarily from a local centre. A use of this nature is in excess of the use of a local neighbourhood centre.</p>	
WLLP	HOU9 (residential and visual amenity)	<p>Development proposals will be assessed against the need to protect the residential and visual amenity of existing residents and other occupiers. Developments shown to adversely impact on amenity to a significant degree will not be supported.</p> <p>Traffic movements to and from the site are estimated at being in the in the region of 20 to 25 a day based on a fleet of 50 to 60 vehicles. This volume of vehicle movements to and from the site has raised no objections from Transportation and the junction arrangements are appropriate for this level of movement in road safety terms. The applicant intends to grow the business to a fleet of 100 to 125 vehicles therefore there will over time be a commensurate increase in vehicle movements from the site. The impact on the road network however is unlikely to be significantly affected.</p> <p>The use of the yard area to the rear however could result in nuisance to residents as the turnover of vehicles increases and the number of vehicles requiring to be valeted increases. Even with an enclosed wash bay and sound mitigation measures, there is scope for disturbance and in this respect the proposals do not accord with this policy</p>	No
West Lothian Local Development Plan (proposed plan)	EMP6 (office development)	<p>Office development (as defined by Class 2 of the Use Classes (Scotland) Order (1997)) will be supported in town centres, local neighbourhood centres and in the locations identified in Appendix 1 subject to the following criteria being satisfied:</p> <p>a. the proposal would be compatible with</p>	No

Plan	Policy	Assessment	Conform?
WLLDP(PP)		<p>neighbouring land uses;</p> <p>b. the proposal would not have a detrimental impact on the amenity of the area;</p> <p>c. the proposal would not adversely impact on any special architectural or heritage designations;</p> <p>d. the transport implications of proposals would be capable of being effectively managed; and</p> <p>e. sites are well located in relation to sustainable transport networks and services so as to help minimise the use and environmental impact of motorised vehicles.</p> <p>The proposal is for premises for the hire of motor vehicles in a unit currently used as a hairdresser and, the use of this unit in its own right, is unlikely to be of concern. The scale of the use, particularly when considering the company's intention to expand over a 5 year period, is of concern as the increase in vehicle movements and scale of valeting required is likely to result in nuisance to neighbours within the proposed parking area.</p>	

6 REPRESENTATIONS

225 representations have been received on this application, 119 in favour and 105 against, including objections from Councillor De Bold and Councillor Moohan. A summary of the comments is set out below.

Comments	Response
Objections	
Significant change of use	The use is considered beyond that which is appropriate for a local centre designation.
No advantage to the immediate area	There may be some employment benefit.
Existing noise issue from the service yard	This service is not aware of noise issues currently however, the proposed use will introduce additional activity in the yard area.
Increase noise nuisance	There is potential for noise from vehicle movements and valeting, potentially increasing as the business develops.
More appropriate in an industrial or business area	Whilst it may be beneficial to have the business in Livingston, there is no specific need for it to be located in a local centre. A business park or industrial site will be more appropriate for the vehicle parking.
Increase in traffic	It is inevitable that a business trading in vehicle rental will generate additional traffic. This is likely to increase as the business expands.
Potential for increase in accidents	There is no information on vehicle accidents in this location. Transportation have no concerns about the development in terms road safety.

Increase in pollution	This is possible however, with the volume of traffic currently utilising the local centre, any increase in pollution will not be significant. The site is not in an air quality management area.
Increased danger to children on school route	The district road is already a busy artery through Eliburn and the local centre attracts short stay visits.
Impact on parking	Whilst the company may propose spaces to the rear, there will be no regular means of control of parking should there be overspill when the number of vehicles away from the site is lower than expected.
Little community benefit	It is agreed that whilst some residents who live within reasonable walking, cycling or short driving distances from the site may benefit, the greater benefit is to the wider Livingston and Bathgate area.
Appleton Parkway business development more appropriate	It is agreed that there are other locations which could be considered.
Area should remain as a shopping facility	It is agreed that uses appropriate for a local centre would be of greater benefit to the immediate area. This need not be exclusively shopping uses.
Not appropriate for a residential area	Enterprise Rent-a-Car operate from a substantial number of sites across the country. Some of which are long established in residential areas. The local plan however has a designation for the local centre which requires consideration.
Contrary to policy TC13	Policy TC13 and its assessment is set out in section 5 above.
Vehicle hire not permitted in local neighbourhood centres	TC13 does not specifically exclude vehicle hire but it does encourage small-scale developments serving local needs.
No demonstrated need in this location	Enterprise Rent-a-Car has provided supporting information which details its aspirations for the site.
Existing unit is not vacant and no reason to assume it cannot continue as a Class 1 unit.	It is agreed that the unit is currently occupied. The council however has no control over tenancies at this site or the marketing unit given it is a private development.
Once established, likely to increase nuisance	There is the possibility that over time and with the increase in fleet numbers that the overall degree of disturbance to neighbours, primarily adjacent to the service yard, will increase.
Support	
Does not cause an issue	Only time with the operation of the site can this be fully determined but there is the potential for disturbance.
Only using an unused area for parking	The area is currently undeveloped but there is a valid planning permission for the construction of an extension to the restaurant building and offices to the rear.
Promotes new business	It is agreed that in this location, the business will be able to promote itself however, the customer base is much wider than the immediate area in Eliburn.
Will be convenient for car hire	This is true in part but again, the customer base is much wider than the Eliburn area.
Good for locals	Agreed in part.
Unlikely to result in additional traffic	There will be an offset between the loss of an existing business and its traffic with this replacement business. With a fleet of 60 cars, increasing to 125 in 5 years, there is the potential for vehicle

	movements to exceed what is currently experienced.
Support this application	Noted.
Positive change	This is subjective. Those locally who rent a car regularly may benefit however, this may be a small percentage of the overall local population.

7 CONSULTATIONS

7.1 This is a summary of the consultations received. The full documents are contained in the application file.

Consultee	Comments	Planning response
Transportation	No objection to the application. The road junction is suitable for the use.	Noted
Contaminated Land Officer	Standard contaminated land note required on decision.	Noted.
Environmental Health	If approved, conditions will be required relating to noise attenuation, opening hours, no car repairs on site, volume of car valeting permitted and details of an acoustic enclosure for the pressure washer and third wall of the wash bay.	Noted. If Members decide to grant permission, conditions can be applied in respect of these requirements.

8 ASSESSMENT

- 8.1 Section 25 of the Town and Country Planning (Scotland) Act 1997 requires planning applications to be determined in accordance with the development plan, unless material considerations indicate otherwise.
- 8.2 The application site lies within a designated 'Local Centre' as defined in the WLLP. Policy TC13 relates specifically to appropriate uses within local centres. The policy allows for a degree of flexibility with regards to the types of uses considered appropriate and these can include business uses however, the use of premises for the hire of motor vehicles is expressly excluded from any use class. The policy however starts by making reference to small scale and 'serving local needs'.
- 8.3 The applicant is seeking to occupy a shop unit currently used by a hairdressers and the use of this unit for office accommodation in its own right is unlikely to raise concern and would be compatible with policy TC13. The proposals however also include 21 parking spaces to the rear of the unit within the local centre service yard and a valeting station for the company's vehicles which will include both cars and commercial vehicles. Operating times for staff are 07:00 – 19:00 Monday to Friday, Saturday 08:00 to 15:00 and closed on Sundays. Public access is until 18:00 on week days and 12:00 on Saturdays.

- 8.4 The proposals relate to an initial fleet of 60 vehicles, increasing to 100-125 vehicles in 5 years, and serving a much wider community than simply those in the Eliburn area. The applicant's supporting statements (attached to this report) detail the company's aspirations for the site and the operating practices where many of the vehicles remain on hire and only return to the site periodically and for valeting prior to going back out on hire.
- 8.5 Transportation has been consulted and the movement of vehicles to and from the site onto Eliburn District Road is not a concern as the road junction is of appropriate design to accommodate this development. Road and pedestrian safety on the public road therefore is not a matter for concern.
- 8.6 The use of the operation within the service yard, adjacent to residential properties however is one which does raise concern. While it is accepted that there will not be a continuous movement of vehicles to and from the site, the manoeuvring of vehicles and the washing of vehicles on a regular basis may well result in nuisance to neighbours. This will increase with time as the business grows from 60 to 125 vehicles and as a result there is the potential for the level of disturbance to increase to a level which is unacceptable.
- 8.7 It is accepted that there is extant permission for the development of the service area as an extension to the existing restaurant building and offices and that if this were constructed there would be a displacement of vehicle movements between that development and that from Enterprise Rent-a-Car. The scale of the proposed vehicle rental business however is seen to be beyond what could be considered as small scale and serving local needs. The proposal is therefore contrary to policy TC13.
- 8.8 Policy HOU9 relates to residential and visual amenity. The proposals have the likelihood to generate disturbance to the nearby residential properties through vehicle movements and visually, the location of the wash bay and parking of cars and commercial vehicles will be detrimental to the amenity of neighbours. The proposals therefore do not accord with policy HOU9.
- 8.9 While policy EMP6 of the proposed local development plan supports employment within local centres, there are criteria which need to be met. It is considered that, taking into account the assessment in relation to policies TC13 and HOU9, the proposals cannot accord with policy EMP6.

9 CONCLUSION AND RECOMMENDATION
--

- 9.1 It is accepted that Enterprise Rent-A-Car is a well-established and global brand and that the presence of the company within West Lothian would be beneficial in that customers from this area would not need to be collected and transported to either of the Edinburgh offices to collect a vehicle.
- 9.2 It is also accepted that the road infrastructure is sufficient to be able to handle the volume of vehicles likely to be generated by the proposals and that the office use in its own right is of little concern.

9.3 The scale of the business, the use of the service yard area for parking and valeting of vehicles however is such that there is concern over the impact of the amenity on neighbours and that the scale of the development goes beyond that considered small scale and local. The proposed development would be better suited to an industrial area, business park or town centre location.

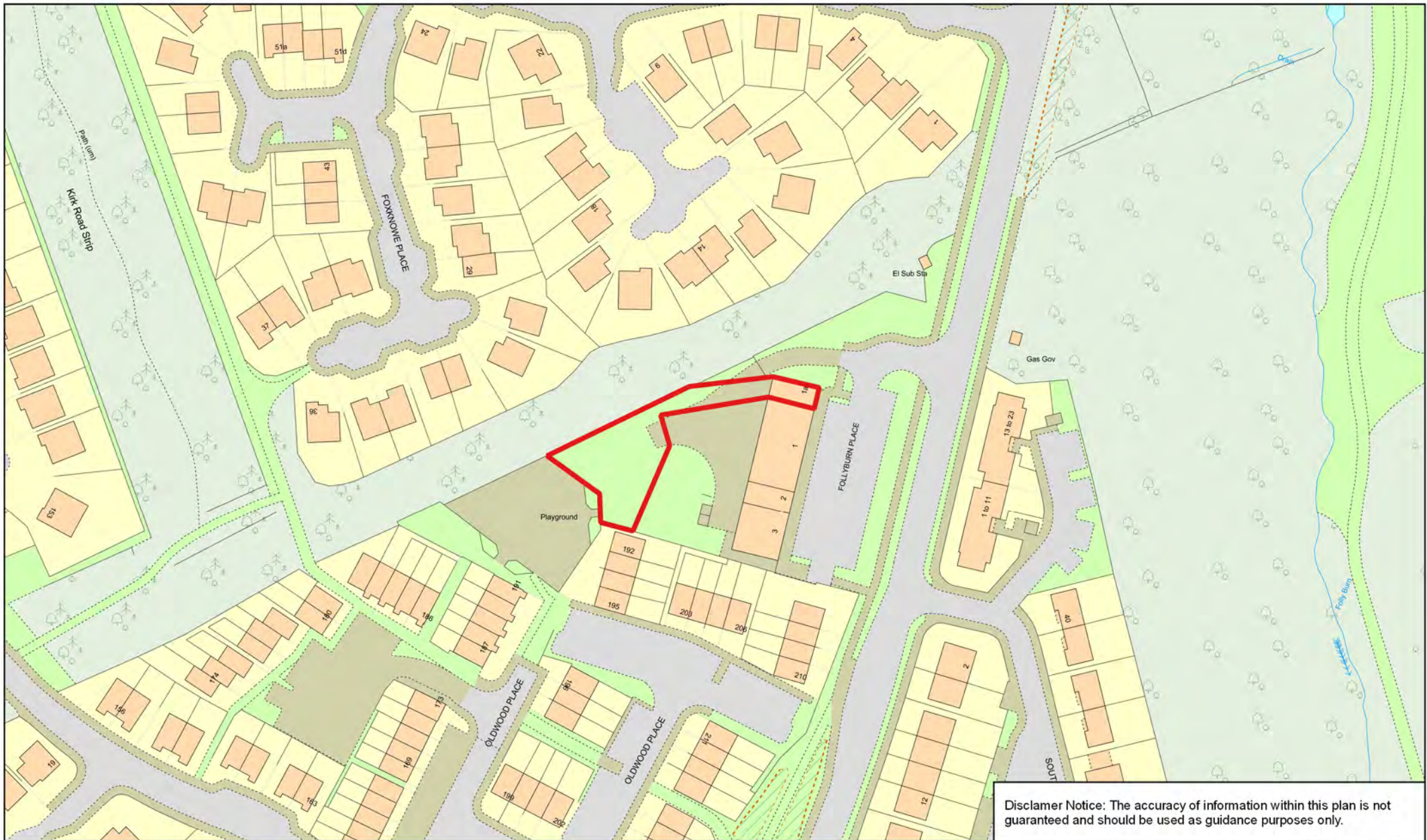
9.4 Recommendation therefore is to refuse planning permission.

10 ATTACHMENTS

- Location plan
- Aerial photograph
- Site plan
- Supporting statements
- Letters of objection
- Letters of support
- Reasons for refusal

CHRIS NORMAN
Development Management Manager

Date: 3 August 2016



West Lothian
Council

0323/FUL/16

Planning & Economic Development, West Lothian Civic Centre, Livingston, EH54 6FF

1:1,250



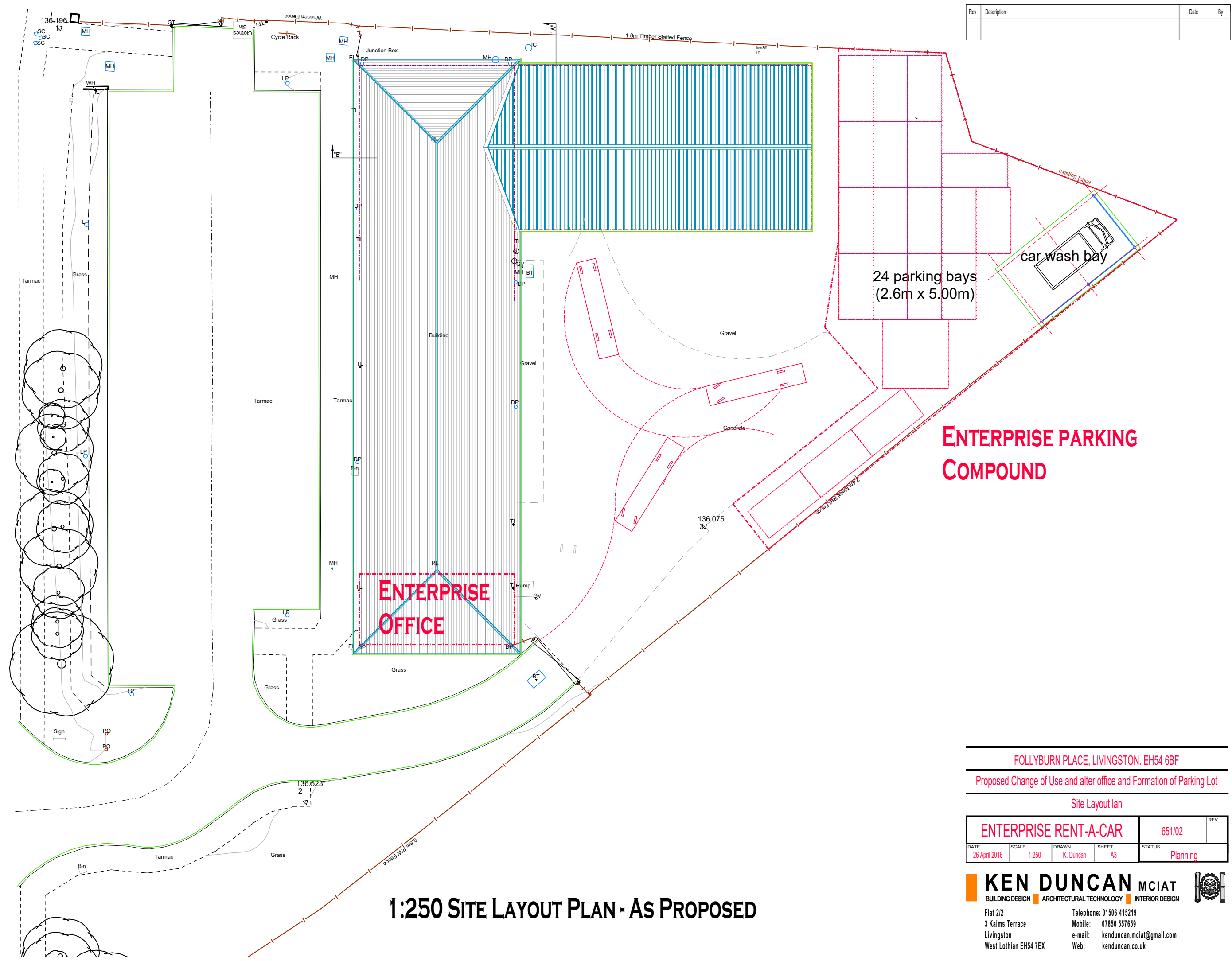
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 <p>West Lothian Council</p>	<p>0323/FUL/16</p>	<p>1:500</p>	
<p>Planning & Economic Development, West Lothian Civic Centre, Livingston, EH54 6FF</p>	<p>2016-07-25T14:07:18</p>	<p>Reproduced from the Ordnance Survey mapping with the permission of Her Majesty's Stationary Office. Unauthorised reproduction infringes crown copyright and may lead to prosecution or civil proceedings. ©Crown copyright. All rights reserved. Licence 100037194 2016</p>	



Rev	Description	Date	By

ENTERPRISE PARKING
COMPOUND

FOLLYBURN PLACE, LIVINGSTON. EH54 6BF
Proposed Change of Use and alter office and Formation of Parking Lot

ENTERPRISE RENT-A-CAR				651/02	REV
DATE 26 April 2016	SCALE 1:250	DRAWN K. Duncan	SHEET A3	STATUS Planning	

KEN DUNCAN MCIAT

BUILDING DESIGN

ARCHITECTURAL TECHNOLOGY

INTERIOR DESIGN

Flat 2/2
3 Kaims Terrace
Livingston
West Lothian EH54 7EX

Telephone: 01506 415219
Mobile: 07850 557659
e-mail: kenduncan.mciat@gmail.com
Web: kenduncan.co.uk

1:250 SITE LAYOUT PLAN - AS PROPOSED



32 Kerse Road
Springkerse Industrial Est.
Sirling FK7 7SG
01786 479100 tel
01786 479300 fax
enterprise.co.uk

FAO Steven McLaren
Development Management
West Lothian Council
Civic Centre
Howden South Road
Livingston
West Lothian
EH54 6FF

Dear Mr. McLaren

**CHANGE OF USE FROM HAIRDRESSERS (CLASS 1) TO CAR HIRE OFFICE,
FORMATION OF REAR CAR COMPOUND AND ERECTION OF AN ENCLOSED CAR WASH BAY (grid ref.
303727 667823)
1A FOLLYBURN PLACE, ELIBURN, LIVINGSTON, EH54 6BF REFERENCE - "LIVE/03230FUL/16"**

We have been reviewing the web site comments on our application and it is clear from the objector's submissions that they are significantly misinterpreting the scope of our operation and the impact that it will have on the neighbours and surrounding local area & amenities.

Can I please therefore ask you to consider the following in the light of the objections so that you can give a more accurate consideration to what is intended: -

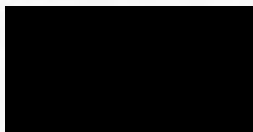
- **Insurance Replacement Business** - A large proportion of our business is based on providing a replacement vehicle via their Insurer for someone who's been involved in an accident. Currently we have replacement agreements with many of the large insurers in the UK. So today, Livingston based customers who require a replacement vehicle are picked up by our staff in Edinburgh and driven 10+ miles to either our office on Corstorphine Road (opposite Edinburgh Zoo) or in Sighthill. We believe this location will provide enhanced customer service levels to not only our existing customer base in Livingston, but to those who may require a replacement vehicle in the future.
- **Traffic Flow in Livingston** - Today we currently pick-up 100+ Livingston customers each month from their homes and offices, and take them to our Edinburgh locations to hire a vehicle. Based on us being located in Livingston these journeys will be much shorter, resulting in fewer vehicles on our roads. As we currently operate in Livingston, there will be an insignificant impact on traffic flow in and around the local area.
- **The Enterprise service** includes picking up customers at their home, business or repair facility or delivering to these locations to accommodate these needs. Customers renting vehicles do not leave vehicles on site.
- **Vehicles may go from one renter to the next**, without returning to our location. These scenarios lower traffic volumes compared to other retail sites, significantly.
- **Parking** - we are parking all but 4 vehicles to the rear of the building (4 to the front). Not impacting current parking as the hairdressers have customers and employees parking in the front car park currently. Rear area is to be regenerated. Currently not being used.

- Require site near main arterial route as brand awareness vital for success of operation.
- Fleet utilization - We operate a fleet utilization of 90%. Livingston fleet of 100-125 vehicles max is our goal over 5 years. Initially we will have approximately 60 cars and the increase at maturity will come from successfully operating the business. Figures shown here are calculated at fleet maturity (5 years approx.). 100-125 cars in fleet at maturity equates to approx. 10-12 units not on rent. About 1-2% of our fleet requires service or repair at any one time. This means that of the 10-12 units not on rent, only approx. 10 will actually be on site during opening hours. The branch manager drives a fleet car & the other 4 employees drive in and out once per day and park to the rear of the building (assuming they drive in which if local they are always encourage to take public transport, cycle or walk).
- Washing vehicles - The vehicles on site require a wash and interior clean before delivering to the customer. A small covered bucket wash area is set up to enable us to deliver clean cars to ensure the highest customer service possible. We do not clean any other vehicles on site, and at a maximum would clean approximately 10-15 vehicles on a very busy day.
- We carry out all repairs & maintenance off site which will positively impact the local community by having these works carried out by only local businesses.
- Employment, we will employ 3 full time and 2 part time employees initially. This will increase to 5 full time and 2.5 part time at full fleet capacity & we always aim to recruit from the local area.
- Security - CCTV will be in place for security and safety of our staff, customers and vehicles.

We are aware that you have to take into consideration the public's viewpoint but it is our hope that the above will somewhat appease the upset that has arisen given that we are an internationally recognised & very reputable business who have no wish to cause unnecessary upset or nuisance to our neighbours.

If we can assist in your deliberations in any other way or if you require clarification of any of the above, please do not hesitate to contact me.

Yours faithfully



Karen Warrington
Group Operations Manager
Scotland & Northern Ireland



32 Kerse Road
Springkerse Industrial Est.
Stirling FK7 7SG
01786 479100 tel
01786 479300 fax
enterprise.co.uk

FAO Steven McLaren
Development Management
West Lothian Council
Civic Centre
Howden South Road
Livingston
West Lothian
EH54 6FF

Dear Mr. McLaren

**CHANGE OF USE FROM HAIRDRESSERS (CLASS 1) TO CAR HIRE OFFICE,
FORMATION OF REAR CAR COMPOUND AND ERECTION OF AN ENCLOSED CAR WASH BAY (grid ref.
303727 667823)
1A FOLLYBURN PLACE, ELIBURN, LIVINGSTON, EH54 6BF REFERENCE - "LIVE/03230FUL/16"**

After discussing our application with Ken Duncan, please find further information relating to our operation : -

1. Traffic movement statistics. Movement in and out of the car parks, including employees and rental vehicles of our 50-60 vehicles in fleet at opening:- Mondays = 10 cars leaving the site during opening hrs. 13 on Tuesday, 13 on Wednesday, 11 on Thurs, 15 on Friday & 6 on Sat. Closed Sunday.
Returns - this equals the cars being dropped back by customers or returning employees each day during opening hours. Monday = 9, Tues = 12, Wed = 12, Thurs = 13, Fri = 14, Sat = 7, closed on Sundays.
Employees = We will employ 5 employees (3 full & 2 part time) who will drive in in the morning, park all day and leave at 6.30 (part time employees will work full days but not every day). Highly unlikely to drive at lunch time. We feel that we are not increasing the traffic movement compared to the current use by the hairdressing business

Ready to rent cars are parked at the front in our 4 designated spaces, we will have signs stating returns to the rear so all customers return to rear parking area. All van returns and ready to rents will also be parked at the rear and customers taken out to collect the van to the rear of the branch.

2. Specific info on dropping off of vehicles:- Corporate accounts require delivery which requires 2 employees to drop the vehicle and then return to branch in another vehicles - Corporate accounts tend to be long term rentals & all vehicles are dropped off at their place of work or home. A pick up and ride back service is in place for retail customers where the employee takes the car to the customers residence or place of work and brings them back to the office to complete paperwork. Our customers want us to be in Livingston for this reason, so we are closer to them and the rental experience is improved for customers and the logistics are easier to manage.
We have been servicing customers in Bathgate & Livingston since 1997 from our Sighthill location which moved to our Corstorphine location in 2007 when that branch opened.
Our current book of business is 40% Corporate business, 20% retail & 40% insurance replacement.

3. Vehicle preparation. We will wash the approximately the following number of vehicles in a week:-
Monday = 9, Tues = 12, Wed = 12, Thurs = 13, Fri = 14, Sat = 7, Sun = 0.

Wash bay equipment - All wash bays will be built within guidelines of planning authority and so we need advice from the planner/building control officer on limits please. Noise levels of our washers equals 85dB,

the vacuum - 59dB. With guidance from the local Council, amendments to the wash bay's and introduction of cabinets are possible if required, i.e. putting machines in a box, standing on a sound absorbing pad, building wash bays with acoustic fence panel sides. We have never had a noise complaint to date with this current equipment and have never been asked to implement noise reduction measures to date either. The proposed wash bay is three sided which will ensure that noise levels are reduced but I must stress that we are very flexible with equipment & can accommodate changes required if necessary.

5. Philosophy behind this specific site and why we feel that we need to be there and why it makes the best site and why other sites have been discounted:-

Follyburn Place is very visible which is vital for us as we must have our brand seen by passing traffic to ensure growth, brand awareness & convenience for our customers to find the site. The site is easy to get to & close to our current customers which will enable us to give the best service possible and to also grow. The site has the right size car park to house our car wash & fleet, plus the rent was affordable to ensure the viability of the operation so that we can provide the branch manager with a profitable operation. Sites in the multiple industrial area's in Livingston did not provide the visibility we require on the whole. I have attached a list of locations that we have discounted on our search and why which I hope is of some assistance.

Yours Faithfully



Karen Warrington
Group Operations Manager
Scotland & Northern Ireland Group
32 Kerse Road
Stirling
FK7 7SG

- 1 Fleet Solutions, Simpson Parkway, Kirkton Campus - shared wash bay, lack of visibility, hard to find & business now closed.
- 2 Hopetoun Industrial Estate - Lack of visibility and a lot of empty units which lead to questions on the area itself.
- 3 Almondside - Right rent, got to heads of terms, but no car wash area could be identified by landlord.
- 4 Football stadium - unit at rear of stadium. Lack of roadside frontage and concerns with match day traffic, parking etc.
- 5 Cairngorm House - Too big and shared parking, nowhere to site wash bay.
- 6 Shell (Lizzie Brice) garage - purchase price too high, property too big for our need.
- 7 Royston Road, Deans Ind. Estate - Low roadside visibility
- 8 Unit in 'The Centre' shopping centre. No wash bay, rent too high. No roadside visibility at all.
- 9 Various units - Houston Ind. Estate. Lack of main arterial route roadside visibility.
- 10 Almond West services - rent too high. Couldn't agree terms.
- 11 New Houston Ind. Est - lack of roadside visibility
- 12 Muir Road - lack of roadside visibility
- 13 Nightclub at Almondside - couldn't agree terms and limited parking options.

**OBJECTION TO PLANNING APPLICATION
0323/FUL/16**

McLaren, Steve

From: De Bold, Robert - Councillor
Sent: 24 May 2016 11:50
To: McLaren, Steve
Cc: Miller, Andrew; Steve Egan <steve.egan@live.co.uk>; Eliburn CC Chair <williemanson@sky.com>; Jac Wright <jacwright@ymail.com>; leona.mullarky <leona.mullarky@sky.com>
Subject: Planning application LIVE/0323/FUL/16

Steve,

Re: Planning application LIVE/0323/FUL/16 - Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay, 1A Follyburn Place, Eliburn, Livingston, EH54 6BF.

I wish to object to the above application.

The proposed change will likely result in an excessive increase in vehicle traffic beyond the capacity of the existing car park and junction.

The car wash and compound will reduce local amenity and result in overdevelopment of the area.

Regards,

Dr Robert De Bold,
Councillor for Livingston North (SNP),
West Lothian Council.
T: 01506 281715
M: 07768552119

West Lothian Civic Centre,
Howden South Road,
Livingston, West Lothian, EH54 6FF.

McLaren, Steve

From: Moohan, Angela (Councillor)
Sent: 17 May 2016 19:13
To: McLaren, Steve
Cc: leona mullarky <leona.mullarky@sky.com>
Subject: 0323/FUL/16

Hi Steve

I would like to bring this to committee but did not get the form attached. Follyburn Place is already a serious traffic concern due to the volume of traffic to the co-op and the take aways. It is often difficult to get onto Eliburn Road as it is without an increase from hired cars. The traffic can often backup into the car park which then causes difficulty for other cars getting parked etc. In addition it will place additional strain on traffic on Eliburn Road which is already very busy with residents in some streets often finding it difficult to get onto the road due to the volume of traffic.

I have copied in Leona who is the planning secretary for the community council for information.

Please advise next course of action for me and whether or not you need the form completed or if this email is suffice.

Regards

Councillor Angela Moohan
Livingston North Ward

01506 281721

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

Application Number: LIVE/0323/FUL/16

Address: 1A FOLLYBURN PLACE, ELIBURN, LIVINGSTON, EH54 6BF

Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Mr Brent Vivian

Address: 126 Oldwood Place Livingston

Comment Details

Commenter Type: Other

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the application for the following reasons:

1. Contrary to West Lothian Local Plan

These shops are identified on the Livingston proposals map as a Local Neighbourhood Centre. Policy TC13 of the Plan states: 'Only small scale retail developments, serving local needs, will be supported within existing and proposed local neighbourhood centres. The existing and proposed local neighbourhood centres, as shown on the proposals maps, will be safeguarded for business, retail, community, leisure and recreation, and small scale housing needs'. The proposed development is not a small scale retail development and would cater for a wider need than the needs of the local Eliburn community. By admission of the submitted traffic statement, a significant segment of the business is corporate/ business hire and municipal/ Council hire. The policy indicates that local neighbourhood centres are safeguarded for retail, community, leisure, recreation and small scale housing. The proposal is none of these uses and is akin to a storage and distribution use. The appropriate location for this type of use (vehicle hire) is an industrial estate. There are many industrial areas designated in the local plan for this purpose within Livingston. The application is very clearly contrary to Policy TC13.

2. Inadequate information

The application is not supported by adequate information. The traffic statement suggests that vehicles MAY go from renter to renter, without returning to the branch. The statement also gives the example that when at optimal fleet size (125 to 150 vehicles), the average vehicles sitting at the branch will be 12 to 18. What the statement doesn't indicate is precisely how many vehicles will operate from THIS branch, nor is any indication given of the estimated traffic generated by the proposal or the pattern of movement over the course of a day/ week. The proposed hours of office

opening/ business operation are not given. There is no information on the location, height and appearance of the proposed security lighting. Nor is it clear whether security fencing is proposed to enclose the vehicle storage compound. Without further information, the application is deficient and cannot be properly assessed.

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

Application Number: LIVE/0323/FUL/16

Address: 1A FOLLYBURN PLACE, ELIBURN, LIVINGSTON, EH54 6BF

Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Mr Brent Vivian

Address: 126 Oldwood Place Livingston

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the application for the following reasons:

3. Extension to building?

The submitted site layout plan appears to indicate (in blue) an extension to the existing building at the Zaika end. It is not clear whether this is included in the application and no elevation or floor plans have been submitted. Nor is it included within the description of the application. If it is supposed to be part of the application, then a new application will be required with a correct description and the requisite information. This is only fair and reasonable to allow all interested parties to consider and comment on all aspects of the proposal.

4. Traffic

Policy TRANS 2 of the local plan states that development will only be permitted where transport impacts are acceptable and this will be established through a transport assessment. As stated in my previous objection, the application gives no indication of traffic likely to be generated by the proposal. The Council will need to satisfy itself that traffic impacts will be acceptable and whether a full transport assessment is required. I have serious concerns at the impact of the additional traffic on the safe and efficient operation of the existing car park and the junction onto Eliburn Road. This car park and junction are already congested with queues in the car park and at the right hand turn into the car park at certain times, without the additional traffic from a vehicle hire business.

5. Pedestrian and cycle safety

These shops attract a lot of foot and cycle traffic, particularly school children, given the proximity of the shops to Peel Primary School and the location of the shops at a central location and along a

main walking route to the school. Pedestrians and cyclists cross the existing service vehicle access in relative safety at present given the low number of vehicles using the rear yard area. This would materially change with the introduction of hire vehicle use and parking, within the rear yard area, giving rise to increased safety risks, particularly to school children. Policy TRANS 8 of the local plan requires new development to give priority to pedestrian and cycle access and provide facilities including traffic calming and controlled crossings. I have serious concerns that a safe and pedestrian friendly environment through the shopping area would not be retained/ provided as a consequence of the proposal.

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

Application Number: LIVE/0323/FUL/16

Address: 1A FOLLYBURN PLACE, ELIBURN, LIVINGSTON, EH54 6BF

Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Mr Brent Vivian

Address: Oldwood Place Livingston

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the application for the following reasons:-

5. Parking

I have serious concerns that insufficient parking is proposed for this development. The submitted site layout plan shows 21 parking bays (not 24 as stated on the plan). The applicant's transport statement suggests that the average number of vehicles sitting at the branch is 12 to 18 when the optimal fleet size is achieved (125 to 150). This seems very low relative to fleet size. What is the contingency if the average vehicles sitting at the branch exceeds this number for whatever reason? It would be totally unacceptable if the public car park at the front of the shops was to be relied upon in this eventuality. This car park is well patronised and excess parking demand would potentially result in vehicles parking inappropriately within the car park or on Eliburn Road, to the detriment of road safety and the free flow of traffic. A larger site within an industrial area would provide the applicant with the necessary flexibility to accommodate larger vehicle numbers should this be required.

6. Residential amenity

The proposed development would introduce a significant intensification of activity within the rear yard and increase noise, disturbance and nuisance to sensitive uses e.g. houses in close proximity. As stated in another of my objections, no information has been provided in relation to security lighting and hours of operation within the yard area. The noise and disturbance associated with the proposed car wash is also a concern. The formation of a vehicle compound and a car washing facility in the heart of a residential area is not appropriate.

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

Application Number: LIVE/0323/FUL/16

Address: 1A FOLLYBURN PLACE, ELIBURN, LIVINGSTON, EH54 6BF

Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Mr Brent Vivian

Address: Oldwood Place Livingston

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the application on the following grounds:-

7. Material planning considerations

The application is required to be determined in accordance with the development plan unless material planning considerations indicate otherwise. The application is contrary to the West Lothian Local Plan as a vehicle hire business is not a permitted use within a local neighbourhood centre (policy TC13). The application should therefore be refused. There are no material planning considerations to otherwise support an approval. There is no demonstrated need for the proposed development at this location and approval of this application contrary to the local plan cannot be justified. There are industrial areas within the Livingston area that can accommodate this use without the need for this site within the Eliburn local neighbourhood centre, with all of the attendant traffic, safety and amenity impacts that would be brought to bear on the local community. The unit is currently occupied by a hairdressers and it is therefore not a vacant unit and there is no evidence to suggest that the unit couldn't continue as a Class 1 unit if the current use ceases. The benefits of the proposed development, including the employment opportunities it would provide, would still accrue to the Livingston area if it was appropriately located within an industrial area.

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

Application Number: LIVE/0323/FUL/16

Address: 1A FOLLYBURN PLACE, ELIBURN, LIVINGSTON, EH54 6BF

Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Mr James Ebbins

Address: 127 Foxknowe Place Livingston

Comment Details

Commenter Type: Other

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I write to object to this planning application because the proposal has the potential to impact adversely on nearby housing and the local community due to noise and nuisance, increased traffic flows and the consequential impact on walking routes to local schools.

Noise and nuisance

Most commercial car washes and car valeting business, whether part of a car dealership or independent businesses, use pressure washers and vacuum cleaners which are noisy in operation. This proposal will also use these noisy devices (this is alluded to in the applicant's Traffic statement) and this has the significant potential to cause noise nuisance to local residents. Moreover, there is the potential for overspray from washing operations to cause nuisance to local residents too.

If the Council is minded to grant planning permission, then conditions should be included to require the applicant to use the noise and overspray mitigation measures mentioned in the Traffic Statement.

Traffic flow and impact on walking routes to local schools

The biggest concern about this proposal is the impact on traffic flow into, and out of, Follyburn Place. Although cars will be parked at the rear of the premises, this proposal can only result in an increase in traffic through Follyburn Place. The junction of Follyburn Place with Eliburn Road is already busy during the early morning and late afternoon/ evening with pedestrians and vehicular traffic visiting the shop in Follyburn Place. Moreover, this part of Eliburn Road is used by children

going to school and an increase in vehicle movements through Follyburn Road can only impact adversely on the safety of this route.

The applicant should be required to undertake a detailed assessment of the traffic flow arising from the proposal and its impact on road safety prior to the Council taking a decision on this planning application.

J R Ebbins

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

Application Number: LIVE/0323/FUL/16

Address: 1A FOLLYBURN PLACE, ELIBURN, LIVINGSTON, EH54 6BF

Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Mrs Sandra McCreadie

Address: 133 Foxknowe Place Eliburn Livingston

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to this proposal due to the nature of the business beside residential area, where it could easily be somewhere more suitable.

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

Application Number: LIVE/0323/FUL/16

Address: 1A FOLLYBURN PLACE, ELIBURN, LIVINGSTON, EH54 6BF

Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Mrs Michelle Sutherland

Address: 44 Foxknowe Place Eliburn Livingston

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the above being granted as I can think of no reason as to why a Car Hire Office would be of benefit to our residential area. The area in question is used for our local young children walking back and forward to school. Bearing in mind that keeping children safe should be of priority to everyone, I cannot see this being achieved with an increase in traffic to that specific area with regards to running a busy car hire business. This type of business would best be situated at the end of the Eliburn Road in the small business units. I would also ask that the Council check the validity of the people who are apparently supporting this application!

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

Application Number: LIVE/0323/FUL/16

Address: 1A FOLLYBURN PLACE, ELIBURN, LIVINGSTON, EH54 6BF

Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Mrs Lorna Clyne

Address: 111 Foxknowe Place Livingston

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to this proposal as I strongly believe that it would have more detrimental effects to local residents than benefits.

Although I appreciate that it would bring jobs to the area I think there are more suitable locations for a business of this nature only a short distance away.

Business units within residential areas like Follyburn Place are essentially there to serve the local residents and it is my belief that the majority of local residents would have little use for a car hire office. I believe the intended customers would be outsiders which would add additional traffic to an already very busy area. I would in turn be concerned about the impact of this traffic on the safety of local residents, especially children.

I would be concerned about the increased noise levels, especially for the surrounding houses.

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

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Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Mrs Karen Gordon

Address: 120 Foxknowe Place Eliburn Livingston

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This site is far too busy as it is. Not enough parking at busy times. Would be worried about the extra traffic as there are lots of children walking in this area at various points during the day!

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

Application Number: LIVE/0323/FUL/16

Address: 1A FOLLYBURN PLACE, ELIBURN, LIVINGSTON, EH54 6BF

Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Mrs Isla Bruce

Address: 45 Beech Place Eliburn Livingston

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I believe this company to be too big to be working from such a small community area

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

Application Number: LIVE/0323/FUL/16

Address: 1A FOLLYBURN PLACE, ELIBURN, LIVINGSTON, EH54 6BF

Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Mrs Gillian MCGovern

Address: 132 Foxknowe place Eliburn

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Far too small a site, and also the school is there by where kids walk daily this would increase traffic flow and really is bad enough now

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

Application Number: LIVE/0323/FUL/16

Address: 1A FOLLYBURN PLACE, ELIBURN, LIVINGSTON, EH54 6BF

Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Mr Scott Clyne

Address: 111 Foxknowe Place Livingston

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object on the grounds that I believe there to be more suitable units for this type of business at the end of Eliburn Road or neighbouring industrial estates.

I see little benefit to the local residents in the immediate area and believe that the current businesses offer more useful amenities.

Increased traffic is a concern as is the safety of the local children, especially due to the proximity of the local primary school.

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

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Address: 1A FOLLYBURN PLACE, ELIBURN, LIVINGSTON, EH54 6BF

Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Mr Kevin McMahon

Address: 11 Foxknowe Place Livingston

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to this application.

This proposed development is within a residential area.

It appears to contradict a stated local development plan.

It will increase traffic flows and therefore increase the dangers associated with such traffic flows to children and the elderly in the area.

Noise will increase especially with the proposed vehicle wash and if the agent (of the proposer's) e-mail to the planning department is true ...activity will go on till 10pm at night.

Illumination will increase.

If people wanted to live on an industrial estate, they could ask the council to build houses within houston ind est.

That's unlikely for the council to agree to. So why does the owner of the land and "Enterprise" think they can build in the middle of a residential area.

If this goes ahead, the people involved in the decision should be held accountable. I hope they have read the objections and supports for this as I have. Seems to me the further you are away from the development the more likely it appears you are to support it. A decision should be made on the basis of the views of the people who are nearest to it...They are the ones that will be affected by it after all.

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

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Address: 1A FOLLYBURN PLACE, ELIBURN, LIVINGSTON, EH54 6BF

Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Mr Duncan McCreadie

Address: 133 Foxknowe Place Livingston

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This development will have a significant detrimental effect on the services provided by the development at Follyburn Place. The types of business currently occupying the units serve the local community and require to be located in the heart of Eliburn to best serve their customers. This proposal is the first development of this organisation in West Lothian, the immediate neighbours are not the intended clientele for the business.

In addition and more importantly, access to the shop units from the east will result in crossing the access road to the rear of the units which will experience a significant increase in traffic as the proposed organisation grows to in excess of 100 rentals. There are a large number of families which use these shops, the proposed development will limit the empowerment of the children to access the shops as the risks increase significantly. Many customers will be unfamiliar with the local environment as they leave the business, leading to them being distracted in an area which serves many children and families.

The council has approved developments, very close to Follyburn Place, that are light industrial units, much more suitable for such an enterprise. They are served equally well by public transport and have easier access to major roads.

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

Application Number: LIVE/0323/FUL/16

Address: 1A FOLLYBURN PLACE, ELIBURN, LIVINGSTON, EH54 6BF

Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Mr Andrew Black

Address: 22 Foxknowe Place Eliburn Livingston

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This application directly impacts Foxknowe Place residents and is not appropriate for a residential area, especially when there are multiple vacant locations throughout Livingston where there would be little or no impact on the community.

The hairdressing outlet is situated beside a Co-op and food outlets and traffics to and from these locations is already congested during peak times. To add a car hire and car washing facility will merely exacerbate this issue not to mention the increased noise levels which will directly impact Foxknowe residents.

This application seems strange especially as there are opportunities on Appleton Parkway, only a minute or so drive away but in a more appropriate location and which would ease potential traffic flow on Eliburn Rd.

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

Application Number: LIVE/0323/FUL/16

Address: 1A FOLLYBURN PLACE, ELIBURN, LIVINGSTON, EH54 6BF

Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Mrs Myra Aitken

Address: 145 Foxknowe Place Eliburn Livingston

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the change of use from a hairdressers to a car hire firm due to: increased traffic (from returning hired cars and parking in the public car park), which will then result in pollution; noise; causing a danger to children walking to and from school as well as an increase in asthma and potentially cause more traffic accidents. Several serious crashes have already occurred in recent years which have resulted in damaging a house, a garden wall and a lamppost amongst other areas.

Also the car hire firm's office will employ less people than the hairdressers at present, therefore not increasing employment in the area. Those already living in the Eliburn area are unlikely to use a car hire firm.

The idea that 24 cars will fit in the space planned leads me to conclude that cars will be parked in the front public car park as well, especially with those customers returning cars. Also, Enterprise are suggesting increasing to 100 cars over a period of five years within Livingston. The car hire business will not bring in more custom to the area as Enterprise already pick up customers from their homes.

There are many industrial areas nearby which would be more suitable including an area at Appleton Parkway at the end of Eliburn Road already designated for industrial and office use.

I surmise the noise of cleaning multiple cars with a car wash around the back of the shops would also increase noise and will impact on those homes who back onto this area. The hairdressers encourage more footfall and therefore more customers for the present shops used in the area and is used regularly.

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

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Address: 1A FOLLYBURN PLACE, ELIBURN, LIVINGSTON, EH54 6BF

Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Mrs Lillias Samper

Address: 85 Foxknowe Place Livingston

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the business becoming a car rental office because this is of little benefit to our local community of Foxknowe Place and other neighboring streets.

Also, I believe that a car rental office would congest the available parking for users of the other shops in Follyburn Place. The premises could be better used by a shop servicing the local community.

Enterprise car rentals could be sited in an Industrial Estate, like Hertz, etc.

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

Application Number: LIVE/0323/FUL/16

Address: 1A FOLLYBURN PLACE, ELIBURN, LIVINGSTON, EH54 6BF

Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Mr Victor Samper

Address: 85 Foxknowe Place Livingston

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I object because:

1. A car rental office is not, in my opinion, of much benefit to the local community.
2. A car rental is likely to congest the car park for the user of the existing services.
3. The premises in question could be reserved for another business providing a needed local service.
4. There must be appropriate existing location in the Industrial Estates, as already used by Hertz and other car rental companies.

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

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Address: 1A FOLLYBURN PLACE, ELIBURN, LIVINGSTON, EH54 6BF

Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Mr Ben Aitken

Address: 145 Foxknowe Place Eliburn Livingston

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My objections to the car hire firm replacing the hairdressers who are presently in Follyburn Place are:

1. Having lived in this area all my life, the increase in traffic has noticeably increased and the car hire firm will encourage more traffic.
2. Children are encouraged to walk to school by the local government, however, increasing traffic increases their risk of accidents and pollution which they would inhale.
3. The car hire firm doesn't increase money into the area as they are an American firm.
4. Local people are unlikely to use the facility of a car hire firm.
5. Increase of noise to those homes who already back onto the area behind the shops with cars coming and going and washing of multiple cars.
6. Once established (potentially) would the car hire firm increase their stock and therefore the problems mentioned above?
7. There are multiple areas within Livingston which a car hire firm could be established, not in a residential area!

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

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Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Miss Katharine Aitken

Address: 145 Foxknowe Place Eliburn Livingston

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am objecting to the change from a hairdressers to a car hire business on several points:

- a. Increase in pollution in the area.
- b. Increase in traffic flow.
- c. Increase in pollution due to traffic increase.
- d. Children at a greater risk of accidents due to more traffic.
- e. Noise pollution increasing due to cars coming and going.
- f. Noise from multiple cars being washed every day.
- g. Impact on the environment due to excessive amount of water flow in the area behind the shops (beside trees).
- h. Enterprise also hope to increase the amount of cars they can hire within Livingston up to 100 over five years. Would they want to expand and therefore increase more traffic, etc, problems?
- i. There have already been many road accidents between Lady Place and Follyburn Place the latest resulted in a lamppost being damaged beyond repair. The car hire firm would potentially increase the chance of more accidents due to more vehicles being encouraged to use this area.

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

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Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Mr Gerald McCanny

Address: 109 Foxknowe place livingston

Comment Details

Commenter Type: Other

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I live just round from this proposed development , these shop units were supposed to provide services retail and food, the parking is at times extremely busy ,my wife is disabled and the only parking bay provided is outside the existing hair salon. The proposed car hire operation will by its very name require vehicles to be parked for long periods.

There are more suitable units at Appleton parkway for commercial operations less than 5 minutes away.building a car wash facility would obstruct deliveries to restuarant and Co-op shop leading to further vehicles in the somewhat restricted space that exists at present.

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

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Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Mrs Susan Kerr

Address: 15 Ladywood place Eliburn Livingston

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We have enough traffic in the very limited carpark already, this would make unsafe for school children walking home from school as higher chance of being knocked down and there are far suitable customer outlets where this type of business may operate safely.

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

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Case Officer: Steven McLaren

Customer Details

Name: Mrs Gael Boulter

Address: 3 Eastcroft Court Livingston

Comment Details

Commenter Type: Other

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Many kids have to walk this way to get to school and allowing it to be used as a car hire will increase the number of vehicles coming in and out of therefore significantly increasing the risk to our children.

There are numerous office complex around Livingston that are empty and not in residential areas which seem a lot better option.

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

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Case Officer: Steven McLaren

Customer Details

Name: Mr Chris Kerr

Address: 15 Ladywood Place Eliburn Livingston

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Outrageous!

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

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Address: 1A FOLLYBURN PLACE, ELIBURN, LIVINGSTON, EH54 6BF

Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Dr Alan Bryden

Address: 140 Foxknowe Place Eliburn Livingston

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This evening I took another stroll past and still struggle to see how this can have anything but a detrimental impact on this highly residential, family orientated area.

The access road to the rear is only of single vehicle width, this must result in more congestion and further incidences of traffic queuing onto the main road.

A change in use is not required to bring jobs to the area - any occupation of the premises brings business. This is a small strip of outlets that serve the local community well and are well supported. The local community would not support a car hire firm so we can only assume their target market is wider spread bringing yet more congestion and traffic unfamiliar with the area. There are many business parks that would be better suited to such a venture within a very short distance of this site.

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

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Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Mr Donald Carmichael

Address: 79 Foxknowe Place Livingston

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to this proposal as there is already a high level of traffic in this area and this will only increase the congestion. Parking is already limited for the businesses already present.

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

Application Number: LIVE/0323/FUL/16

Address: 1A FOLLYBURN PLACE, ELIBURN, LIVINGSTON, EH54 6BF

Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Mrs Kirsty Ellis

Address: 34 Foxknowe Place Livingston

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I was horrified to learn of this proposal as I believe this will make an already noisy area, much worse. My garden backs on to the site that has been proposed for this business change and already the noise in the early morning is extremely loud. I can't understand why any reasonable person would consider it acceptable to allow a business that will only serve to increase this noise pollution.

Parking in Follyburn Place is already a nightmare and the increased traffic this change would bring, would make the situation much worse.

The businesses that already operate in Follyburn Place are well used by the local community, however I can't see what benefit a business of this nature would bring.

I have a young child who uses the local Cooperative store in Follyburn Place and I'm already concerned by the volume of traffic in the car park. This congestion would only get worse with the creation of a business of the type mentioned in this application.

I have spoken to many of my neighbours in Foxknowe Place and have yet to meet anyone who supports this change and so I hope their voices are heard and considered in this proposal.

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

Application Number: LIVE/0323/FUL/16

Address: 1A FOLLYBURN PLACE, ELIBURN, LIVINGSTON, EH54 6BF

Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Mrs D M

Address: Foxknowe Place Eliburn

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: As well as objecting to this proposal for the same reasons as given from other residents. I object to the fact that the owners and staff from the adjoining restaurant and takeaway have been proactively encouraging their customers (many of whom do not live in the neighbouring estates), to support this application. Even inviting them to use the restaurant laptop!

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

Application Number: LIVE/0323/FUL/16

Address: 1A FOLLYBURN PLACE, ELIBURN, LIVINGSTON, EH54 6BF

Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Mrs Claire Gill

Address: 35 Butlers Place Eliburn Livingston

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: A car hire outlet would increase traffic in an already very busy area. The main road is extremely well used and the car park at this row of shops is often very full. At weekend the congestion around the shops is much worse. This is bound to increase with a car hire outlet as this would see more cars coming in and out of this congested space. Many children walk to and from local schools, passing this area. I have concerns about their safety with an increased volume of traffic and the added concern over drivers using unfamiliar vehicles from the hire company.

A car hire outlet would impinge on the quality of life experienced by neighbouring streets due to these concerns.

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

Application Number: LIVE/0323/FUL/16

Address: 1A FOLLYBURN PLACE, ELIBURN, LIVINGSTON, EH54 6BF

Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Mr Scott Walker

Address: 69 EAGLE BRAE, LADYWELL, LIVINGSTON EH54 6ES

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Do not want this type of business in the middle of a community where there are so many young families. Also my father is disabled and depends on the shops that are currently there. It is not possible for him to go elsewhere for shops.

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

Application Number: LIVE/0323/FUL/16

Address: 1A FOLLYBURN PLACE, ELIBURN, LIVINGSTON, EH54 6BF

Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Mr Scott Walker

Address: 69 Eaglebrae Ladywell Livingston

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Not happy about this - many young families in the community - if it is not broken - why fix it? There are plenty of other areas this business could use.

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

Application Number: LIVE/0323/FUL/16

Address: 1A FOLLYBURN PLACE, ELIBURN, LIVINGSTON, EH54 6BF

Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Mr Graham Ellis

Address: 34 Foxknowe Place Livingston

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wholeheartedly object to this proposal. As a neighbour to this site, my back garden backs onto the area where the change is proposed.

I already find the noise from this site to be excessive, especially in the morning when the shops receive their daily deliveries. The proposed change to the business would undoubtedly lead to this increasing even further.

I echo the comments of my fellow neighbours who have stated that car parking in Follyburn Place is already very limited already this proposal, and the increased amount of vehicles using the car park, would only serve to make the parking situation even more difficult. I believe a business of this type would be much better suited to one of the many local industrial estates, for example the under used units of Appleton Parkway which are less than 1 mile along Eliburn Road from this proposed site.

Finally, as the parent of a young child, I'm very concerned about the already heavy traffic that uses this area and I believe a business of this type will only serve to increase this, particularly in the mornings when children use the surrounding paths to walk to school.

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

Application Number: LIVE/0323/FUL/16

Address: 1A FOLLYBURN PLACE, ELIBURN, LIVINGSTON, EH54 6BF

Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Mrs Jane Murray

Address: 86 Oldwood Place Livingston

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: To have a car hire building in a highly populated area for kids is madness. This is a family community and this sort of business should be in an industrial estate. Kids walk to school along this busy road and introducing a car hire facility is like waiting for an accident to happen.

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

Application Number: LIVE/0323/FUL/16

Address: 1A FOLLYBURN PLACE, ELIBURN, LIVINGSTON, EH54 6BF

Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Mrs Gillian Bremner

Address: 28 Lady Place Livingston

Comment Details

Commenter Type: Other

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is ridiculous considering how busy this area already is and this will increase traffic entering this busy car park already.

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

Application Number: LIVE/0323/FUL/16

Address: 1A FOLLYBURN PLACE, ELIBURN, LIVINGSTON, EH54 6BF

Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Mr Robert Thompson

Address: 80 Foxknowe Place Livingston

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Do we need to put businesses in residential areas, when there is industrial areas readily and closely available? We will find parking difficult with the place full of hire cars. All the other car hire companies in Livingston are in industrial areas, what is so special about this one?

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

Application Number: LIVE/0323/FUL/16

Address: 1A FOLLYBURN PLACE, ELIBURN, LIVINGSTON, EH54 6BF

Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Mr Ian Kennedy

Address: 146 Foxknowe Place Livingston

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to this proposal. The car park at this row of shops is already very busy with cars using the existing amenities. A business of this nature would considerably add to this congestion and also is completely out of place in a residential neighbourhood. The area is also frequented by many local children who would be put in danger by this significant increase in traffic. A business of this nature belongs in an industrial estate. A new one has recently been built at the end of Eliburn Road and I suggest they apply to use one of the new yet to be filled units where the noise and traffic could be accommodated.

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

Application Number: LIVE/0323/FUL/16

Address: 1A FOLLYBURN PLACE, ELIBURN, LIVINGSTON, EH54 6BF

Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Mr Alan Love

Address: 6 Cornfield Place Eliburn Livingston

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Car park is very busy with Co-op, Zaika and Supper Bowl customers already, adding more and a car wash will make the place unbearable. Better off leaving it as hairdressers.

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

Application Number: LIVE/0323/FUL/16

Address: 1A FOLLYBURN PLACE, ELIBURN, LIVINGSTON, EH54 6BF

Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Miss Lee-ann Jackson

Address: 41 aller place Eliburn Livingston

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I object due to concerns regarding high volumes of traffic this will cause. I don't find this beneficial to the local residents whatsoever. I believe this type of business would be better suited to a non residential area ie an industrial estate.

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

Application Number: LIVE/0323/FUL/16

Address: 1A FOLLYBURN PLACE, ELIBURN, LIVINGSTON, EH54 6BF

Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Ms Fiona Mackay

Address: 45 Kilne Place Eliburn Livingston

Comment Details

Commenter Type: Other

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Too many children walking to school where there would be increased cars. Additional pollution.

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

Application Number: LIVE/0323/FUL/16

Address: 1A FOLLYBURN PLACE, ELIBURN, LIVINGSTON, EH54 6BF

Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Mrs Wendy Lennox

Address: 71 Kilne Place Eliburn Livingston

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Strongly object to the planning application. Too close to the local School & school kids use this route to walk to/from school. Would cause unnecessary risk & congestion.

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

Application Number: LIVE/0323/FUL/16

Address: 1A FOLLYBURN PLACE, ELIBURN, LIVINGSTON, EH54 6BF

Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Mrs Wendy Dougal

Address: 7 Haining Place Eliburn Livingston

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Object due to increased volume of traffic, noise and inevitable additional waste.

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

Application Number: LIVE/0323/FUL/16

Address: 1A FOLLYBURN PLACE, ELIBURN, LIVINGSTON, EH54 6BF

Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Mrs Nicola Gardiner

Address: 129 Foxknowe Place Eliburn

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: It seems like a totally unsuitable business to put in place of a hairdressers. The car park is already insufficient for the number of people using the facilities. It is a busy area for children walking to and from school, to increase the number of vehicles would lead to potential accidents. I think there are much more suitable spaces in and around the local area that could accommodate a business of this type.

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

Application Number: LIVE/0323/FUL/16

Address: 1A FOLLYBURN PLACE, ELIBURN, LIVINGSTON, EH54 6BF

Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Mrs Margaret Douglas

Address: 31 Foxknowe Place Livingston

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I would appreciate if the following point can be re-examined

1. That this will cause a substantial disruption to our home life, as noise levels will increase. Power washing, vacuuming of vehicles and revving of engines in the morning, afternoons and evening on a daily basis shall all contribute to the deterioration of the quality of family life for the all residents.

2. We are already on the flight path to Edinburgh airport with noise levels already extreme.

3. We believe there will be substantial damage to the quality of lives of residents caused by fumes and dust.

4. Privacy at the back of the house will deteriorate.

5. Traffic and highway safety, the effect on pedestrians.

6. Proposed site is within a busy residential site and parking is already at a premium for the businesses located within the development. The council and the Scottish Government are actively encouraging children to walk or cycle to school and some children have no option but to walk via this development (there is no other route to school other than through a wooded area). Having more cars coming and going will have a major impact on children's safety.

For reasons listed above the proposed site is particularly ill-considered it has always been the goal of the council to keep Livingstons residential and industrial areas separate to avoid the distress to residents that this is clearly going to cause. There are many more appropriate industrial/office units throughout the area or indeed the whole of Livingston that are better suited for this type of business.

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

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Address: 1A FOLLYBURN PLACE, ELIBURN, LIVINGSTON, EH54 6BF

Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Mrs Laura Ellis

Address: 42 Foxknowe Place Eliburn Livingston

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to a car rental agency and car wash being sited at Follyburn Place. This car park is extremely busy at the present time and this can only get worse with extra cars from both the car wash and the hire car business. There are plenty of retail parks in Livingston for these kinds of businesses. If the hairdressers is closing then we need to offer the space to a shop of some kind which would benefit the community.

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

Application Number: LIVE/0323/FUL/16

Address: 1A FOLLYBURN PLACE, ELIBURN, LIVINGSTON, EH54 6BF

Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Mrs Donna Murray

Address: 137 Foxknowe Place Eliburn

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This type of development will bring no added value to local residents. It will only bring headaches and a significant increase in complaints to WLC regarding the noise this would create. I dread to think what it will bring to those whose homes back directly onto it. Why on earth put this type of business in the middle of a residential area when there are so many suitable and vacant industrial units nearby. Local residents need the type of local services and amenities that improve their quality of life. I'm sure other more suitable businesses can be found to take over the hairdressers unit if this is going to close. Surely interest from businesses that can better serve the local community can be found.

The increase in traffic and implications of this proposal are obvious!

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

Application Number: LIVE/0323/FUL/16

Address: 1A FOLLYBURN PLACE, ELIBURN, LIVINGSTON, EH54 6BF

Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Mr Graeme Warnock

Address: 15b Lady Place Livingston

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Not acceptable use for this building.

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

Application Number: LIVE/0323/FUL/16

Address: 1A FOLLYBURN PLACE, ELIBURN, LIVINGSTON, EH54 6BF

Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Mr Francis Mellon

Address: 73 Foxknowe Place Eliburn Livingston

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to object to this proposed change of use from a hairdressers to a vehicle rental office. My objection is primarily on traffic congestion and road safety. There are at least 6 side streets within a couple of hundred metres of Follyburn Place. At peak traffic times (especially 'school run') it is difficult enough to turn into Eliburn Road from Foxknowe Place and Follyburn Place as it is, without adding to the number of vehicles that will be accessing this proposed facility. As the proposer will also rent vans it is more than likely that customers will park their own cars at the shops for the period when they have the van. The car parking facilities at the shops can barely cope with current usage let alone additional usage associated with this type of business. A business of this nature should be run from a business park, not within a primarily residential and small retail area. A new industrial park is currently available at Appleton Parkway just a short walk from Follyburn Place which is much better suited to accommodating a car hire facility. Of particular importance, there is a road safety issue for pedestrians, many of whom are children walking to and from Peel Primary school, who have to cross the Follyburn Place entrance. The increase in traffic caused by this proposal will increase the risk of an accident. Finally, the car and van washing facility would be disruptive to those living immediately adjacent to the facility from a noise and in the winter months light pollution perspective.

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

Application Number: LIVE/0323/FUL/16

Address: 1A FOLLYBURN PLACE, ELIBURN, LIVINGSTON, EH54 6BF

Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Mr David Finlay

Address: 95 Foxknowe Place livingston

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to this change of use as I feel it is not an appropriate site for such a business. There are numerous small industrial units in the area such as the newly completed area on Appleton Parkway. The Follyburn area has no space for storing cars. Bringing extra traffic into a residential area would be unacceptable and it should be remembered that this road is on a route used by primary school children.

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

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Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Ms Leanne Scott

Address: 72 Foxknowe Place Eliburn Livingston

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Object

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

Application Number: LIVE/0323/FUL/16

Address: 1A FOLLYBURN PLACE, ELIBURN, LIVINGSTON, EH54 6BF

Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Ms Camille Craig

Address: 88 Queens Crescent Livingston

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I see no reason or benefit to the local community for having such a business located in such a residential setting. My children attend school at Peel and often meet friends in this area and in my mind this increases the potential danger having extra vehicles around and extra emissions. Whilst any increase in noise is unlikely to affect me personally my primary concern is the impact on the local community and safety of the many children walking in this area including my own. It makes no commercial sense for this type of business to locate here. They should be located in a business district/industrial estate which is populated with more of their target customers and passing trade.

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

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Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Mrs Sandra Colquhoun

Address: 26 Barn Place Livingston

Comment Details

Commenter Type: Other

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: There would be an increase in traffic on Eliburn Road, it's too close to the school and it would put me off using the shops as I wouldn't be able to park.

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

Application Number: LIVE/0323/FUL/16

Address: 1A FOLLYBURN PLACE, ELIBURN, LIVINGSTON, EH54 6BF

Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Mrs Rose Mary Egan

Address: 69 Aller Place Eliburn Livingston

Comment Details

Commenter Type: Other

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to object to this proposed change of use from a hairdressers to a vehicle rental office. My objection is primarily on traffic grounds. With 6 side streets within a couple of hundred metres from Follyburn Place it is difficult enough to turn into Eliburn Road as it is, without adding to the number of vehicles. There is every likelihood that there will be peaks in traffic flow especially first thing in the morning when there is currently heavy traffic associated with the "School run". As the proposer also rents vans there is every likelihood that customers will park their own cars at the shops for the period when they have the van. It is difficult enough to get parking at "our" local shops as it is, without vehicles being parked there all day when the owner is away with their hired van. This type of business should be run from a business park, not within a primarily residential area. Additionally, there is a safety issue, walking from the Foxknowe Place direction to the shops pedestrians need to cross the service road to get to the shops, this is normally quiet as there are not too many deliveries each day. However, with the proposed car park behind the shops there would be an increased traffic flow, which could endanger children coming to and from Peel Primary school. Lastly, the car and van washing facility would be disruptive to those living within close proximity to the proposed change of use.

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

Application Number: LIVE/0323/FUL/16

Address: 1A FOLLYBURN PLACE, ELIBURN, LIVINGSTON, EH54 6BF

Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Mrs Margaret Smith

Address: 20 oldwood place Eliburn Livingston

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is a residential estate and the proposed site is on main route to and from local primary school. There is sufficient industrial and vacant sites on the fringes of residential areas in WL that are suitable for such a business.

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

Application Number: LIVE/0323/FUL/16

Address: 1A FOLLYBURN PLACE, ELIBURN, LIVINGSTON, EH54 6BF

Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Mrs Louise Kerr

Address: 25 Oldwood Place Eliburn Livingston

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Very busy area, this change of use will affect access and parking to the local shops, bringing in more cars. The building should be used by a service that will benefit the local community and families in the Eliburn area.

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

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Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Mrs Leighanne Scott

Address: 46 Kilne place Livingston

Comment Details

Commenter Type: Other

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: On route for my children walking to school

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

Application Number: LIVE/0323/FUL/16

Address: 1A FOLLYBURN PLACE, ELIBURN, LIVINGSTON, EH54 6BF

Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Mrs Lara Innes

Address: 146 Oldwood Place Eliburn Livingston

Comment Details

Commenter Type: Other

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Follyburn Place is situated within a residential area of Eliburn and to have a car/van rental unit here is a bad idea! Currently the existing car park already struggles with the volume of cars at certain times and additional car hire/van vehicles will increase the volume of traffic which will have a direct impact on the safety of the public. The units which are already there (e.g. Co-op, Indian restaurant) meet the needs of a residential area whilst a car rental unit would not. There are many vacant industrial units in Livingston including Eliburn Business Park at the end of Eliburn Road and a car rental unit would be much better suited to one of these units.

The Eliburn Road is also the way many children from the surrounding area walk to and from school including crossing the Follyburn Place car park and additional vehicles will heavily increase the likelihood of an accident!

The constant noise of the car and van washing would be a nuisance for the neighbours next to and opposite Follyburn Place. I strongly object to this planning objection.

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

Application Number: LIVE/0323/FUL/16

Address: 1A FOLLYBURN PLACE, ELIBURN, LIVINGSTON, EH54 6BF

Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Mrs Ann Edwards

Address: 15 Longpark Place Livingston

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Living in the area & having children I believe the area is not an appropriate size for the area

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

Application Number: LIVE/0323/FUL/16

Address: 1A FOLLYBURN PLACE, ELIBURN, LIVINGSTON, EH54 6BF

Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Mr Roland Taylor

Address: 138 Foxknowe Place Livingston

Comment Details

Commenter Type: Other

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Would create too much traffic in an already busy shopping area

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

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Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Mr Neil Mackay

Address: 13 Maplewood Park Livingston

Comment Details

Commenter Type: Other

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Not the correct location . This is a school route and additional traffic will cause problems and the risk of children being injured .

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

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Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Mr Jeremy Kinghorn

Address: 143 Foxknowe Place Eliburn Livingston

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This area should remain as a shopping facility.

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

Application Number: LIVE/0323/FUL/16

Address: 1A FOLLYBURN PLACE, ELIBURN, LIVINGSTON, EH54 6BF

Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Mr Alan Smith

Address: 20 Oldwood Place Eliburn Livingston

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The location is simply not correct for a car rental office. My son attends Peel Primary school and the addition of a car rental office will only serve to make his route to school more dangerous with the additional traffic it would create in such a small area. The location is residential also and served with much needed shops. Such a business has no place in this location and should be appropriately located in an industrial area, of which there are plenty to choose from in Livingston.

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

Application Number: LIVE/0323/FUL/16

Address: 1A FOLLYBURN PLACE, ELIBURN, LIVINGSTON, EH54 6BF

Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Miss Simone Douglas

Address: 46 Appleton Drive Eilburn Livingston

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Not suitable due to being residential and a place that children walk to and from school

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

Application Number: LIVE/0323/FUL/16

Address: 1A FOLLYBURN PLACE, ELIBURN, LIVINGSTON, EH54 6BF

Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Miss Melanie McLean

Address: 14 Foxknowe Place Livingston

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Myself and my partner strongly object to the proposal to change the current hairdressers to a car rental office. We see absolutely no benefit to Follyburn having this type of business in beside the available amenities that actually prove useful.

We moved to Foxknowe Place to enjoy a peaceful and safe area for our family. Our back garden is directly behind the hairdresser etc and we already find the noise from the shop very loud at times. Our 3 year old is regularly disturbed from sleeping with the noise we can hear directly behind us and I'd strongly object to any extra noise coming from a busy car compound and car wash behind us especially with having another child on the way.

There are plenty of vacant more suitable premises in the area for this type of business.

I also find trying to leave my street onto oncoming traffic bad enough at certain times of the day without adding to this. Children and mums walking to school, dog walkers etc could have their safety compromised with the extra traffic.

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

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Address: 1A FOLLYBURN PLACE, ELIBURN, LIVINGSTON, EH54 6BF

Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Mrs Rachael Mclachlan

Address: 94 Oldwood Place ELIBURN Livingston

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Absolutely ridiculous idea. Parking in that area is already a nightmare and is only a matter of time before an adult or child is hurt or killed. I have witnessed many an argument between drivers due to frayed tempers relating to parking issues and by passing this planning application is only going to make this situation worse.

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

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Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Mr Stephen Egan

Address: 69 Aller Place Eliburn Livingston

Comment Details

Commenter Type: Other

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This proposed change of use is inappropriate for the location for a number of reasons. Eliburn Road is a busy artery and it is difficult to access and egress from Aller Place as things stand without adding additional traffic flow. The idea of a car wash so close to private houses would be disruptive. Looking at the proposers web site they rent various vehicles right up to fairly large vans (Renault Traffic). As there will be van, as well as car rental it is reasonable to assume that renters will drive to the location to pick up their van. Consequently, the renter will need to leave their own vehicle somewhere during the rental period, invariably this will be in front of the shops, which will lead to congestion in an area that is all busy. This type of business is more appropriate to a business park environment and not suitable for the middle of a residential environment.

Comments for Planning Application LIVE/0323/FUL/16

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Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Mr Michael McBrine

Address: 150 Oldwood Place Livingston

Comment Details

Commenter Type: Other

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Absolutely no need for such an installation within a residential area. Also very concerned at increase in traffic within a community area frequently used by children going to school etc. Noise pollution also a concern.

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

Application Number: LIVE/0323/FUL/16

Address: 1A FOLLYBURN PLACE, ELIBURN, LIVINGSTON, EH54 6BF

Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Mr Martin Carnegie

Address: 104 Aller Place Livingston ,West Lothian

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is a ridiculous location for a car hire place which is more suited to an industrial location where there are plenty of in Eliburn and Livingston in general.

There are limited parking spaces in this location and having a car hire place would limit these spaces even further creating congestion with people trying to come out or in from the parking bay. Currently, there is an Indian restaurant, Chip shop, general store and hairdressers which support the community perfectly and this should be available for use for a similar type business serving the community. A car hire place is not a suitable use for this unit.

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

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Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Mr Ian Wilson

Address: 20 Foxknowe Place Eliburn Livingston

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I object to the proposal on the following grounds.

1. The area is residential and on a key school route which already has traffic issues at peak times. This would add more traffic and impact safety for local residents.
- 2.Livingston has many vacant industrial units and areas that could be redeveloped to suit this purpose without impacting on a residential area. For example - Appleton Parkway Industrial Estate.
3. The existing car park access at Follyburn Place already struggles to cope with the volume of people visiting the shops at peak times. This would increase the issue and again impact safety.

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

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Case Officer: Steven McLaren

Customer Details

Name: Mrs Val Carnegie

Address: 104 Aller Place Livingston Livingston

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This area is very busy and the Car park is mostly always at Full capacity, I also can't see the logic of having a Car Hire Facility in this area

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

Application Number: LIVE/0323/FUL/16

Address: 1A FOLLYBURN PLACE, ELIBURN, LIVINGSTON, EH54 6BF

Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Mrs Sarah Waugh

Address: 87 Ballantyne Place Eliburn Livingston

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This would result in an increase in road traffic in an area which is already very busy. The surrounding area is used by children who walk to and from school and an increase in traffic would only add risk to road safety. There are business parks nearby which would be far better suited to this type of business.

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

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Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Mrs Fiona McLean

Address: 60 Gavin place Livingston

Comment Details

Commenter Type: Other

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Objecting on the basis of increase traffic, noise and pollution in a residential area used by many pedestrians and children.

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

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Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Mr Scott Bayne

Address: Oldwood Place Livingston

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Somewhat flabbergasted that this could be considered a good idea.

- The car park is already overflowing, and at peak times is impossible to get in
- The roads are already quite dangerous with a lot of speeding. Having people driving cars which are not their own is unlikely to help this.
- Children use this area a lot, and it's on the way to school for many. Having more traffic, congestion and strangers is unlikely to encourage parents that their children can walk or bike to school.
- Note the comments in the application about noise control - fine on paper. But in practice when cars must turnaround quickly, and radios are playing...not good for those backing onto what is not an industrial site.

At the west end of the road there is a near empty industrial park, served by buses, and just five minutes more walk for anyone who could reach Follyburn Place. It is a FAR better option, and is designed for that kind of business (there's a garage on the site as well, which would be a help). Why not use that? This usage is not what Follyburn was intended for.

Comments for Planning Application LIVE/0323/FUL/16

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Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Mr Robert Aitken

Address: 145 Foxknowe Place Livingston Livingston

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I would like to object to the planning application for change of use from the existing hairdressers to a car hire business of the following grounds:

1. Eliburn is an area with many young children that are promoted, by the Scottish Government, to walk, with their parents, to the local primary school, Peel Primary. The car hire business would lead to increase volumes of traffic on Eliburn Road.
2. The speed limit of 30mph on Eliburn road is rarely adhered to by those that use the road at present. There have been several severe accidents over the years with the recent replacement of a lamp post being required due to an accident earlier this year.
3. With the increase in vehicles comes the increase in vehicle pollution, something that is becoming more of an issue with the recent revelations regarding the emissions from both petrol and diesel engines.
4. Locating the car hire business to an area already earmarked for business use would ensure that these areas are more fully utilised and ensuring that the residential nature of Eliburn is left intact.
5. An existing application for a car hire business (0308/FUL/16) has been proposed at Houston Golf Range on the A89 where there is easy access to the main road giving access to the M8 and surrounding area. The application at Follyburn Place would ensure that those using it would have to access various residential areas to access and leave the car hire business.

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

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Case Officer: Steven McLaren

Customer Details

Name: Ms Gillian Steel

Address: 37 Ballantyne Place Livingston

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Too close to local school, why not use business parks in area which are out of the way of schools and local amenities.

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

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Case Officer: Steven McLaren

Customer Details

Name: Mrs Yvonne Walker

Address: 69 Eaglebrae Ladywell Llivingston

Comment Details

Commenter Type: Other

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Who wants a hire car business right in the middle of a community / housing scheme? I cannot see the point of it. This type of business would sit better in amongst a business park where companies are more likely to hire cars. Not a good idea for the community. Pointless - for anyone who is disabled and relies on what units are currently there. Not everyone can drive and go to the centre.

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

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Case Officer: Steven McLaren

Customer Details

Name: Mrs Susan Hunter

Address: 75 Ballantyne Place Eliburn Livingston

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I do not want a car wash in this area it is congested enough

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

Application Number: LIVE/0323/FUL/16

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Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Mrs Samantha Gordon

Address: 60 Ballantyne Place Livingston Livingston

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This area is already very busy with traffic and the area is used by children walking to and from school and often children on their own/groups when going to the local shop. As a mother and a registered childminder I have great concerns about children's safety if this proposal went ahead due to the increase in traffic. This type of business is more suited to one of the local business parks and lock ups of which many are currently empty.

Comments for Planning Application LIVE/0323/FUL/16

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Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Mrs Rebecca Sneddon

Address: 3 Barn Place Livingston

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Way too much traffic and cars already!

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

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Case Officer: Steven McLaren

Customer Details

Name: Mrs Morag Christie

Address: 6 Eastcroft Court Livingston

Comment Details

Commenter Type: Other

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This area has a high number of children passing on the way to and from school. Children also hang about here because the Co-op is there. It is not suitable to increase the number of vehicles in this area. A child is likely to get hurt. There are other places nearby more suitable for this type of business which are currently unoccupied.

Comments for Planning Application LIVE/0323/FUL/16

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Case Officer: Steven McLaren

Customer Details

Name: Mrs Lisa Salia-Bao

Address: 214 Oldwood Place Livingston

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Unhappy at type of business going into a quiet residential area.

Comments for Planning Application LIVE/0323/FUL/16

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Case Officer: Steven McLaren

Customer Details

Name: Mrs lesley Mcdonald

Address: 86 Ballantyne Place Livingston Livingston

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The road and car park area is already too busy with cars. The surrounding area is used by children walking to and from school, an increase in cars will add risk to child road safety. There are other better suited areas around Livingston that would be better suited to this type of business away from residential areas.

Comments for Planning Application LIVE/0323/FUL/16

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Case Officer: Steven McLaren

Customer Details

Name: Mrs Kirsty Findlay

Address: 18 Ladywood Place Eliburn Livingston

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This proposed site is within a busy residential site and parking is already at a premium for the businesses located within the development. WLC and the Scottish Government are actively encouraging children to walk or cycle to school and some children have no option but to walk via this development (there is no other route to school other than through a wooded area). Surely having more cars coming and going is going to have a major impact on children's safety? There are plenty of suitable empty properties available within the many industrial/business estates that have been built in Livingston over the last few years, please locate there and leave Eliburn as a residential area.

Comments for Planning Application LIVE/0323/FUL/16

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Case Officer: Steven McLaren

Customer Details

Name: Mrs Karan Darroch

Address: 60a Lady Place Eliburn Livingston

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the change of use for this property from a hairdressers to a car rental outlet. Eliburn is a residential area and the shops and businesses at Follyburn Place provide amenities to the local residents. I do not believe that a car rental business will provide any necessary services or benefits to the local residents.

The traffic in and around Follyburn Place is already very busy at times. A car rental business will increase the number of vehicles within that area which will be detrimental to the traffic flow and will have a negative impact for local residents. It will also reduce the safety around this area, making it dangerous for the number of families who walk in this area, particularly as it is a main route to the local primary school and high school.

The introduction of a car wash bay will introduce high levels of noise which will have a negative impact on residents, particularly those who live close to the unit. This type of business would be much better suited to a commercial area. There appears to be vacant units within the industrial area at the end of Eliburn Road, surely this would be a better location.

Comments for Planning Application LIVE/0323/FUL/16

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Case Officer: Steven McLaren

Customer Details

Name: Mrs Heather Sutherland

Address: 97 Ballantyne Place Eliburn Livingston

Comment Details

Commenter Type: Other

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: WHOLLY OBJECT TO THIS PROJECT IN SUCH A BUSY RESIDENTIAL AREA. THE CAR PARK IS SMALL ENOUGH FOR THE BUSINESSES AND RESTAURANT THERE AT PRESENT WITHOUT THIS. THERE ARE PLENTY OF EMPTY BUSINESS UNITS AROUND LIVINGSTON WHICH WOULD BE MORE SUITABLE FOR THIS TYPE OF PROJECT.

Comments for Planning Application LIVE/0323/FUL/16

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Case Officer: Steven McLaren

Customer Details

Name: Mrs Fiona Bryden

Address: 140 Foxknowe Place Eliburn Livingston

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Anyone at all familiar with this area appreciates how ridiculously busy this car park gets at peak times with regular queues out onto the main road from traffic turning in and cars waiting to turn out. Adding additional vehicles to this highly residential area is ludicrous!

This is also a very popular area for our children, who can safely go to the local shop via the circular pavement with only a minor rarely used service access road to cross. Traffic flowing in and out of the rear space will significantly increase the danger presented to children, particularly when the queues build around that corner and each will be vying for exit!

I find this proposal both absolutely astounding and deeply concerning.

Comments for Planning Application LIVE/0323/FUL/16

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Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Mrs Elaine Mckenzie

Address: 29 Kilne place Eliburn Livingston

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This area is already extremely busy and often the car park is full.

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

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Case Officer: Steven McLaren

Customer Details

Name: Mrs Denise Adam

Address: 56 Strowan Road Grangemouth

Comment Details

Commenter Type: Other

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: It is not a suitable area for this type of venture. You have children using the shops on their way to school and back or even going for a message. There is not enough parking space as it is and when wanting back onto the main road it is a laugh. This will increase the frustration of people trying to cross the road and end up making it even more difficult to get out of the car park. All in all I feel it will be less safe for children, the disabled and car park users. This should be done in an industrial estate.

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

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Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Mrs Deborah Kingon-Rouse

Address: 9 Kilne Place Eliburn Livingston

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the proposed change of use of unit at Follyburn place into a car rental unit and vehicle storage.

Follyburn Place shops exist to serve the needs of the local community - the area is already hugely busy with parking regularly overstretched. The addition of a car rental business will bring no added value to the local community, whilst potentially impeding access to the other business units and creating additional traffic. This additional traffic could be dangerous to children and families - particularly as this is a main thoroughfare to the local schools.

The addition of a car wash facility is likely to be disruptive to adjacent neighbours. I can't understand why such a business requires to be established in a community shopping area when it's needs could be better served in one of the many industrial parks near by.

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

Application Number: LIVE/0323/FUL/16

Address: 1A FOLLYBURN PLACE, ELIBURN, LIVINGSTON, EH54 6BF

Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Mrs C Fisher

Address: 16 Longpark Place Eliburn Livingston

Comment Details

Commenter Type: Other

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is a ridiculous proposal in a residential area!

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

Application Number: LIVE/0323/FUL/16

Address: 1A FOLLYBURN PLACE, ELIBURN, LIVINGSTON, EH54 6BF

Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Mr Wayne Fisher

Address: 16 Longpark Place, Eliburn Livingston Livingston

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to these plans as I have grave concerns for the effect it will have on a quiet residential area and the additional traffic that will be brought to the area. There are lots of young families within the area and I worry about that increased risk in road accidents.

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

Application Number: LIVE/0323/FUL/16

Address: 1A FOLLYBURN PLACE, ELIBURN, LIVINGSTON, EH54 6BF

Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Mr Paul Logan

Address: 8 Barn Place Eliburn Livingston

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: It's busy enough with cars using the ships without the additional traffic this will bring.

Given the amount of children and elderly residents who use this area, additional traffic is an accident waiting to happen. Also the impact on Eliburn Road with the additional traffic turning right

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

Application Number: LIVE/0323/FUL/16

Address: 1A FOLLYBURN PLACE, ELIBURN, LIVINGSTON, EH54 6BF

Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Mr Nigel Kingon-Rouse

Address: 148 Oldwood Place Eliburn Livingston

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: As an OAP my objection about this development concerns the safety of elderly pedestrians and children accessing the shops & schools in the area, this is an already busy vehicular traffic area with barely sufficient parking for customers visiting the Co-Op & Restaurant / hot food takeaway. Increased traffic entering & exiting the car park also presents a potential road safety issue due to the volume of traffic (which is also on a bus route) This proposed development would be better suited to location in one of the local industrial business parks in the area. I therefore register my objection in the strongest possible terms,

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

Application Number: LIVE/0323/FUL/16

Address: 1A FOLLYBURN PLACE, ELIBURN, LIVINGSTON, EH54 6BF

Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Mr Mark McGovern

Address: 133 foxknowe place Eliburn Livingston

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Traffic is already too heavy putting children at risk with more traffic next to the school with no safety measures or lollipop control the speed the cars come through eliburn is ridiculous

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

Application Number: LIVE/0323/FUL/16

Address: 1A FOLLYBURN PLACE, ELIBURN, LIVINGSTON, EH54 6BF

Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Mr Douglas Milne

Address: 2 Ballantyne Place Livingston

Comment Details

Commenter Type: Other

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Children play in this area, and the local community uses the shop. It is therefore not suitable for a car hire firm, with the increase in traffic it will bring.

While I wish the business owners luck, this venture is not suitable for a residential area.

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

Application Number: LIVE/0323/FUL/16

Address: 1A FOLLYBURN PLACE, ELIBURN, LIVINGSTON, EH54 6BF

Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Mr Chris Short

Address: 120 Oldwood Place Livingston Livingston

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The car park is barely large enough at the moment for the volume of traffic. An increase in car traffic will add to these issues making navigating the car park and exit entry onto Eliburn Road more difficult

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

Application Number: LIVE/0323/FUL/16

Address: 1A FOLLYBURN PLACE, ELIBURN, LIVINGSTON, EH54 6BF

Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Mr Barry Peters

Address: 56 Martin Brae Ladywell West Livingston

Comment Details

Commenter Type: Other

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: There even empty units in industrial estates that can be used that are more than empty. Plus too many children play in the surrounding area there far too much traffic without adding Mcnicoll Car Hire to Move in,

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

Application Number: LIVE/0323/FUL/16

Address: 1A FOLLYBURN PLACE, ELIBURN, LIVINGSTON, EH54 6BF

Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Miss Kirsteen Wright

Address: 26 Foxknowe place Livingston

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Objecting as residential area of local shops. Busy car park already and lots of children so increased cars could be a danger.

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

Application Number: LIVE/0323/FUL/16

Address: 1A FOLLYBURN PLACE, ELIBURN, LIVINGSTON, EH54 6BF

Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Miss Dawn Adam

Address: 27 Barn Place Eliburn Livingston

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This area is already heavily congested at times without adding more traffic. There are a large number of children local to this also who frequent the shop and chip shop. This would impede on their safety.

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

Application Number: LIVE/0323/FUL/16

Address: 1A FOLLYBURN PLACE, ELIBURN, LIVINGSTON, EH54 6BF

Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Miss Ann Logan

Address: 22 beech place Eliburn Livingston

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This will make an already busy place more dangerous

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

Application Number: LIVE/0323/FUL/16

Address: 1A FOLLYBURN PLACE, ELIBURN, LIVINGSTON, EH54 6BF

Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Miss Andrea Mowatt

Address: 17 netherwood park Drabs Livingston

Comment Details

Commenter Type: Other

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Object

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

Application Number: LIVE/0323/FUL/16

Address: 1A FOLLYBURN PLACE, ELIBURN, LIVINGSTON, EH54 6BF

Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Mrs Sharon Love

Address: 6 Cornfield Place Eliburn Livingston

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The parking is bad enough at Follyburn Place!

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

Application Number: LIVE/0323/FUL/16

Address: 1A FOLLYBURN PLACE, ELIBURN, LIVINGSTON, EH54 6BF

Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Mrs Margaret McCabe

Address: 24 Longpark Place Eliburn Livingston

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the change of use for this facility to a Car Hire and Wash Bay.

Eliburn is a lovely residential area for families to live. The shops at Follyburn are used by the local community and the proposal of a car rental and car wash facility, which brings little in the way of benefits to the local community, and which will increase the volume of traffic on our road and increase the noise in the area is surely detrimental to the area and especially to those living right beside it.

There is a perfectly good commercial area being developed at the end of Eliburn Road / Appleton Parkway which I feel would be a more beneficial site for this type of business.

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

Application Number: LIVE/0323/FUL/16

Address: 1A FOLLYBURN PLACE, ELIBURN, LIVINGSTON, EH54 6BF

Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Mrs Katie Macleod

Address: 19 Foxknowe Place Eliburn Livingston

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I totally object to this ludicrous application. Parking at this site to use the atm, shop, takeaway and restaurant is chaos at the best of times. Children are often in the area too and to have more cars coming and going will be totally unsafe for everyone. I cant see anyone living locally will be in support of this application, especially my neighbours whose gardens back on to this site.

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

Application Number: LIVE/0323/FUL/16

Address: 1A FOLLYBURN PLACE, ELIBURN, LIVINGSTON, EH54 6BF

Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Mrs Emma Naylor

Address: 8 Rosehill Place Eliburn Livingston

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The area is too small for a car rental place. The shop beside it has a lot of children pass by and I feel this would become a danger for them. The car park is already too small

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

Application Number: LIVE/0323/FUL/16

Address: 1A FOLLYBURN PLACE, ELIBURN, LIVINGSTON, EH54 6BF

Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Mrs Colette Templeton

Address: 25 Barn Place Eliburn Livingston

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The area around The Follyburn development is highly residential with lots of young families. By giving permission to open a car hire business this will increase the traffic flow in an already busy area. Eliburn Road is a busy road and with a speed limit of 30 mph which is rarely adhered to.

I am extremely concerned that the increase in traffic that this business will bring will be detrimental to the area and increase the likelihood of road traffic accidents. In addition to this the effect on the climate with an increase in pollution levels will have a negative impact on the air quality and effect the health of residents in the surrounding area. There is a business park developing at the west end of Eliburn road and this should be offered as an alternative site.

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

Application Number: LIVE/0323/FUL/16

Address: 1A FOLLYBURN PLACE, ELIBURN, LIVINGSTON, EH54 6BF

Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Mr Robert McCarroll

Address: 16 Foxknowe Place Eliburn Livingston

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to raise an objection on the basis that this is a significant change of use from the original property occupant who provided a useful addition to the amenities in the area.

I do not believe that a car hire business brings any appropriate advantage to the immediate area. In addition I have made several complaints regarding noise from the rear area of the shops to the relevant council department. The presence of car hire directly behind my house with associated car washing will only increase the problem of noise in the vicinity of the 2 housing estates which overlook the site.

A development of this type would be more suited to a designated industrial area rather than a commercial shopping site.

**SUPPORT FOR PLANNING APPLICATION
0323/FUL/16**

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

Application Number: LIVE/0323/FUL/16

Address: 1A FOLLYBURN PLACE, ELIBURN, LIVINGSTON, EH54 6BF

Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Mr zia iman

Address: 22 goldpark place livingston

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:after reading the statement from enterprise i am in support for this change

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

Application Number: LIVE/0323/FUL/16

Address: 1A FOLLYBURN PLACE, ELIBURN, LIVINGSTON, EH54 6BF

Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Mr norman mcdonald

Address: 34 rosehill place livingston

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:I support this application because its a positive change

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

Application Number: LIVE/0323/FUL/16

Address: 1A FOLLYBURN PLACE, ELIBURN, LIVINGSTON, EH54 6BF

Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Mr laura mcdonald

Address: 34 rosehill place westcroft court livingston

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:I support this application as it promotes new fresh business

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

Application Number: LIVE/0323/FUL/16

Address: 1A FOLLYBURN PLACE, ELIBURN, LIVINGSTON, EH54 6BF

Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Mrs yvonne Ballinas

Address: 151 Foxknowe Place livingston

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:I support this application after reading the statement from Enterprise which indicates how they will run and manage their business.. also Enterprise is a International company they will make sure they comply

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

Application Number: LIVE/0323/FUL/16

Address: 1A FOLLYBURN PLACE, ELIBURN, LIVINGSTON, EH54 6BF

Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Mrs shazia saif

Address: 22 goldpark place livingston

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: This is a positive change which will bring a national brand into the area

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

Application Number: LIVE/0323/FUL/16

Address: 1A FOLLYBURN PLACE, ELIBURN, LIVINGSTON, EH54 6BF

Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Mrs samina ali

Address: 80 Queens crsnt livingston

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I support this application as I rent cars very often rather than go to Edinburgh I can walk and collect it locally

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

Application Number: LIVE/0323/FUL/16

Address: 1A FOLLYBURN PLACE, ELIBURN, LIVINGSTON, EH54 6BF

Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Mrs Nadia Singh

Address: Ward place Eliburn Livingston

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: In full support.

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

Application Number: LIVE/0323/FUL/16

Address: 1A FOLLYBURN PLACE, ELIBURN, LIVINGSTON, EH54 6BF

Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Mrs Linda Jones

Address: Park place Eliburn Livingston

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Have no reason to object but don't feel there will be any need to worry about additional traffic as it's one business replacing another that sometimes could be very busy.

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

Application Number: LIVE/0323/FUL/16

Address: 1A FOLLYBURN PLACE, ELIBURN, LIVINGSTON, EH54 6BF

Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Mrs Jamila Ali

Address: 38 West Croft Court Livingston

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I believe this business will bring in greater employment within this area which is an advantage. The parking and noise levels should also not be a problem since it's behind the business building therefore it should not affect school children and pedestrians.

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

Application Number: LIVE/0323/FUL/16

Address: 1A FOLLYBURN PLACE, ELIBURN, LIVINGSTON, EH54 6BF

Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Mrs Cheryl Ballinas

Address: 151 foxknowe place livingston

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I support this application

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

Application Number: LIVE/0323/FUL/16

Address: 1A FOLLYBURN PLACE, ELIBURN, LIVINGSTON, EH54 6BF

Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Mrs Beth McCormack

Address: Roseberry place Eliburn Livingston

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Having read comments from car hire company I don't feel the need to object so will be supporting our local community as I don't feel there's any added dangers or traffic to the area.

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

Application Number: LIVE/0323/FUL/16

Address: 1A FOLLYBURN PLACE, ELIBURN, LIVINGSTON, EH54 6BF

Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Mr Steven Smith

Address: Rose hill place Eliburn Livingston

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: No reason to object. Will be convenient for locals.

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

Application Number: LIVE/0323/FUL/16

Address: 1A FOLLYBURN PLACE, ELIBURN, LIVINGSTON, EH54 6BF

Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Mr robert cameron

Address: 12 butlers place livingston

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: The statement from Enterprise is very positive and gives a clear indication how they will manage and run their business from these premises

Thumbs Up

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

Application Number: LIVE/0323/FUL/16

Address: 1A FOLLYBURN PLACE, ELIBURN, LIVINGSTON, EH54 6BF

Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Mr Patrick McCormack

Address: Rose berry place Eliburn Livingston

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I am in support of a new business arriving in the area. I do not feel that there will be an increase in traffic or safety in the area. Eliburn already has well established businesses.

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

Application Number: LIVE/0323/FUL/16

Address: 1A FOLLYBURN PLACE, ELIBURN, LIVINGSTON, EH54 6BF

Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Mr mike ballinas

Address: 151 foxknowe place livingston

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:I support this application

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

Application Number: LIVE/0323/FUL/16

Address: 1A FOLLYBURN PLACE, ELIBURN, LIVINGSTON, EH54 6BF

Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Mr Michael Smith

Address: Rose hill place Eliburn Livingston

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: In full support. Have read all objections and support and proposal from company and don't feel any need to object.

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

Application Number: LIVE/0323/FUL/16

Address: 1A FOLLYBURN PLACE, ELIBURN, LIVINGSTON, EH54 6BF

Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Mr keith mcdonald

Address: 2 southpark place livingston

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:I stay across from this site and i support this change

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

Application Number: LIVE/0323/FUL/16

Address: 1A FOLLYBURN PLACE, ELIBURN, LIVINGSTON, EH54 6BF

Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Mr Joseph McCormack

Address: Rose berry place Eliburn Livingston

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:I am, along with rest of household, in support of car hire company in the area.

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

Application Number: LIVE/0323/FUL/16

Address: 1A FOLLYBURN PLACE, ELIBURN, LIVINGSTON, EH54 6BF

Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Mr James Obrien

Address: 207 oldwood place;ivingston livingston

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:I support this application after careful consideration and reading the statement from enterprise it does not cause any issues as they will only use the regenerated area at the back to park the vehicles. which currently does not get used .

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

Application Number: LIVE/0323/FUL/16

Address: 1A FOLLYBURN PLACE, ELIBURN, LIVINGSTON, EH54 6BF

Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Mr Jackson Jones

Address: Park place Eliburn Livingston

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: In support.

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

Application Number: LIVE/0323/FUL/16

Address: 1A FOLLYBURN PLACE, ELIBURN, LIVINGSTON, EH54 6BF

Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Mr Douglas macarthur

Address: oldwood place livingston

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I support this application as Enterprise is a national brand and company that would comply with all the regulations

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

Application Number: LIVE/0323/FUL/16

Address: 1A FOLLYBURN PLACE, ELIBURN, LIVINGSTON, EH54 6BF

Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Mr david timpson

Address: 207 oldwood place livingston

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I received a flyer from the neighbours asking for my opinion on this... after considering this i believe this will be good and i totally back and support this

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

Application Number: LIVE/0323/FUL/16

Address: 1A FOLLYBURN PLACE, ELIBURN, LIVINGSTON, EH54 6BF

Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Mr David Jones

Address: Park place Eliburn Livingston

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: No objections. Will be useful too.

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

Application Number: LIVE/0323/FUL/16

Address: 1A FOLLYBURN PLACE, ELIBURN, LIVINGSTON, EH54 6BF

Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Mr david collins

Address: 194 oldwood place livingston

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:I support this application so we can rent locally

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

Application Number: LIVE/0323/FUL/16

Address: 1A FOLLYBURN PLACE, ELIBURN, LIVINGSTON, EH54 6BF

Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Mr Andrew McCormack

Address: Barnes place Eliburn Livingston

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I had reservations about this at first but after reading the proposal from car hire company I now do not have any objections and am in support.

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

Application Number: LIVE/0323/FUL/16

Address: 1A FOLLYBURN PLACE, ELIBURN, LIVINGSTON, EH54 6BF

Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Mr Adam Singh

Address: Ward place Eliburn Livingston

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: In support with rest of my family to more business in the are. No objections after reading proposal from car hire company. Objections are mainly about traffic and road safety. I don't feel that there will be an issue. Traffic from salon was busy and no one complained?

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

Application Number: LIVE/0323/FUL/16

Address: 1A FOLLYBURN PLACE, ELIBURN, LIVINGSTON, EH54 6BF

Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Miss sheena vaughan

Address: 4 rosehill place livingston

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:Great Idea

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

Application Number: LIVE/0323/FUL/16

Address: 1A FOLLYBURN PLACE, ELIBURN, LIVINGSTON, EH54 6BF

Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Miss Sharia Singh

Address: Ward place Eliburn Livingston

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: No objections to one business replacing another. No objections or worries regarding safety or additional traffic in area.

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

Application Number: LIVE/0323/FUL/16

Address: 1A FOLLYBURN PLACE, ELIBURN, LIVINGSTON, EH54 6BF

Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Miss Safiah Singh

Address: Ward place Eliburn Livingston

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Have no objections after reading car hire proposals.

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

Application Number: LIVE/0323/FUL/16

Address: 1A FOLLYBURN PLACE, ELIBURN, LIVINGSTON, EH54 6BF

Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Miss Morven McCormack

Address: Rose berry place Eliburn Livingston

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: After reading proposal from car hire company, I do not feel that there is a need to object.

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

Application Number: LIVE/0323/FUL/16

Address: 1A FOLLYBURN PLACE, ELIBURN, LIVINGSTON, EH54 6BF

Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Miss Miriam Singh

Address: Ward place Eliburn Livingston

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: In support

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

Application Number: LIVE/0323/FUL/16

Address: 1A FOLLYBURN PLACE, ELIBURN, LIVINGSTON, EH54 6BF

Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Miss Meghan Smith

Address: Rose hill place Eliburn Livingston

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Not sure what everyone is objecting to?... In full support.

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

Application Number: LIVE/0323/FUL/16

Address: 1A FOLLYBURN PLACE, ELIBURN, LIVINGSTON, EH54 6BF

Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Miss erica ballinas

Address: 151 foxknowe place livingston

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:I support this application

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

Application Number: LIVE/0323/FUL/16

Address: 1A FOLLYBURN PLACE, ELIBURN, LIVINGSTON, EH54 6BF

Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Miss Alissa Ali

Address: 82 queens crsnt livingston

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: This will be good for the locals as we can rent locally

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

Application Number: LIVE/0323/FUL/16

Address: 1A FOLLYBURN PLACE, ELIBURN, LIVINGSTON, EH54 6BF

Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Dr Shah Singh

Address: Ward place Eliburn Livingston

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: In full support and have read proposals and through all comments supporting and objecting this business. Considering the amount of traffic other local businesses cause I do not feel that the car hire company will cause any additional traffic or dangers to our local community. Will be very convenient next time my family has to hire a car for airport etc.

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

Application Number: LIVE/0323/FUL/16

Address: 1A FOLLYBURN PLACE, ELIBURN, LIVINGSTON, EH54 6BF

Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Ms Alex Robertson

Address: Rose hill place Eliburn Livingston

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: In support of business in the area.

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

Application Number: LIVE/0323/FUL/16

Address: 1A FOLLYBURN PLACE, ELIBURN, LIVINGSTON, EH54 6BF

Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Mrs Willow Meanders on

Address: Gavin place Eliburn Livingston

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Supporting our local community

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

Application Number: LIVE/0323/FUL/16

Address: 1A FOLLYBURN PLACE, ELIBURN, LIVINGSTON, EH54 6BF

Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Mrs Rebecca Logan

Address: Park place Eliburn Livingston

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Supporting another business in eliburn

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

Application Number: LIVE/0323/FUL/16

Address: 1A FOLLYBURN PLACE, ELIBURN, LIVINGSTON, EH54 6BF

Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Mrs Ellie Lammy

Address: Rose berry place Eliburn Livingston

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: In support and don't feel there is an issue with extra traffic

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

Application Number: LIVE/0323/FUL/16

Address: 1A FOLLYBURN PLACE, ELIBURN, LIVINGSTON, EH54 6BF

Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Mr Thomas Muirhead

Address: Rose hill place Livingston

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: In full support of new business in the area.

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

Application Number: LIVE/0323/FUL/16

Address: 1A FOLLYBURN PLACE, ELIBURN, LIVINGSTON, EH54 6BF

Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Mr Taylor Patel

Address: Gavin place Eliburn Livingston

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:Support

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

Application Number: LIVE/0323/FUL/16

Address: 1A FOLLYBURN PLACE, ELIBURN, LIVINGSTON, EH54 6BF

Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Mr scott charleston

Address: 215 oldwood place livingston

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:I support this change which is a positive one

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

Application Number: LIVE/0323/FUL/16

Address: 1A FOLLYBURN PLACE, ELIBURN, LIVINGSTON, EH54 6BF

Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Mr Samuel Manderson

Address: Park place Livingston

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: No objections to more business in area

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

Application Number: LIVE/0323/FUL/16

Address: 1A FOLLYBURN PLACE, ELIBURN, LIVINGSTON, EH54 6BF

Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Mr Reiss Cooper

Address: Park place Livingston

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:Support

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

Application Number: LIVE/0323/FUL/16

Address: 1A FOLLYBURN PLACE, ELIBURN, LIVINGSTON, EH54 6BF

Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Mr Max Wheelan

Address: Rose berry place Livingston

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: In full support

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

Application Number: LIVE/0323/FUL/16

Address: 1A FOLLYBURN PLACE, ELIBURN, LIVINGSTON, EH54 6BF

Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Mr Mark Ryden

Address: Rose hill place Livingston

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: In support of new business coming to eliburn.

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

Application Number: LIVE/0323/FUL/16

Address: 1A FOLLYBURN PLACE, ELIBURN, LIVINGSTON, EH54 6BF

Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Mr Harry Spowart

Address: Kaims terrace Livingston

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: In support of other local businesses.

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

Application Number: LIVE/0323/FUL/16

Address: 1A FOLLYBURN PLACE, ELIBURN, LIVINGSTON, EH54 6BF

Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Mr Cameron Sked

Address: Park place Livingston

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: In support

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

Application Number: LIVE/0323/FUL/16

Address: 1A FOLLYBURN PLACE, ELIBURN, LIVINGSTON, EH54 6BF

Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Mr Alistair Mclane

Address: Park place Eliburn Livingston

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: In support

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

Application Number: LIVE/0323/FUL/16

Address: 1A FOLLYBURN PLACE, ELIBURN, LIVINGSTON, EH54 6BF

Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Miss Melissa Sked

Address: Beech place Eliburn Livingston

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: In support ...don't feel there will be an issue to safety or increase in traffic

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

Application Number: LIVE/0323/FUL/16

Address: 1A FOLLYBURN PLACE, ELIBURN, LIVINGSTON, EH54 6BF

Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Miss Ellie Oonly

Address: Butlers place Eliburn Livingston

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: In full support and don't feel there will be any issues with extra traffic in the area.

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

Application Number: LIVE/0323/FUL/16

Address: 1A FOLLYBURN PLACE, ELIBURN, LIVINGSTON, EH54 6BF

Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Miss Caitlin Hart

Address: Gavin place Eliburn Livingston

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: In full support of another business in the area.

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

Application Number: LIVE/0323/FUL/16

Address: 1A FOLLYBURN PLACE, ELIBURN, LIVINGSTON, EH54 6BF

Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Dr Phoenix Fraser

Address: Gavin place Eliburn Livingston

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: In support.

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

Application Number: LIVE/0323/FUL/16

Address: 1A FOLLYBURN PLACE, ELIBURN, LIVINGSTON, EH54 6BF

Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Mrs linsey thompson

Address: 207 oldwood place livingston

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:I support this application which brings employment and good for other businesses

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

Application Number: LIVE/0323/FUL/16

Address: 1A FOLLYBURN PLACE, ELIBURN, LIVINGSTON, EH54 6BF

Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Mrs lesley barnes

Address: foxknowe place eliburn livingston

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:in support of another new business in the area

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

Application Number: LIVE/0323/FUL/16

Address: 1A FOLLYBURN PLACE, ELIBURN, LIVINGSTON, EH54 6BF

Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Mrs kirstien bain

Address: 5 farm place livingston

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: i support this application which will bring new business to the community.

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

Application Number: LIVE/0323/FUL/16

Address: 1A FOLLYBURN PLACE, ELIBURN, LIVINGSTON, EH54 6BF

Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Mrs helen mcconnell

Address: beech place eliburn livingston

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:in support of a new business arriving in eliburn.

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

Application Number: LIVE/0323/FUL/16

Address: 1A FOLLYBURN PLACE, ELIBURN, LIVINGSTON, EH54 6BF

Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Mr tom mcconnell

Address: beech place eliburn livingston

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:in favour as support local businesses.

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

Application Number: LIVE/0323/FUL/16

Address: 1A FOLLYBURN PLACE, ELIBURN, LIVINGSTON, EH54 6BF

Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Mr steven ross

Address: 20 drumgulech crsnt livingston

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: i support this application

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

Application Number: LIVE/0323/FUL/16

Address: 1A FOLLYBURN PLACE, ELIBURN, LIVINGSTON, EH54 6BF

Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Mr stephen kelly

Address: 43 plover brae livingston

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I support this application I use these shops on a regular basis as I work in the area I do not see any issues with it

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

Application Number: LIVE/0323/FUL/16

Address: 1A FOLLYBURN PLACE, ELIBURN, LIVINGSTON, EH54 6BF

Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Mr sheikh zahoor

Address: appleton drive livingston

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:I support this change which is a positive one as it brings a national brand to the area

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

Application Number: LIVE/0323/FUL/16

Address: 1A FOLLYBURN PLACE, ELIBURN, LIVINGSTON, EH54 6BF

Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Mr sean callaghan

Address: 30 westerbankton livingston

Comment Details

Commenter Type: Other

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:I support this application

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

Application Number: LIVE/0323/FUL/16

Address: 1A FOLLYBURN PLACE, ELIBURN, LIVINGSTON, EH54 6BF

Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Mr Robbie Hawthorn

Address: 14 Beech Place Eliburn Livingston

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:I support this application

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

Application Number: LIVE/0323/FUL/16

Address: 1A FOLLYBURN PLACE, ELIBURN, LIVINGSTON, EH54 6BF

Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Mr patrick fagen

Address: kaims terrace eliburn livingston

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:in full support.

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

Application Number: LIVE/0323/FUL/16

Address: 1A FOLLYBURN PLACE, ELIBURN, LIVINGSTON, EH54 6BF

Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Mr muller armstrong

Address: queens crescent eliburn livingston

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:in favour of another business in the area.

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

Application Number: LIVE/0323/FUL/16

Address: 1A FOLLYBURN PLACE, ELIBURN, LIVINGSTON, EH54 6BF

Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Mr keith macdonald

Address: beech place eliburn livingston

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:in full support of local businesses.

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

Application Number: LIVE/0323/FUL/16

Address: 1A FOLLYBURN PLACE, ELIBURN, LIVINGSTON, EH54 6BF

Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Mr jayden alex

Address: kaims park eliburn livingston

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:in support of our local businesses.

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

Application Number: LIVE/0323/FUL/16

Address: 1A FOLLYBURN PLACE, ELIBURN, LIVINGSTON, EH54 6BF

Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Mr jason bain

Address: 5 farm place livingston

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:I support this application

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

Application Number: LIVE/0323/FUL/16

Address: 1A FOLLYBURN PLACE, ELIBURN, LIVINGSTON, EH54 6BF

Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Mr hayden ross

Address: 20 drumglouch crsnt livingston

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:I support this application

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

Application Number: LIVE/0323/FUL/16

Address: 1A FOLLYBURN PLACE, ELIBURN, LIVINGSTON, EH54 6BF

Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Mr george anderson

Address: 17 lamont way livingston

Comment Details

Commenter Type: Other

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:I support this application

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

Application Number: LIVE/0323/FUL/16

Address: 1A FOLLYBURN PLACE, ELIBURN, LIVINGSTON, EH54 6BF

Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Mr dylan vaughan

Address: queens crescent eliburn livingston

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:in full support of another business coming to the area.

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

Application Number: LIVE/0323/FUL/16

Address: 1A FOLLYBURN PLACE, ELIBURN, LIVINGSTON, EH54 6BF

Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Mr declan vaughan

Address: queens crescent eliburn livingston

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:in support of a new and different business coming to the eliburn area.

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

Application Number: LIVE/0323/FUL/16

Address: 1A FOLLYBURN PLACE, ELIBURN, LIVINGSTON, EH54 6BF

Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Mr dave jones

Address: 111 oldwood place livingston

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:I support this application

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

Application Number: LIVE/0323/FUL/16

Address: 1A FOLLYBURN PLACE, ELIBURN, LIVINGSTON, EH54 6BF

Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Mr andrew main street

Address: livingston village livingston

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:our family are local business people and fully support new businesses coming into the area.

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

Application Number: LIVE/0323/FUL/16

Address: 1A FOLLYBURN PLACE, ELIBURN, LIVINGSTON, EH54 6BF

Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Mr ali nasseri

Address: queens crescent eliburn livingston

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: in favour of a local business as will bring more business to the other local businesses.

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

Application Number: LIVE/0323/FUL/16

Address: 1A FOLLYBURN PLACE, ELIBURN, LIVINGSTON, EH54 6BF

Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Miss lynsey fagen

Address: kaims terrace eliburn livingston

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:in full support.

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

Application Number: LIVE/0323/FUL/16

Address: 1A FOLLYBURN PLACE, ELIBURN, LIVINGSTON, EH54 6BF

Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Miss lily vaughan

Address: kaims park eliburn livingston

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:supporting this business in the area.

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

Application Number: LIVE/0323/FUL/16

Address: 1A FOLLYBURN PLACE, ELIBURN, LIVINGSTON, EH54 6BF

Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Miss lesley burns

Address: foxknowe place eliburn livingston

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:in favour of another business opening in this up and coming part of livingston. no objections.

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

Application Number: LIVE/0323/FUL/16

Address: 1A FOLLYBURN PLACE, ELIBURN, LIVINGSTON, EH54 6BF

Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Miss laurie cunningham

Address: 111 oldwood place livingston

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: i support this application

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

Application Number: LIVE/0323/FUL/16

Address: 1A FOLLYBURN PLACE, ELIBURN, LIVINGSTON, EH54 6BF

Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Miss julia kielbiowska

Address: 36 fells rigg livingston

Comment Details

Commenter Type: Other

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:I support this application

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

Application Number: LIVE/0323/FUL/16

Address: 1A FOLLYBURN PLACE, ELIBURN, LIVINGSTON, EH54 6BF

Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Miss hayley mcconnell

Address: beech place eliburn livingston

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:in support of a new business arriving in the area.

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

Application Number: LIVE/0323/FUL/16

Address: 1A FOLLYBURN PLACE, ELIBURN, LIVINGSTON, EH54 6BF

Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Miss hannah cowan

Address: 66 staunton rise livingston

Comment Details

Commenter Type: Other

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: i support this application

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

Application Number: LIVE/0323/FUL/16

Address: 1A FOLLYBURN PLACE, ELIBURN, LIVINGSTON, EH54 6BF

Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Miss claudia armstrong

Address: queens crescent eliburn livingston

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:in support of the rental car company coming to the area

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

Application Number: LIVE/0323/FUL/16

Address: 1A FOLLYBURN PLACE, ELIBURN, LIVINGSTON, EH54 6BF

Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Miss catherine munroe

Address: beech place eliburn livingston

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:in support of new business coming to the area

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

Application Number: LIVE/0323/FUL/16

Address: 1A FOLLYBURN PLACE, ELIBURN, LIVINGSTON, EH54 6BF

Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Miss alexandra inglis

Address: main street livingston village livingston

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:in full support of new businesses

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

Application Number: LIVE/0323/FUL/16

Address: 1A FOLLYBURN PLACE, ELIBURN, LIVINGSTON, EH54 6BF

Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Ms Linzy Ali

Address: Appleton grange Livingston

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: No objections to a new business being established in Livingston... It's a well established small business area so not objecting.

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

Application Number: LIVE/0323/FUL/16

Address: 1A FOLLYBURN PLACE, ELIBURN, LIVINGSTON, EH54 6BF

Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Ms Linzy Ali

Address: Appleton grange Livingston

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Another business in the area should be welcomed so I am in full support.

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

Application Number: LIVE/0323/FUL/16

Address: 1A FOLLYBURN PLACE, ELIBURN, LIVINGSTON, EH54 6BF

Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Mrs Lc Vaughan

Address: Appleton grange Livingston

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Adds to an already established business area so no cause for complaint.

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

Application Number: LIVE/0323/FUL/16

Address: 1A FOLLYBURN PLACE, ELIBURN, LIVINGSTON, EH54 6BF

Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Mr ross stevens

Address: 116 netherwood park livingston

Comment Details

Commenter Type: Other

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:I use the shops very often as i work near by i believe this is a positive change

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

Application Number: LIVE/0323/FUL/16

Address: 1A FOLLYBURN PLACE, ELIBURN, LIVINGSTON, EH54 6BF

Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Mr keith butcher

Address: 9 southpark place livingston

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I support this application which brings in new businesses to the area

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

Application Number: LIVE/0323/FUL/16

Address: 1A FOLLYBURN PLACE, ELIBURN, LIVINGSTON, EH54 6BF

Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Mr Douglas Banks

Address: 119 Harsmuir Gardens pumpherston Livingston

Comment Details

Commenter Type: Other

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:I support this application

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

Application Number: LIVE/0323/FUL/16

Address: 1A FOLLYBURN PLACE, ELIBURN, LIVINGSTON, EH54 6BF

Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Mr D Vaughan

Address: Appleton grange Livingston

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Adds to an already established business area.

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

Application Number: LIVE/0323/FUL/16

Address: 1A FOLLYBURN PLACE, ELIBURN, LIVINGSTON, EH54 6BF

Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Mr arbaaz bashir

Address: 20 beech place livingston

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:change is good as its a positive one

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

Application Number: LIVE/0323/FUL/16

Address: 1A FOLLYBURN PLACE, ELIBURN, LIVINGSTON, EH54 6BF

Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Miss Sania Hamid

Address: 12 Beech Place Livingston

Comment Details

Commenter Type: Other

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I am a regular customer to the neighbouring businesses and don't believe this business idea will bring any problems within this area. In fact, it will bring in more employment which should be encouraged.

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

Application Number: LIVE/0323/FUL/16

Address: 1A FOLLYBURN PLACE, ELIBURN, LIVINGSTON, EH54 6BF

Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Miss Catherine Vaughan

Address: Appleton court Livingston

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: In support as it will be another small business in an up and coming area. Possibly an extra few jobs for local people.

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

Application Number: LIVE/0323/FUL/16

Address: 1A FOLLYBURN PLACE, ELIBURN, LIVINGSTON, EH54 6BF

Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Mrs taslim bashir

Address: 20 beech place livingston

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I don't see any issues as there is plenty of land at the rear.

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

Application Number: LIVE/0323/FUL/16

Address: 1A FOLLYBURN PLACE, ELIBURN, LIVINGSTON, EH54 6BF

Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Mrs suraiya hamid

Address: 12 beech place livingston

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:I support this application

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

Application Number: LIVE/0323/FUL/16

Address: 1A FOLLYBURN PLACE, ELIBURN, LIVINGSTON, EH54 6BF

Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Mrs Shazia Noreen

Address: 38 Westcroft court livingston

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I support this application which is good for creating jobs and bringing new business to the area.

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

Application Number: LIVE/0323/FUL/16

Address: 1A FOLLYBURN PLACE, ELIBURN, LIVINGSTON, EH54 6BF

Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Mrs Rabia Ali

Address: 39 Sutherland way Livingston

Comment Details

Commenter Type: Other

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: This idea is an amazing opportunity to bring more employment within Livingston. This idea should not be a problem for pedestrians or children as the car park will be behind the business building therefore traffic will be reduced and it won't be an issue for customers using the neighbouring businesses. The noise levels should also not be a problem for residents.

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

Application Number: LIVE/0323/FUL/16

Address: 1A FOLLYBURN PLACE, ELIBURN, LIVINGSTON, EH54 6BF

Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Mrs Nasreen Shokat

Address: 4 Eliburn South Livingston

Comment Details

Commenter Type: Other

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Enough space at the rear and there is already a business there which attracts traffic already i do not believe there will be much difference so the reason i support a national brand in the area which will bring in more business to the area

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

Application Number: LIVE/0323/FUL/16

Address: 1A FOLLYBURN PLACE, ELIBURN, LIVINGSTON, EH54 6BF

Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Mrs naseem akhtar

Address: 38 westcroft court livingston

Comment Details

Commenter Type: Other

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:I support this application as i do not see any issues what so ever as Enterprise car hire is professional business.as they will make sure they comply with all regulations

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

Application Number: LIVE/0323/FUL/16

Address: 1A FOLLYBURN PLACE, ELIBURN, LIVINGSTON, EH54 6BF

Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Mr Zaika Restaurant

Address: 3 FOLLYBURN PLACE LIVINGSTON LIVINGSTON

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: We support this application as there is plenty of land at the back which at the moment is an eyesore. It will only enhance the rear of the shops and make it better. Also the car park is busy in the evenings not in the mornings or afternoons

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

Application Number: LIVE/0323/FUL/16

Address: 1A FOLLYBURN PLACE, ELIBURN, LIVINGSTON, EH54 6BF

Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Mr terence hutchinson

Address: 28 edmunton av livingston

Comment Details

Commenter Type: Other

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I use these shops on a regular basis I do not see any issues as the car park is quite empty during the day

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

Application Number: LIVE/0323/FUL/16

Address: 1A FOLLYBURN PLACE, ELIBURN, LIVINGSTON, EH54 6BF

Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Mr Supperbowl fish & Chips

Address: 2 follyburn place eliburn livingston

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: We support this application as it will develop the land at the back. i do not believe there will much difference from now... as the car park is not busy in the mornings or afternoons

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

Application Number: LIVE/0323/FUL/16

Address: 1A FOLLYBURN PLACE, ELIBURN, LIVINGSTON, EH54 6BF

Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Mr Shokat Ali

Address: 4 Eliburn South Livingston

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I believe this business will bring in more wealth and jobs within this area. This is a good opportunity for business and is an idea which will be beneficial within Livingston. I'm sure the noise levels won't be a problem and the use of a car park at the back of the business is a fantastic idea as it won't be a potential hazard for children or pedestrians.

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

Application Number: LIVE/0323/FUL/16

Address: 1A FOLLYBURN PLACE, ELIBURN, LIVINGSTON, EH54 6BF

Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Mr saif ullah

Address: 22/5 goldpark place livingston

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I support the change as its a positive one.

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

Application Number: LIVE/0323/FUL/16

Address: 1A FOLLYBURN PLACE, ELIBURN, LIVINGSTON, EH54 6BF

Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Mr muhammed Shahid

Address: 9 West Bankton Place Livingston

Comment Details

Commenter Type: Other

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:I support This application

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

Application Number: LIVE/0323/FUL/16

Address: 1A FOLLYBURN PLACE, ELIBURN, LIVINGSTON, EH54 6BF

Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Mr leslie carmody

Address: 62 cyprus glasde livingston

Comment Details

Commenter Type: Other

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I Support this application

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

Application Number: LIVE/0323/FUL/16

Address: 1A FOLLYBURN PLACE, ELIBURN, LIVINGSTON, EH54 6BF

Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Mr John potter

Address: broadmeadow harburn west calder

Comment Details

Commenter Type: Other

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: i am in support of jobs and new business in the local community

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

Application Number: LIVE/0323/FUL/16

Address: 1A FOLLYBURN PLACE, ELIBURN, LIVINGSTON, EH54 6BF

Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Mr haider ali

Address: 80 queens crescent livingston

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I believe this will be good for the community and create jobs.

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

Application Number: LIVE/0323/FUL/16

Address: 1A FOLLYBURN PLACE, ELIBURN, LIVINGSTON, EH54 6BF

Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Mr Dave Anderton

Address: 207 Oldwood place livingston

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I support this application. this brings in more investment and will create jobs

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

Application Number: LIVE/0323/FUL/16

Address: 1A FOLLYBURN PLACE, ELIBURN, LIVINGSTON, EH54 6BF

Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Mr Bartosz Nitka

Address: 2 Croft Place Livingston

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I support this application as it will bring in new business in the area and jobs

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

Application Number: LIVE/0323/FUL/16

Address: 1A FOLLYBURN PLACE, ELIBURN, LIVINGSTON, EH54 6BF

Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Mr asghar ali

Address: 38 westcroft court livingston

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I Support this application. i do not envisage any issues as there is ample land at the rear for parking and the wash bay this will not interfere with the public as the rear of the building is for the businesses not public use.

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

Application Number: LIVE/0323/FUL/16

Address: 1A FOLLYBURN PLACE, ELIBURN, LIVINGSTON, EH54 6BF

Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Miss Zenah Iman

Address: 38 WESTCROFT COURT livingston livingston

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: i support new businesses and jobs in the area

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

Application Number: LIVE/0323/FUL/16

Address: 1A FOLLYBURN PLACE, ELIBURN, LIVINGSTON, EH54 6BF

Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Miss sonia muhammed

Address: 22 goldpark place livingston

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I do not see it being any different than it is already as the hairdresser have staff with cars and customers coming to the salon with their cars for their appointments from the applications the rear is getting used for car park for the car hire company which is not available to the public

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

Application Number: LIVE/0323/FUL/16

Address: 1A FOLLYBURN PLACE, ELIBURN, LIVINGSTON, EH54 6BF

Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Miss Saima Ali

Address: 4 Eliburn South Livingston

Comment Details

Commenter Type: Other

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I work in the area and use the shops very often i do not see there being any different from now

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

Application Number: LIVE/0323/FUL/16

Address: 1A FOLLYBURN PLACE, ELIBURN, LIVINGSTON, EH54 6BF

Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Miss Morven King

Address: 96 Foxknowe PI Livingston

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: i support this application as i believe it will be good for business

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

Application Number: LIVE/0323/FUL/16

Address: 1A FOLLYBURN PLACE, ELIBURN, LIVINGSTON, EH54 6BF

Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Miss linzy vaughan

Address: 6 lanark avenue deans livingston

Comment Details

Commenter Type: Other

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: i do not object to this new business as i feel it will be good for the community and also do not think that there will be an increase in traffic or issue to safety as there are already established businesses there.

Comments for Planning Application LIVE/0323/FUL/16

Application Summary

Application Number: LIVE/0323/FUL/16

Address: 1A FOLLYBURN PLACE, ELIBURN, LIVINGSTON, EH54 6BF

Proposal: Change of use from hairdressers (class 1) to car hire office, formation of rear car compound and erection of a car wash bay (grid ref. 303727 667823)

Case Officer: Steven McLaren

Customer Details

Name: Miss caitlin king

Address: 96 foxknowe place livingston

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I support the application because I think it would be good for the community and employment and I don't see any issues with traffic.

DRAFT REASONS FOR REFUSAL

DRAFT DECISION - APPLICATION 0323/FUL/16

- 1 The applicant has failed to convince the Council that there are justifiable reasons to depart from the provisions of the development plan which by virtue of Section 25 of the Town and Country Planning (Scotland) Act 1997 is to be afforded primacy in decision making.
- 2 Due to the scale of the proposed business and customer base being substantially greater than that considered appropriate for a local centre, the proposed use is contrary to the following policies of the West Lothian Local Plan and the West Lothian Local Development Plan (proposed plan):

TC13 (local neighbourhood centres) of the WLLP
EMP6 (office development) of the WLLDP(proposed plan)
- 3 The proposed use of the service yard for the storage and valeting of vehicles is considered to be detrimental to the visual and residential amenity of nearby residential properties. The proposed use is contrary to the following policies of the West Lothian Local Plan and the West Lothian Local Development Plan (proposed plan):

HOU9 (residential and visual amenity) of the WLLP
TC13 (local neighbourhood centres) of the WLLP
EMP6 (office development) of the WLLDP(proposed plan)



DEVELOPMENT MANAGEMENT COMMITTEE

Report by Development Management Manager

1 DESCRIPTION AND LOCATION

- 1.1 Part change of use from domestic garage to form a class 2 nail bar (in retrospect) at 15 Marjory Place, Wester Inch, Bathgate.

2 DETAILS

Reference no.	0324/FUL/16	Owner of site	Mr Kevin Kerr
Applicant	Mr Kevin Kerr	Ward & local members	Bathgate Cllr. Willie Boyle Cllr. Harry Cartmill Cllr. John McGinty Cllr. Jim Walker
Case officer	Mahlon Fautua	Contact details	01506 282426 mahlon.fautua@westlothian.gov.uk

Reason for referral to committee: Request by Councillor Willie Boyle

3 RECOMMENDATION

- 3.1 Grant planning permission subject to conditions.

4 DESCRIPTION OF THE PROPOSAL

- 4.1 Retrospective planning permission is sought for a part change of use from a domestic garage to form a class 2 'nail bar'. The class 2 use is currently being operated in a detached garage within the curtilage of this residential property.
- 4.2 The site is located at the end of a cul-de-sac, adjacent to public open space and Bathgate golf course. The site comprises of a two storey house and garage from where the class 2 use is carried out. A link to the public open space lies adjacent to the front of the property at the end of the cul-de-sac.
- 4.3 The surrounding area is predominantly residential to the south with open space and a golf course to the north.

5 REPRESENTATIONS

- 5.1 The application was subject of statutory publicity and one representation was received from an adjacent resident. The full representation is attached to this report and summarised below. Whilst not specifically objecting nor supporting the proposal the representee raised concerns as set out below:-

Comments	Response
The proposed location is outwith the area zoned for commercial purposes within the Wester Inch development as approved by West Lothian Council. Thus it conflicts with Council policy.	Addressed in assessment below
What are the times proposed? This change of use should not set a precedent in favour of permitting further commercial development in this residential neighbourhood.	Addressed in assessment below
There are road safety/access and parking issues. Marjory Place is a cul-de-sac and there would not be adequate parking in the quiet residential street.	Addressed in assessment below

6 CONSULTATIONS

- 6.1 The consultations are summarised below. The full consultations are contained in the application file.

Consultee	Objection	Comments	Planning Response
WLC Transportation	No	None	Noted.

7 ASSESSMENT

- 7.1 Section 25 of the Town and Country Planning (Scotland) Act 1997 requires planning applications to be determined in accordance with the development plan, unless material considerations indicate otherwise.
- 7.2 The development plan comprises of the Strategic Development Plan for Edinburgh and South East Scotland (SESplan) and the West Lothian Local Plan (WLLP). With specific regard to the current application there are no strategic planning issues that relate to the development and therefore the assessment will focus on the WLLP.
- 7.3 The West Lothian Local Development Plan - Proposed Plan (LDP) has been published and the public consultation period finished in November 2015. In June 2016, the council approved the final version to be submitted for examination by the Scottish Ministers. The emerging plan is a material consideration; however due to the LDP being in the pre-examination phase, more weight must be given to the current WLLP at this time. In any

event the proposed LDP does not propose any change in planning policy relative to the proposal.

7.4 Relevant development plan policies are listed below.

Plan	Policy	Assessment	Conform
West Lothian Local Plan	<p>TC1 - Sequential Testing</p> <p>New retail, commercial leisure and other developments appropriate to town centres should be located in accordance with the following sequential principles, depending on the availability of suitable opportunities:</p> <p>a. within a town centre as defined on the proposals map of this local plan failing which;</p> <p>b. on the edge of a town centre as defined in a above, or on a site that would form an effective extension to the centre, failing which;</p> <p>c. within another established shopping location whereby the development should be appropriate in scale to meet only a local quantitative or qualitative deficiency, failing which; d. on the edge of a centre included in c above, where good public transport, pedestrian and cycling links can be provided; and failing which</p> <p>e. elsewhere within an existing or planned urban area defined in the local plan.</p>	<p>Whilst the type of use should generally be located in town centres or neighbourhood centres, the operation is of an appropriate scale for a residential area.</p> <p>It is considered that given the nature of the business, there would not be a significant amount of footfall generated and 'passer-by' custom. The type of business would largely be made up of returning customers.</p>	Yes
West Lothian Local Plan	<p>HOU9 - Residential and Visual Amenity</p> <p>Development proposals will be assessed against the need to protect the residential and visual amenity of existing residents and other occupiers. Developments shown to adversely impact on amenity to a significant degree will not be supported.</p>	<p>The only person working at the nail bar is resident at the property, and there would generally be only one customer at the premises at any one time.</p> <p>Vehicles associated with customers of the class 2 facility can generally be accommodated in the driveway of the property and, in exceptional cases, within the visitor parking space opposite.</p>	Yes

		<p>It is noted that WLC Transportation has not objected to the application.</p> <p>The business also appears to be very discrete, with minimal associated signage or other physical indication of its operation.</p> <p>Should the committee be minded to approve the application, appropriate conditions of consent can be attached to ensure that any adverse impacts on residential amenity such as noise and disturbance are minimised.</p> <p>Similarly a personal consent should be issued and that only the resident of the adjoining house shall be employed in the facility.</p> <p>It is considered that the development would not have a negative impact on the residential character or amenity of the area.</p>	
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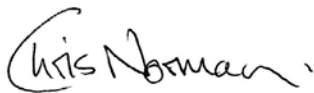
8 SUMMARY AND CONCLUSIONS

- 8.1 The application is for retrospective planning permission for a part change of use of a domestic garage to form a class 2 nail bar.
- 8.2 The principle matter to be considered is whether the development is having a materially negative impact on the amenity of the surrounding residential area. In this context it should be noted that the nail bar operates on a part time basis with the applicant the sole trader and who is resident at the property.
- 8.3 The nature of the business would only ever see one customer at a time and there are no plans at present for the expansion of the business. Vehicles associated with customers of the salon can generally be accommodated in the driveway of the property and, in exceptional cases, within the visitor parking space opposite. It is noted that WLC Transportation has not objected to the application and as such do not raise any parking or traffic concerns.

- 8.4 It is therefore considered that, subject to conditions, the application accords with policies HOU9 and TC1 of the West Lothian Local Plan 2009.
- 8.5 It is thus recommended that the committee grants planning permission subject to conditions.

9 ATTACHMENTS

- Draft Conditions
- OS Map
- Aerial Photo
- Location Plan submitted with application
- Representation
- Local Member Referral Form



CHRIS NORMAN
Development Management Manager

Date: 3 August 2016

DRAFT CONDITIONS - APPLICATION 0000/FUL/10

- 1 The use hereby permitted shall be carried out only by Mrs Claire Kerr resident of 15 Marjory Place, Bathgate.

Reason To ensure that the use does not increase in intensity beyond the scale outlined in this application.

- 2 For the avoidance of doubt, planning permission is granted for the use of the identified converted garage as a nail bar only. There shall be no more than one person working at the nail bar at any one time.

Reason: To set out the terms of the permission in the interests of residential amenity.



Disclaimer Notice: The accuracy of information within this plan is not guaranteed and should be used as guidance purposes only.



West Lothian
Council

0324/FUL/16

Planning & Economic Development, West Lothian Civic Centre, Livingston, EH54 6FF

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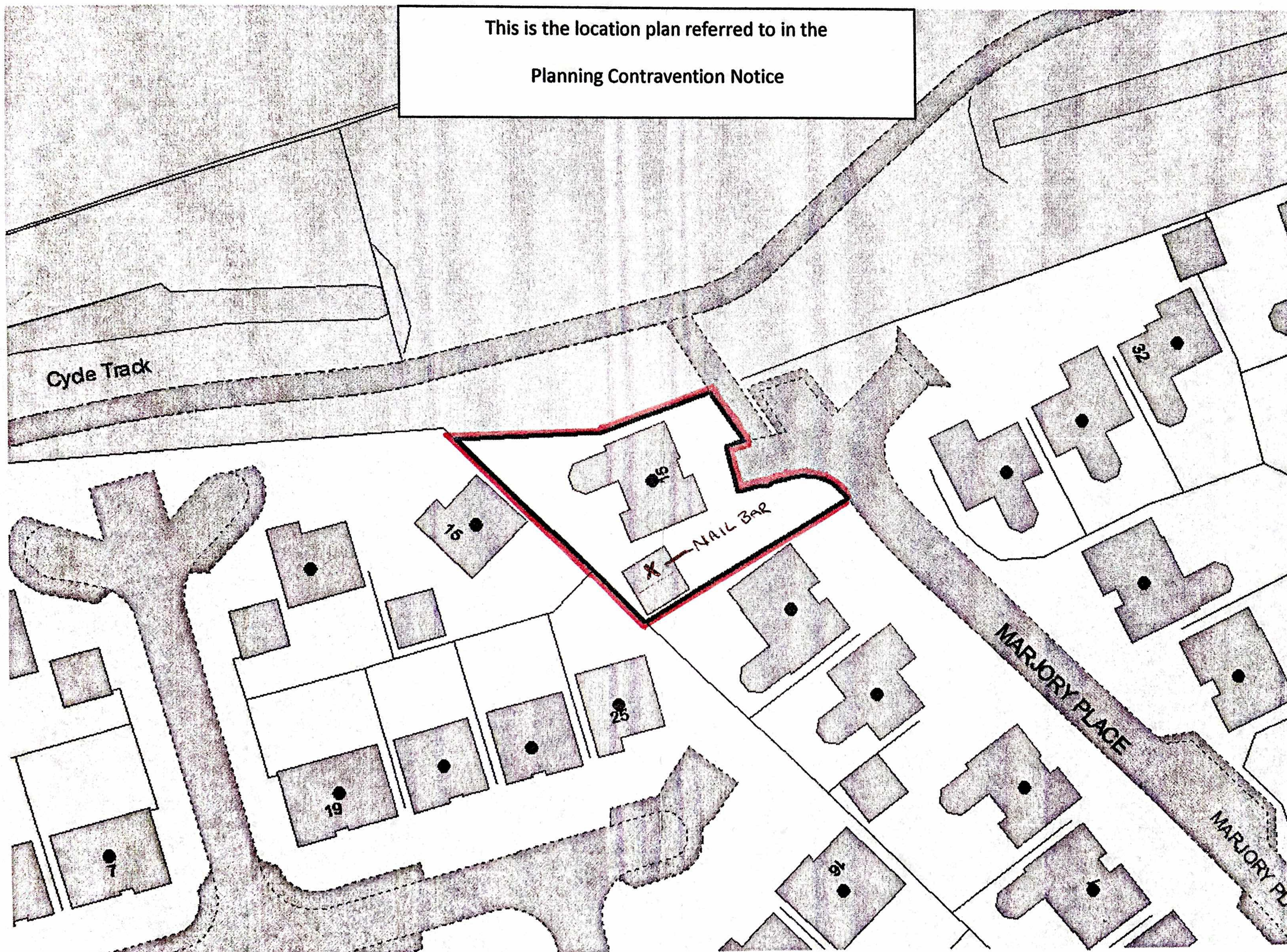




Disclaimer Notice: The accuracy of information within this plan is not guaranteed and should be used as guidance purposes only.

 <p>West Lothian Council</p>	<p>0324/FUL/16</p>	<p>1:500</p>	
<p>Planning & Economic Development, West Lothian Civic Centre, Livingston, EH54 6FF</p>	<p>2016-07-07T09:05:51</p>	<p>Reproduced from the Ordnance Survey mapping with the permission of Her Majesty's Stationary Office. Unauthorised reproduction infringes crown copyright and may lead to prosecution or civil proceedings. ©Crown copyright. All rights reserved. Licence 100037194 2016</p>	

This is the location plan referred to in the
Planning Contravention Notice



Comments for Planning Application LIVE/0324/FUL/16

Application Summary

Application Number: LIVE/0324/FUL/16

Address: 15 Marjory Place, Bathgate, EH48 2TR

Proposal: Part change of use from domestic garage to form a class 2 nail bar (in retrospect) (grid ref. 298312 667593)

Case Officer: Mahlon Fautua

Customer Details

Name: Mr Stuart Hay

Address: 28 Marjory Place Bathgate

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments neither objecting to or supporting the Planning Application

Comment Reasons:

Comment: MATERIAL CONSIDERATIONS

Planning Policy

Permission is sought for a Class 2 development in a quiet residential street. Class 2 is used for the provision of Financial, Professional and other services which it is appropriate to provide in a shopping area and where the services are provided principally to visiting members of the public.

The permission sought conflicts with is.

The proposed location is also outwith the area zoned for commercial purposes within the Wester Inch development as approved by West Lothian Council. Thus it conflicts with Council policy.

Road safety/access issues

The application states that there are currently 6 vehicle parking spaces on the application site, but this to be reduced to 5 spaces. It is hard to see how this can be achieved in Marjory Place without resort to on-street parking and/or the use of a street end communal parking space intended for residential, not commercial, use.

There is also the question of additional traffic in a no through residential road.

Other

It is said that commercial activity will be limited to 20 hours per week, but no times are given for operational hours. Will there be, for example, early morning or evening activity? Also, what proviso is there against a future increase in operating hours, with a corresponding increase in traffic and parking?

The above and following comments are submitted by the joint owner occupiers of the property, namely Stuart Hay and Sheila Hay.

Recognising the de facto situation that the work of conversion has already been carried out, we have reluctantly marked our comments as "neutral" rather than "object". If the proper course of

action had been followed with a planning application submitted prior to the works, then on consultation we would have formally objected. Our concern is that this change of use should not set a precedent in favour of permitting further commercial development in this residential neighbourhood.



West Lothian
Council

Development Management

Development Management

15 JUN 2016

Date.....

Ref No.....

Ref To.....

Ack'd.....

WEEKLY LIST OF APPLICATIONS RECEIVED

☒ LOCAL MEMBER REQUEST FORM ☒

Weekly List for the week commencing

30th May

Members wishing further information on any of the applications in the attached Weekly List of Planning Applications or wishing any application to be referred for determination to the Development Management Committee are asked to complete and return this form to Chris Norman, the Development Management Manager as soon as possible and no later than:

20th Jun

PLEASE NOTE:

The planning application details will also be available for inspection within the Planning & Building Standards web site by clicking on the link below.

<https://planning.westlothian.gov.uk/online-applications/search.do?action=advanced>

We are trying to encourage people to use the web site as much as possible so you may wish to inspect the application online rather than make a request for a paper copy.

Action Required (please tick ✓)	Application Number <u>0227/FUL/16</u> 0324/FUL/16
<input type="checkbox"/> Contact me to discuss these proposals	Member <u>Mr W H BOYLE</u>
<input type="checkbox"/> Send me copies of the plans and supporting information relative to this application	Signed [Redacted Signature]
<input checked="" type="checkbox"/> Refer this application to the Development Control Sub-Committee	Dated <u>12/6/16</u>
<input type="checkbox"/> Other (please specify)	

My reasons for this action are:

CONSTITUENT
ENQUIRY



DEVELOPMENT MANAGEMENT COMMITTEE

Report by Development Management Manager

1 DESCRIPTION AND LOCATION

Application under Section 42 to vary condition 3b of planning permission 0861/P/15 for the erection of a restaurant with ancillary office and residential accommodation at Fairways Business Park, Deer Park Road, Knightsridge, Livingston.

2 DETAILS

Reference no.	0391/FUL/16	Owner of site	JW Muir (Property Investments) Ltd
Applicant	JW Muir (Property Investments) Ltd	Ward & local members	Livingston North Cllr .R De Bold Cllr. A McMillan Cllr. A Miller Cllr. A Moohan
Case officer	Steven McLaren	Contact details	01506 282404 steve.mclaren@westlothian.gov.uk

Reason for referral to Development Management Committee: This is an application to vary a condition of a planning permission 0861/P/16 which was previously determined by the Development Management Committee.

3 RECOMMENDATION

Grant planning permission to vary condition 3b which currently limits the development to single storey.

4 DESCRIPTION OF THE PROPOSAL AND PLANNING HISTORY

- 4.1 The applicant is seeking permission to vary condition 3b of planning permission 0891/P/15. Planning application 0861/P/15 was for permission in principle to construct a restaurant with ancillary residential accommodation on vacant land referred to Unit 8, Fairways Business Park, Deer Park Road, Livingston.
- 4.2 The site is 0.5ha in size and is located between the 3 storey Heineken UK office building and the 3 storey Premier Inn and Beefeater restaurant. It is also bound by the M8 west bound slip road to the north and access will be from an existing roundabout to the south.

- 4.3 Planning permission was granted for the construction of 2No. two storey office buildings on this site, and covering larger area adjacent to the motorway slip road, on 21 November 2003 (Ref: 0374/FUL/03).
- 4.4 Members will recall planning application 0861/P/15 which was submitted for consideration at the Development Management Committee meeting on 13 April 2016 with a recommendation to refuse. Members decided to grant planning permission contrary to officer recommendation and the approval notice was issued on 20 April 2016.
- 4.5 The applicant has also submitted a further Section 42 planning application (Ref: 0392/FUL/16) to vary condition 8 of planning application 0861/P/15 which seeks to remove the need for developer contributions towards the ancillary residential accommodation associated with the proposals. The applicant makes the point that this is staff accommodation only however, council policy on developer contributions is clear in that any residential accommodation of more than 2 habitable rooms is required to contribute. This application is currently under consideration.

5 PLANNING POLICY ASSESSMENT

- 5.1 Section 25 of the Town and Country Planning (Scotland) Act 1997, as amended, requires planning applications to be determined in accordance with the development plan, unless material considerations indicate otherwise. The development plan comprises the strategic development plan for South East Scotland (SESPlan), the West Lothian Local Plan (WLLP) and the West Lothian Local Development Plan (proposed plan) is of material consideration. Since the application is not of a strategic nature, there are no relevant policies in SESPlan.
- 5.2 Members considered the policies set out in planning application 0861/P/15 on 13 April 2016 and concluded that given the site had remained unused for some time, the proposed use was reasonable for the site and would augment existing leisure opportunities in West Lothian and any displacement from existing town centre restaurants would be minimal.
- 5.3 Given Members have previously considered the principle of development and the current application is to vary a condition to allow a building of more than single storey to be constructed, the relevant policies are ones of design and visual amenity. The decision issued for 0861/P/15 however is for permission in principle and as such there are no detailed drawings for consideration.
- 5.4 In terms of policy assessment, any building design will be assessed against relevant policies at the detailed stage where the developer will submit a full range of drawings for consideration.

6 REPRESENTATIONS

One representation has been received from Councillor Moohan objecting to the lifting of the condition.

7 CONSULTATIONS

- 7.1 This is a summary of the consultations received. The full documents are contained in the application file.

Consultee	Comments	Planning response
Transportation	No objection to the application.	Noted
Scottish Water	No comment	Noted
Contaminated Land Officer	Prior to any work beginning on site a contaminated land site investigation and risk assessment must be completed and submitted for consideration.	Noted. A condition can be included to require the appropriate site investigation work to be carried out at the detailed stage.
Flood Risk Management	No comments to make.	Noted

8 ASSESSMENT

- 8.1 Section 25 of the Town and Country Planning (Scotland) Act 1997 requires planning applications to be determined in accordance with the development plan, unless material considerations indicate otherwise.
- 8.2 Members previously agreed to the development of this site on 13 April 2016 contrary to officer recommendation and with conditions delegated to the Development Management Manager. Given the applicant wishes to amend one of these conditions, it is prudent to bring this to the attention of Members for consideration.
- 8.3 Condition 3b of planning permission 0861/P/15 states: 'Plans, sections and elevations of all buildings & structures indicating the type and colour of all external materials. The height of the building shall be limited to single storey and all materials shall be appropriate to the surrounding area'.
- 8.4 The applicant seeks to amend this condition to allow a building on the site to be designed without the restriction of being single storey. Given there are currently no design details for the building it is not possible to apply council design policies to the development. This would be a matter for consideration at the detailed design stage.
- 8.5 The history of the site and surrounding area demonstrates that building both constructed and previously approved are greater than single storey in height and a full assessment would be made of proposals submitted under a Matters Specified in Conditions application.

9 CONCLUSION AND RECOMMENDATION

- 9.1 Two, 2 storey office buildings were granted in 2003 on the land adjacent to the M8 west bound slip road and the existing buildings adjacent to the site, the Heineken office and Premier Inn, are substantially higher than single storey.

- 9.2 There are no specific design reasons to restrict the development to single storey given the scale of the development adjacent to the site.
- 9.3 The recommendation is therefore to revise the wording of condition 3b to: 'Plans, sections and elevations of all buildings & structures indicating the type and colour of all external materials. All materials shall be appropriate to the surrounding area'.

10 ATTACHMENTS

- Location plan
- Aerial photograph
- Comments from Cllr Moohan
- Supporting statement from Farningham Planning
- Draft conditions

CHRIS NORMAN
Development Management Manager

Date: 3 August 2016



 <p>West Lothian Council</p>	<p>0391/FUL/16</p> <p>Planning & Economic Development, West Lothian Civic Centre, Livingston, EH54 6FF</p>	<p>1:2,500</p>	
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West Lothian
Council

0391/FUL/16

Planning & Economic Development, West Lothian Civic Centre, Livingston, EH54 6FF

2016-07-26T11:22:31

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1:1,000



From: Moohan, Angela (Councillor)

To: McLaren, Steve

Subject: Re: 0391and 0392FUL/16 - [OFFICIAL]

Date: 03 July 2016 09:09:54

Thanks Steve

There must have been a reason relating to planning for the condition to be included as it is my understanding that a condition cannot be included unless there is a link to planning regs. Having said that I would object to the condition being lifted.

Thanks

Angela

Councillor Angela Moohan

Livingston North Ward

01506 281721

On 29 Jun 2016, at 16:13, McLaren, Steve <Steve.McLaren@westlothian.gov.uk> wrote:

06 June 2016

K2000/Planning/ARF/CS

West Lothian Council
Planning and Economic Development
West Lothian Civic Centre
Howden South Road
Livingston
EH54 6FF

By Email & Post

For the attention of Mr Steve McLaren

Dear Sirs

APPLICATION UNDER SECTION 42 OF THE TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997 TO VARY CONDITION 3b) ATTACHED TO PLANNING PERMISSION IN PRINCIPLE REF NO. 0861/P/15 FOR A RESTAURANT WITH ANCILLARY OFFICE AND RESIDENTIAL ACCOMMODATION AT UNIT 8, FAIRWAYS BUSINESS PARK, DEER PARK ROAD, LIVINGSTON

I write to advise that an application under Section 42 of the Town and Country Planning (Scotland) Act 1997 has today been submitted under e-planning reference no. 10014895-001, all as detailed above.

The application seeks a variation to **Condition 3b)** which restricts the height of any future proposed building on the site to single storey.

In applying for planning permission in principle for the proposed restaurant with ancillary office and residential accommodation, although no design details were submitted at the time, the Council were advised that the office and residential accommodation would require to be facilitated above the restaurant. It would not make logistical sense to have the office and residential accommodation on the same level as the restaurant. Such an approach would also necessitate a larger building footprint which the site simply cannot accommodate. In the circumstances, in order to facilitate the ancillary office and residential accommodation, a single storey structure cannot be delivered.

My clients are therefore seeking a variation of **Condition 3b)** in order to allow for a building higher than 1no. storey.

There is no design basis or rationale to restrict the proposed new building to a single storey as detailed in **Condition 3b)** given the fact that the existing buildings on either side of the proposed restaurant site i.e. the Heineken Office building and the Premier Inn/Beefeater Restaurant are both built at a height well in excess of 1no. storey.

If **Condition 3b)** is not removed or varied to allow for a building higher than 1no. storey on the site, my client will be forced into submitting a Full Detailed application as opposed to a Matters Specified in Condition (MSC) application as his proposals for the site necessitate a building in excess of 1no. storey to accommodate the ancillary office and residential accommodation. Under a full application, the policy principle of development could be revisited by the Council.

For my client to be potentially put in such a position seems extremely unreasonable and unfair given the lack of rationale behind restricting the proposed building to a single storey given the nature of his proposal as clearly set out at the permission in principle stage and both its immediate and wider setting.

I trust all of the above explains my client's reasons for wishing to vary or remove **Condition 3b)** and I look forward to receiving notification of registration in writing in due course.

Please do not hesitate to contact me if you wish to discuss or require any additional information.

Yours faithfully

Alan R Farningham
DIRECTOR

Encl

DRAFT CONDITIONS

DRAFT DECISION - APPLICATION 0391/FUL/16

- 1 Condition 3b of planning permission 0861/P/15 is amended to:

Development shall not begin until details of the following matters have been submitted to and approved in writing by the planning authority. Thereafter the development shall be carried out in accordance with that approval. Approval of Matters:

b) Plans, sections and elevations of all buildings & structures indicating the type and colour of all external materials. All materials shall be appropriate to the surrounding area.

Reason To enable the council as planning authority to assess those details which have yet to be submitted.

- 2 Part 1

Prior to any work beginning on site a contaminated land site investigation and risk assessment must be completed and a written report submitted to and approved in writing by the planning authority. The site investigation and risk assessment must be undertaken by suitably qualified, experienced and competent persons. The written report of the findings must include:

(i) A Phase 1 desk study report incorporating an initial conceptual model of the site.

- A Phase 2 report incorporating a survey of the extent, scale and nature of contamination, and an updated conceptual model of the site;

- An assessment of the potential risks to:

- (ii) human health,
- (iii) property (existing and proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
- (iv) adjoining land,
- (v) the water environment,
- (vi) ecological systems,
- (vii) archaeological sites and ancient monuments
- (viii) flora and fauna associated with the new development;

- An appraisal of remedial options, and proposal of the preferred options(s).

This must be conducted in accordance with the Environment Agency's Contaminated Land Report 11, *Model Procedures for the Management of Land Contamination, CLR11*. If it is concluded by the written report that remediation of the

site is not required, and this is approved in writing by the planning authority, then Parts 2 and 3 of this Condition can be disregarded.

Part 2

Prior to any work beginning on site, a detailed Remediation Statement to bring the site to a condition suitable for the intended use by removing unacceptable risks to all relevant and statutory receptors, must be submitted to and approved in writing by the planning authority. The Remediation Statement must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The Remediation Statement must ensure that the site will not qualify as contaminated land under Part2A of the Environmental Protection Act 1990 in relation to the intended use of the land following development.

Part 3

The approved Remediation Statement must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out the agreed remediation. The planning authority must be given two weeks written notification of the commencement of the remediation works. Following completion of the measures identified in the approved Remediation Statement, a Verification Report that demonstrates the effectiveness of the remediation carried out must be prepared. The Verification Report must be submitted to and approved in writing by the planning authority prior to commencement of the new use of the land.

Reason To identify any contamination present on site and ensure appropriate remediation is carried out.

- 3 All other conditions attached to planning permission 0891/P/15 shall remain extant and shall be adhered to.

Reason To enable the council as planning authority to assess those details which have yet to be submitted.

ADVISORY NOTES TO DEVELOPER

Please read the following notes carefully as they contain additional information which is of relevance to your development.

Statutory time period for the commencement of development

This planning permission lapses on the expiration of a period of 3 years (beginning with the date on which the permission is granted) unless the development to which the permission relates is begun before that expiration.

Notification of the start of development

It is a legal requirement that the person carrying out this development must notify the planning authority prior to work starting on site. The notification must include full details of the name and address of the person carrying out the development as well as the owner of the land and must include the reference number of the planning permission and the date it was granted. If someone is to oversee the work, the name and contact details of that person must be supplied. The relevant form is available online on the council web site under Planning and Building Standards. Please ensure this form is completed and

returned accordingly.

Notification of completion of development

The person who completes this development must, as soon as practicable after doing so, give notice of completion to the planning authority. The relevant form is available online on the council web site under Planning and Building Standards. Please ensure this form is completed and returned accordingly.

Contaminated land procedures

In the event that contamination is found at any time when carrying out the approved development that was not previously identified, work on site shall cease and the issue shall be reported in writing to the planning authority immediately. The developer is required to follow the councils Supplementary Planning Guidance Development of land potentially affected by contamination. This document provides developers and their consultants with information on dealing with the planning process in West Lothian when development is proposed on land which is suspected of being affected by contamination. This document and further guidance is provided via the Councils web pages at <http://www.westlothian.gov.uk/article/2220/Contaminated-Land>

Liaison with the Coal Authority

As the proposed development is within an area which could be subject to hazards from current or past coal mining activity, the applicant is advised to liaise with the Coal Authority before work begins on site, to ensure that the ground is suitable for development.

Any activities which affect any coal seams, mine workings or coal mine entries (shafts) require the written permission of the Coal Authority. Failure to obtain such permission constitutes trespass, with the potential for court action. The Coal Authority is concerned, in the interest of public safety, to ensure that any risks associated with existing or proposed coal mine workings are identified and mitigated.

To contact the Coal Authority to obtain specific information on past, current and proposed coal mining activity you should contact the Coal Authority's Property Search Service on 0845 762 6848 or at www.groundstability.com.

Advisory note to developer - General

Please note that it is the developer's responsibility to ensure that all relevant consents, certificates and permits are in place prior to starting work on site. It is also the developer's responsibility to contact relevant service providers to ensure safe connection where appropriate.

How to challenge the council's Decision

If your application was determined under delegated powers as a local application by an officer appointed by the council and you disagree with the council's decision on your application, or one or more of the conditions attached to the decision, you can apply for a review by the council's Local Review Body. If the application was heard at a committee and in any other case you can seek an appeal of that decision to the Government's Directorate for Planning and Environmental Appeals. You can find information on these processes and how to apply for a review, or to appeal, here: <http://www.westlothian.gov.uk/article/2078/Decisions-Reviews-and-Appeals>

Annex 1, Schedule of Plans - 0391/FUL/16

**Docquetted
Number**

1 of 1

**Drawing
Description**

Site & location plans

**Drawing
Number**

FBP-U8-F04



DEVELOPMENT MANAGEMENT COMMITTEE

Report by Development Management Manager

1 DESCRIPTION AND LOCATION

Installation of dormer windows and alterations to house at 13B Holmes Holdings, Broxburn.

2 DETAILS

Reference no.	0422/H/16	Owner of site	Mr George Patterson
Applicant	Mr George Patterson	Ward & local members	Broxburn, Uphall & Winchburgh Cllr .T Boyle Cllr. D Calder Cllr. J Campbell Cllr. A Davidson
Case officer	Steven McLaren	Contact details	01506 282404 steve.mclaren@westlothian.gov.uk

Reason for referral to Development Management Committee: The application has been called to committee by Councillor Calder

3 RECOMMENDATION

Grant planning permission unconditionally.

4 DESCRIPTION OF THE PROPOSAL AND PLANNING HISTORY

- 4.1 The application is to install 4 small dormer windows onto the property, alter window and door openings and to remove the first floor balcony in order to renovate the building and create a 4 bedroom house from what is currently a one bedroom house.
- 4.2 There is a long history to this site and the applications are listed below, excluding any which had been withdrawn. The salient points in this respect are that consent was granted for the conversion of a pigeon loft to a holiday flat in 2002 and a variation was allowed in 2004 to permit occupation not exceeding 6 months.
- 4.3 In 2014 the owner of the property sought to lift the holiday let restriction entirely. He stated that he had in fact been living there and the property was not being used as a holiday let. He also stated that his intention was to continue living at the property.

- 4.4 These comments were taken into consideration when assessing the planning application for a change of use from a holiday let to a house and for the lifting of the planning obligation tying the use of the property to a holiday let in its Title. Whilst the owner's personal circumstances were taken into account, the view was that there would be no demonstrable harm caused by allowing the property to be a house and to allow the owner to continue to reside at the site. Subsequently permission was granted. A copy of the Report on Handling for the 2014 application is attached.
- 4.5 Shortly after permission was granted the property appeared for sale on the open market and is now in the ownership of Mr Patterson who wished to renovate it.

Application Number	Description of proposals	Decision	Date
0213/FUL/02	Conversion and alterations of pigeon loft to holiday flat	Granted	08/04/2002
0759/FUL/03	Extension to form store on ground floor and lounge on first floor	Granted	25/08/2003
1030/FUL/04	Variation of condition 3 of consent 0213/02 to allow for seasonal lets	Granted	13/09/2004
0077/PO/14	Application for the discharge of planning obligations relating to planning application 0213/FUL/02	Granted	13/07/2014
0287/FUL/14	Change of use from a holiday flat to a house (in retrospect)	Granted	03/07/2014

5 PLANNING POLICY ASSESSMENT

Plan	Policy	Assessment	Conform?
West Lothian Local Plan (WLLP)	HOU9 (residential and visual amenity)	<p>Development proposals will be assessed against the need to protect the residential and visual amenity of existing residents and other occupiers. Developments shown to adversely impact on amenity to a significant degree will not be supported.</p> <p>The proposals are to alter the external appearance of a property which was previously granted permission as a house. The assessment therefore is on the impact the proposed alteration will have on the residential and visual amenity of the area. The installation of dormer windows, removal of balcony and alteration to window and door openings are an improvement over the current building and remove an overlooking issue with the current first floor access. The proposals are therefore acceptable in terms of this policy.</p>	Yes

6 REPRESENTATIONS

There have been two objections to the proposals. The full content of which is attached to this report and a summary of the comments is set out below.

Comments	Response
Security and safety of family and pets.	The changes to fenestration, removal of a balcony and internal alterations will not affect the security of safety of individuals adjacent to the site.
Increase in traffic.	The changes to fenestration, removal of a balcony and internal alterations will not affect the security of safety of individuals adjacent to the site.
Gate to A89 left open.	This is a matter for the applicant and the neighbor. It can be noted that during the case officer's site visit, when the applicants were not in attendance, the gate was in the open position.
Increase in activity from a 1 to a 4 bedroom property.	This is possible given the intention is to renovate from a 1 to a 4 bedroom house. There is no indication that this will be detrimental to the neighbours.
Alterations to the property do not accord with the land title.	This is a legal matter. The current owners can seek to amend the title and has no bearing on the planning permission.
Property was originally a 1 bedroom short term holiday let.	The history of the site has been detailed and any changed authorized have been given due consideration.
Impact on amenity.	The alterations to the building will improve the appearance and thus improve the visual amenity of the area.
Building works detrimental to health.	Building works can be restricted to reasonable times and will be a finite process.
Right of access only to a holiday let.	This is a legal matter.
Possible trading from the premises	Condition 2 of planning permission 0287/FUL/14 explicitly states that no business to be undertaken from the site without first obtaining planning permission. Condition 3 also restricts permitted development rights at the property.

7 CONSULTATIONS

- 7.1 There has been no need to consult with other council departments or external agencies for this application to renovate a house..

8 ASSESSMENT

- 8.1 Section 25 of the Town and Country Planning (Scotland) Act 1997 requires planning applications to be determined in accordance with the development plan, unless material considerations indicate otherwise.

- 8.2 The application is for the renovation of a property which has previously gained retrospective permission to be classed as a house. Policy HOU9 considers the residential and visual amenity of development proposals and the proposals submitted are a betterment of the existing building.
- 8.3 The removal of the balcony, alterations to window and door openings and any internal changes to the building do not in their own right require planning permission. The installation of the dormer windows does and these help to improve the overall appearance of the building. The proposals therefore accord with policy HOU9.

9 CONCLUSION AND RECOMMENDATION

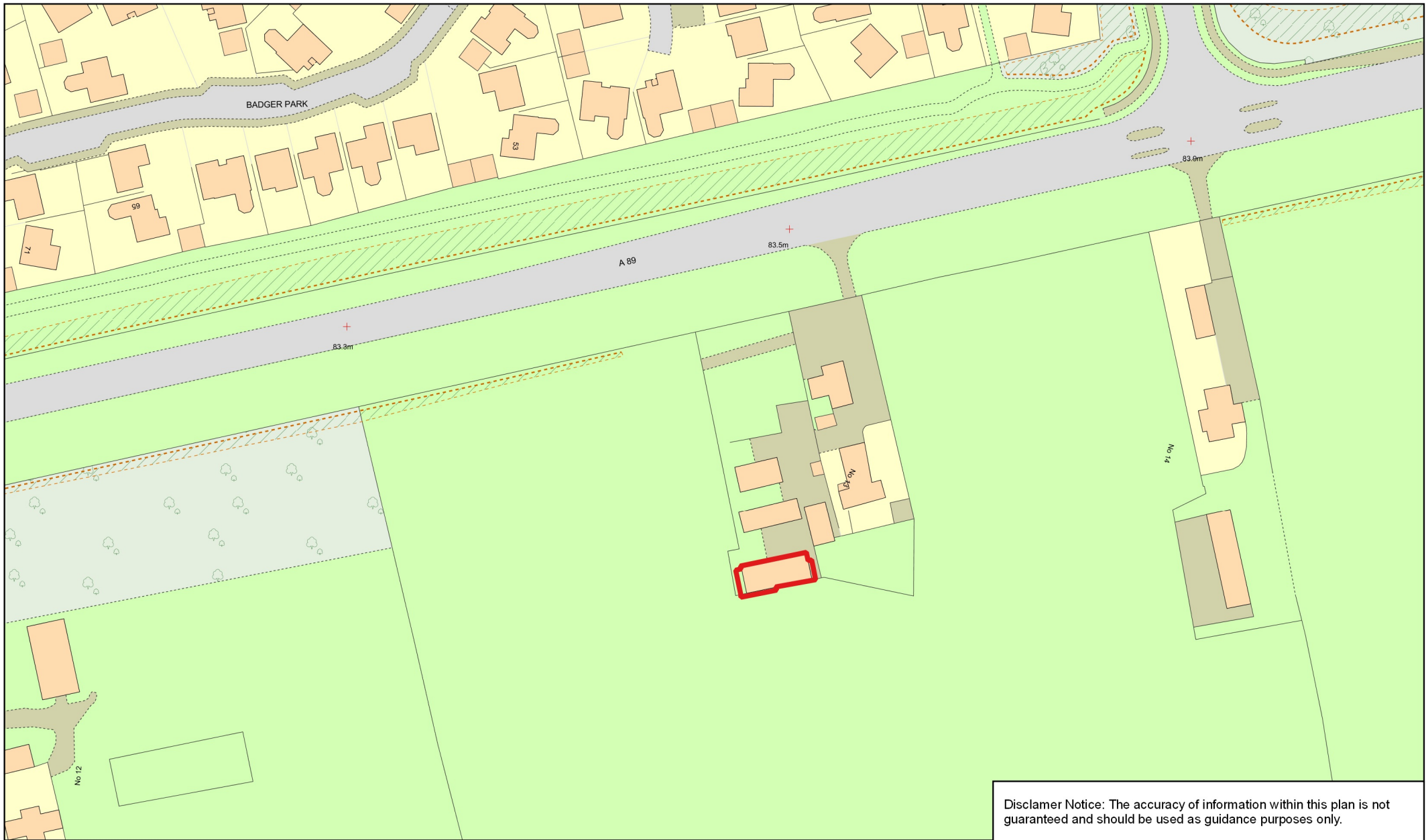
- 9.1 The objectors have raised matters of land title and rights of access. These are legal issues which have no bearing on the merits of the planning application and will need to be resolved separately.
- 9.2 There is a documented history to this site from pigeon loft to short term holiday lets, then long term holiday let and finally to a house. Planning permission is therefore in place to allow the property to be used as a house, subject to restriction on permitted development and business uses, and the merits of the current proposed changes must be considered separately.
- 9.3 The installation of dormer windows and general renovation of the property, whether creating additional bedroom or not, are acceptable in residential and visual amenity terms.
- 9.4 Recommendation therefore is to grant unconditionally.

10 ATTACHMENTS

- Location plan
- Aerial photograph
- Local Member Referral Form
- Proposed Elevations
- Representations
- Comments from applicant

CHRIS NORMAN
Development Management Manager

Date: 3 August 2016





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 <p>West Lothian Council</p>	<p>0422/H/16</p> <p>Planning & Economic Development, West Lothian Civic Centre, Livingston, EH54 6FF</p>	<p>1:1,250</p>	
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 <p>West Lothian Council</p>	<p>0422/H/16</p>	<p>1:500</p>	
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West Lothian
Council

Planning Services
Development Management Committee

☒ LOCAL MEMBER REFERRAL REQUEST ☒

Members wishing a planning application to be heard at the Development Management Committee must complete and return this form to Chris Norman, Development Management Manager, within 7 days.

The planning application details are available for inspection on the council's web site at <http://planning.westlothian.gov.uk/WAM133/searchsubmit/performanceOption.do?action=search>

<u>Application Details</u>	<u>Reason For Referral Request</u> (please tick ✓)
Application Reference Number LIVE/0422/H/16.....	Applicant Request <input type="checkbox"/>
Site Address 13b Holmes Holdings, Broxburn	Constituent RequestX..... <input type="checkbox"/>
Title of Application 	Other (please specify) <input type="checkbox"/>
Member's Name Cllr Diane Calder.....	

Ridge Height to remain

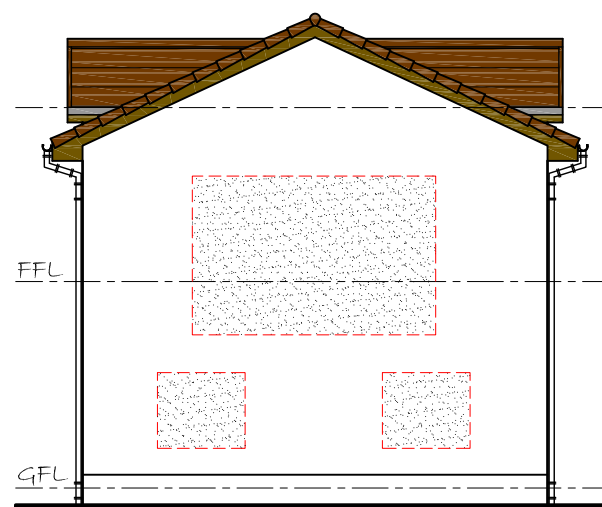
Eaves to remain

FFL

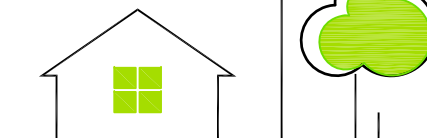
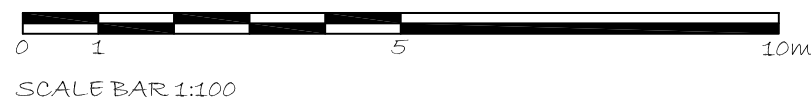
Original FFL

GFL

Proposed North Elevation
1:50



Proposed West Elevation
1:100



Arthur Stone Planning
& Architectural Design

Project
Proposed Alterations to Dwelling House
at 13b Holmes Holding, Broxburn

Title
Proposed North & West Elevations

Drawn	Date	Scale	Drawing No	Rev
D.McC	May 2016	1:100/50 @ A3	D4D/188-105	

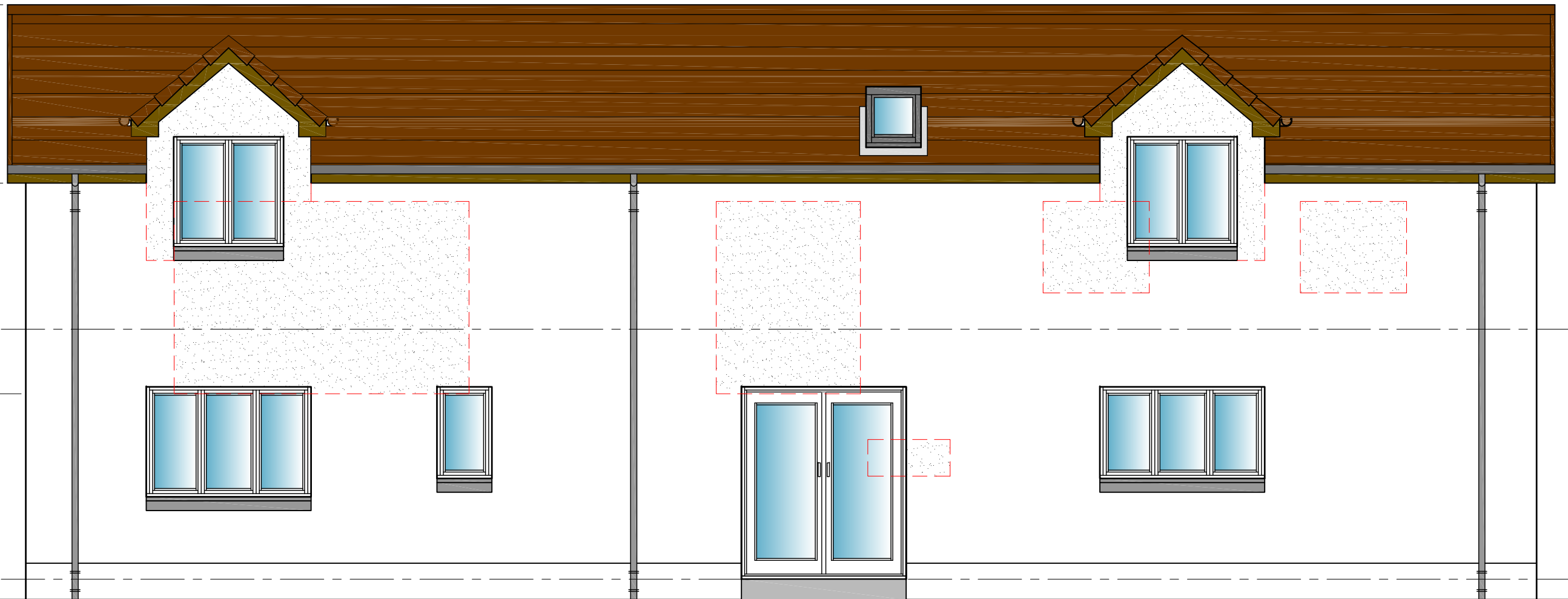
Ridge Height to remain

Eaves to remain

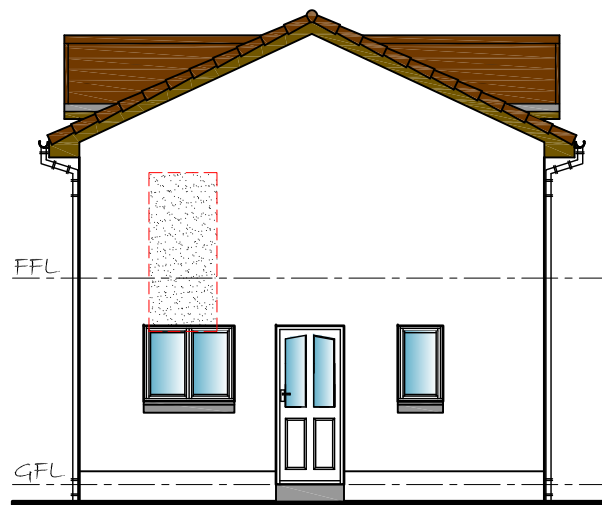
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Original FFL

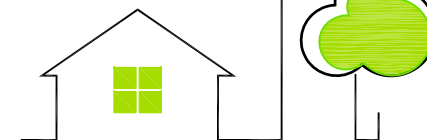
GFL



Proposed South Elevation
1:50



Proposed East Elevation
1:100



Arthur Stone Planning
& Architectural Design

Project
Proposed Alterations to Dwelling House
at 13b Holmes Holding, Broxburn

Title
Proposed South & East Elevations

Drawn	Date	Scale	Drawing No	Rev
D.McC	May 2016	1:100/50 @ A3	D4D/188-106	

Planning Department

West Lothian Council
Development Management

15 JUL 2016

Date.....

Ref No.....

Ref To.....

Ack'd.....

Replied.....

13 Holmes Holdings
Broxburn
EH52 5NS

Dear Sirs

SMCL

Please accept this letter as my objection to **Planning Application 0422/H/16** at 13b Holmes Holdings Broxburn EH52 5NS.

Please be aware that the property in this application has also been known as 13, 13c and now 13b and has been subject to numerous planning applications in the past. Please see below (**previous (related) planning permission**) and attachment: 1 **Copy of all Planning Applications/Restraints**.

Planning Was granted in 2014 (Permanant Dwelling). The property was sold in 2015 (which was immanent). To a retired couple (2 People). who i think were unaware of the previous planning conditions/ restraints. New planning Permission 2016

The new owners wants to Alter this from 1 bedroom house to a 4 bedrooms + 1 study house (**Potentially 5 bedrooms**) and move windows/doors ect (Refer to: (LIVE/0422/H/16) and extention into the store room on the ground floor (**This was to remain as a store refer to The land register of Scotland version 12/09/06 title number: WLN43841 13 Holmes Holdings**)). As there is also a restriction on the amount of people who can stay in the property i.e. **Only 5**. (So Potentially the 5 bedrooms house could occupy 10 people / 10 cars) if property is resold the new owners were unaware of this restriction.

Planning permission was granted to (13c Holmes Holdings) for permanent residence. 13b Holmes Holdings has not had any planning up till now in 2016.

So I'm a wee bit confused to what a Grid Ref; means as i thought they would all be the same ? and where does the planning permission stand for 13c Holmes Holdings as the new application is now for 13b Holmes Holdings ??? Confused.

When we purchased our property It was on the understanding that 13b was a holiday flat to be used as short-term holiday accommodation not exceeding one-month lets at a time and at no time shall it be occupied as a separate dwelling. (Restriction: no more than 5 people to reside) (Refer to previous (related) planning permission below No:1) (Grid Ref: 307270 671447)

Also we agreed to give access to the property next door as a holiday let (1 Bedroom) refer to (The land register of Scotland version 12/09/06 title number: WLN4384113 Holmes Holdings) (Potentially 5 bedroom house)

In 2014 an approval of discharge was issued that stated the property (**13c Holmes Holdings**) could be used as a sole residence for the previous owner. (Refer to previous (related) planning permission below No: 4) (**Grid Ref: 307270 671447**)

Also in 2014 planning permission was granted in retrospect for the property (**13c Holmes Holdings**) to be changed from a holiday flat to a house. for the use of the previous owner (Refer to previous (related) planning permission below No: 5) (**Grid Ref: 307289 671528**)

We were unaware of all these changes of use until we received notification in 2014.

I believe that if this application is permitted it will severely impact on our amenity, due to an increase in traffic, more noise, more people I am very concerned about the safety of my grandchildren and pets due to the shared access and gate being left open. (Going from 5 people/ 1 car to Potentially 10 people / 10 cars)

[REDACTED] (2 week Recovery Period)
and my consultant believes any building works would be detrimental to my health. I sleep during the day and the noise would be unacceptable and i would have to leave my property until building work was finished which will take a long time to complete.

10f5

Previous (Related) Planning Permission

1. **Approved in 2002:** (LIVE/02/FUL/02).(13 Holmes Holdings)(Grid Ref: 307270 671447)
Conversion and Alterations of Pigeon Loft to Holiday Let
Purpose: 6 months holiday let.
2. **Approved in 2003:** (LIVE/0759/FUL/03).(13 Holmes Holdings)(Grid Ref: ???)
Extention to form store on ground floor and lounge on the first floor.
Purpose: Move Bedroom Down stairs.
3. **Withdrawn in 2004:** (LIVE/0847/FUL/04).(13 Holmes Holdings)(Grid Ref: ???)
Change of use from holiday flat to dwelling house.
Purpose: Withdrawn
4. **Approved in 2014:** (LIVE/077/PO/14)(13c Holmes Holdings)(Grid Ref: 307270 671447)
Application for the discharge of planning obligations relating to planning permission 0213/ful/02.
Purpose: Owner as temporary holiday accommodation.
5. **Approved in 2014:** (LIVE/0287/FUL/14)(13c Holmes Holdings)(Grid Ref: 307289 671528)
Change of use from holiday flat to a house (In retrospect) (Grid ref: 307289 671528)
Purpose: Permanent Dwelling.

New Planning Application

1. (LIVE/0422/H/16) (13b Holmes Holdings)(Grid ref: 307260 671504)
Installation of dormer windows and alterations to house (Grid ref: 307260 671504).
Purpose: Alter this 1 bedroom house to a 4 bedrooms + 1 study house (Potentially 5 bedrooms)and move windows ect
(Refer to Planning Application) and **extention** into the store room on the ground floor

Copy of Previous objection to planning application LIVE/0287/FUL/14

Dear Steven

Please accept this letter as my objection to Planning Application 0287/FUL/14 at 13c Holmes Holdings Broxburn EH52 5NS.
When we purchased number 13 Holmes Holdings we were under the impression that 13c Holmes Holdings was a Holiday accommodation
i.e. Let for only 6 months a year, and never to be used as a Permanent Dwelling refer to Planning Applications.

1. Planning Application 0213/FUL/02
2. Planning Application 1030/FUL/04 or 1030/04

Additional Information

The present access was agreed to 13c Holmes Holdings as i believed that it would remain as a Holiday Flat (Holiday Accommodation).

My main reason for purchasing number 13 Holmes Holdings was for the safety of my Grandchildren who play at the front of the property
safety behind the gate.

My concerns are the increase in traffic through our property and worry that our gate onto the main road could be potentially be left open if
Planning Permission was to be granded and if the property was put up for sale, which i fear is immanent, As the present owner has already
approached myself about purchasing number 13c Holmes Holdings.

I am also concerned that due to the number of outbuilding the new owner may carry out some form of trade and again increase the amount
of through traffic.

Yours Sincerely
Christine Sharp
John Sandison

Permission was granted in 2014 to change from a **holiday flat to permanent residence for the previous owner**,
permission was granted subject to the following conditions:

Planning was permitted subject to the following conditions:

1. **For the avoidance of doubt, the use of the premises hereby approved shall be restricted to a house as defined under Class 9(a)(i) and 9 (a)(ii) of The Town and Country Planning (Use Classes)(Scotland) Order 1997**

Class 9. Houses

Use—

- (a).....As a house, other than a flat, whether or not as a sole or main residence, by—
- (i).....A single person or by people living together as a family, or
- (ii).....Not more than 5 residents living together including a household where care is provided for residents;

20/5

Reason: To define the terms of the use of the property.

2. For the avoidance of doubt, there shall be no business activities undertaken within the application site unless a planning application has been submitted to and approved by the council planning authority.

Reason: To define the use of the site and to protect the amenity of adjoining neighbours and surrounding are.

3. Permitted development rights to extend the property or build in the garden ground are withdrawn. Any proposed development falling within Classes 1A, 1B, 1C, 1D, 3A OR 3B as defined in The Town and Country Planning (General Permitted Development) (Scotland) Amendment Order 2011 shall be subject of a planning application for the consideration and determination of the planning authority.

The Town and Country Planning (General Permitted Development) (Scotland) Amendment Order 2011 1A, 1B, 1C, 1D, 3A or 3B. Refer to internet.

Reason: To enable the assessment of development in this countryside setting and to protect the amenity of the surrounding are and the adjoining neighbouring properties.

Look happy to your speedy response.

Yours Faithfully

Christine Sharp
John Sandison

Attachment:1 Copy of All Planning Applications/ Constraints

4.3.2002

Conversion and alterations of pigeon loft to holiday flat

13 Holmes Holdings, Broxburn

Ref. No: LIVE/0213/FUL/02 | Received: Tue 26 Feb 2002 | Validated: Mon 04 Mar 2002 | Status: Decided

Decision	Grant Conditional Permission
----------	------------------------------

Condition 3 of planning consent. Because a separate dwelling would be contrary to National, strategic and local planning policies in the countryside

25.8.2003

LIVE/0759/FUL/03 | Extension to form store on ground floor and lounge on first floor | 13 Holmes Holdings, Broxburn

Decision	Grant Conditional Permission
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12.8.2004

LIVE/0847/FUL/04 | Change of use from holiday flat to dwelling house | 13 Holmes Holdings, Broxburn

Application decision Withdrawn

18.8.2004

LIVE/1030/FUL/04 | Variation of condition 3 of consent 0213/02 to allow for seasonal lets | 13 Holmes Holdings, Broxburn

Application decision Grant Conditional Permission

30f5

What are the conditions?

9.7.2007

Conversion of garage to form two self catering bed and breakfast units

13 HOLMES HOLDINGS, HOLMES ROAD, BROXBURN, EH52 5NS

Ref. No: LIVE/0680/FUL/07 | Received: Fri 22 Jun 2007 | Validated: Mon 09 Jul 2007 |

Decision	Withdrawn
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Constraints

ENV3 - Development in the Countryside	Not Available
E5 - Development in the Countryside	Not Available
ENV36 - Leisure and Tourist Development	

28.11.2007

Conversion of garage to form two self catering units

13 HOLMES HOLDINGS, HOLMES ROAD, BROXBURN, EH52 5NS

Ref. No: LIVE/1126/FUL/07 | Received: Thu 22 Nov 2007 | Validated: Wed 28 Nov 2007 | Status: Decided

Application Decision Withdrawn

Constraints.

Hazard/Pipeline	Not Available
ENV3 - Development in the Countryside	Not Available
E5 - Development in the Countryside	

26.5.2009

-----Property divided-----

5.2.14

13C

Help with this page(opens in a new window)

LIVE/0077/PO/14 | Application for the discharge of planning obligations relating to planning application 0213/FUL/02 (grid ref. 307270 671447) | 13C Holmes Holdings, Broxburn, EH52 5NS

Decision Grant discharge

Constraints

Name	Constraint Type
HOU9 - Residential and Visual Amenity	Development proposals will be assessed against the need to protect the residential and visual amenity of existing residents and other occupiers. Developments shown to adversely impact on amenity to a significant degree will not be supported.

40f5

ENV31 - Development in the Countryside	Proposals for new build development in the countryside will not normally be approved. Exceptions to this policy are: (i) a house for a full-time worker in agriculture or other rural business; (ii) a house for a retired farmer who wishes to remain on the farm but vacate the existing farmhouse to accommodate his successor; (iii) development of a visually intrusive brownfield site where there is no realistic prospect of it being returned to agriculture or woodland use and the site has no significant natural heritage value in its current condition; (iv) replacement of an existing house in the countryside which is of a poor design or in a poor structural condition; (v) infill development within the curtilage of an existing building group or infilling of gaps between existing houses of a single plot width; (vi) a very small number of proposals for a house which by virtue of its design, location and landscape setting makes an exceptional contribution to the appearance of countryside; and (vii) small scale farm diversification projects or other business proposals appropriate to a rural area which would help sustain the rural economy or create significant social benefits. In the case of the first and second policy exceptions above, approval of any new house must be linked to the business by a Section 75 Agreement.
IMP14 - Supplementary Planning Guidance	Developers must have regard to the planning policies guidance referred to in this local plan. In submitting a planning application, listed building consent or conservation area consent or advertisement consent application, a developer shall conform to supplementary guidance.

13C

9.5.2014

Change of use from a holiday flat to a house (in retrospect) (Grid ref. 307289 671528)

13c Holmes Holdings, Broxburn, EH52 5NS

Ref. No: LIVE/0287/FUL/14 | Received: Thu 01 May 2014 | Validated: Fri 09 May 2014 | Status: Decided

Decision Grant Subject to a Section 69 Agreement Constraints

HOU9 - Residential and Visual Amenity Development proposals will be assessed against the need to protect the residential and visual amenity of existing residents and other occupiers. Developments shown to adversely impact on amenity to a significant degree will not be supported.

ENV31 - Development in the Countryside Proposals for new build development in the countryside will not normally be approved. Exceptions to this policy are: (i) a house for a full-time worker in agriculture or other rural business; (ii) a house for a retired farmer who wishes to remain on the farm but vacate the existing farmhouse to accommodate his successor; (iii) development of a visually intrusive brownfield site where there is no realistic prospect of it being returned to agriculture or woodland use and the site has no significant natural heritage value in its current condition; (iv) replacement of an existing house in the countryside which is of a poor design or in a poor structural condition; (v) infill development within the curtilage of an existing building group or infilling of gaps between existing houses of a single plot width; (vi) a very small number of proposals for a house which by virtue of its design, location and landscape setting makes an exceptional contribution to the appearance of countryside; and (vii) small scale farm diversification projects or other business proposals appropriate to a rural area which would help sustain the rural economy or create significant social benefits. In the case of the first and second policy exceptions above, approval of any new house must be linked to the business by a Section 75 Agreement

IMP14 - Supplementary Planning Guidance Developers must have regard to the planning policies guidance referred to in this local plan. In submitting a planning application, listed building consent or conservation area consent or advertisement consent application, a developer shall conform to supplementary guidance.

13B

Installation of dormer windows and alterations to house (grid ref. 307290 671504)

13B HOLMES HOLDINGS, HOLMES ROAD, Broxburn, EH52 5NS

Ref. No: LIVE/0422/H/16 | Received: Fri 03 Jun 2016 | Validated: Thu 23 Jun 2016 | Status: Registered

Soft

Comments for Planning Application LIVE/0422/H/16

Application Summary

Application Number: LIVE/0422/H/16

Address: 13B HOLMES HOLDINGS, HOLMES ROAD, Broxburn, EH52 5NS

Proposal: Installation of dormer windows and alterations to house (grid ref. 307290 671504)

Case Officer: Steven McLaren

Customer Details

Name: Ms Elaine Graham

Address: 74, Morrison way Livingston

Comment Details

Commenter Type: Other

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the proposed development, as a patron of the B&B, (13 Holmes Holdings) I feel if allowed to proceed it will affect my enjoyment, my security and most of all the safety of myself, my pets and my family.

When I first visited the B&B, the old pigeon loft (see attached planning applications) was used as overflow accommodation by the previous owners, There was next to no through traffic at the B&B. After a few years the owners of the above holiday let would stay for a few weeks in the summer then were rarely be there, Since the new owners have taken possession, there has been a significant increase in the amount of noise and through traffic accessing the property and on more than one occasion the main gate onto the A89 road has been left open, endangering the children, pets and other road users. I believe an increase in traffic and noise is inevitable if the property is changed into a four bedroom residence, please leave it as a holiday let with no alterations.

I am somewhat confused as to what planning applications refer to which buildings and if any of them are even valid.

I am unable to find any application regarding the spiral staircase.

Planning Applications....

Change of use from a holiday flat to a house (in retrospect) (Grid ref. 307289 671528)

13c Holmes Holdings, Broxburn, EH52 5NS

Ref. No: LIVE/0287/FUL/14 | Received: Thu 01 May 2014 | Validated: Fri 09 May 2014 | Status: Decided

Application for the discharge of planning obligations relating to planning application 0213/FUL/0...
13C Holmes Holdings, Broxburn, EH52 5NS
Ref. No: LIVE/0077/PO/14 | Received: Wed 22 Jan 2014 | Validated: Wed 05 Feb 2014 | Status:
Decided

Conversion of garage to form two self catering units
13 HOLMES HOLDINGS, HOLMES ROAD, BROXBURN, EH52 5NS
Ref. No: LIVE/1126/FUL/07 | Received: Thu 22 Nov 2007 | Validated: Wed 28 Nov 2007 | Status:
Decided

Conversion of garage to form two self catering bed and breakfast units
13 HOLMES HOLDINGS, HOLMES ROAD, BROXBURN, EH52 5NS
Ref. No: LIVE/0680/FUL/07 | Received: Fri 22 Jun 2007 | Validated: Mon 09 Jul 2007 | Status:
Decided

LIVE/1030/FUL/04 | Variation of condition 3 of consent 0213/02 to allow for seasonal lets | 13
Holmes Holdings, Broxburn

Conversion and alterations of pigeon loft to holiday flat
13 Holmes Holdings, Broxburn
Ref. No: LIVE/0213/FUL/02 | Received: Tue 26 Feb 2002 | Validated: Mon 04 Mar 2002 | Status:
Decided

From: Barbara Patterson
To: McLaren, Steve
Subject: Response to Objection
Date: 15 July 2016 08:56:30

We note there's been an objection from a Ms. Graham and we would respond as follows.

1 Main gate to A89:-

As the new owners of 13b we would point out that on approach, if we find the main gate in the open position, we leave it in the open position, and if we find it in the closed position we close it after we go through

2 Traffic:-

My wife does not drive and my vehicle goes out and in about twice a day, as I'm sure the previous owner did.

3 Noise:-

The only work carried out so far at the property was repair to two shed roofs over a three day period between 8am and 6pm. The only other noise is the lawn mower used about once a month, and as I bought it from the previous owner of 13b this noise is exactly the same.

4 Visitors:-

Our son visits us once a week and my wife's cousin visits once a month and they both know to leave the gate as the find it.

5 Spiral staircase:-

The property was used as a holiday flat prior to the previous owner selling no 13 in 2009, when he sold no. 13 to the current owners 13b then became his only home. As there was no spiral staircase in the property when it was used as a holiday flat we don't know how this Ms E Graham could possibly know there is a spiral staircase in the property, unless of course our neighbour at no. 13 may have been discussing our property with her recent patrons/ guests.



DEVELOPMENT MANAGEMENT COMMITTEE

Report by Development Management Manager

1 DESCRIPTION AND LOCATION

- 1.1 Erection of 237 houses and 16 flats (revised from 258 total units) with associated works including bus turning facility, land for school extension and land for park extension at Raw Holdings, East Calder

2 DETAILS

Reference no.	0609/FUL/15	Owner of site	Persimmon Homes West Lothian Council
Applicant	Persimmon Homes	Ward & local members	East Livingston & East Calder Frank Anderson Carl John Dave King Frank Toner
Case officer	Tony Irving	Contact details	01506 282410 tony.irving@westlothian.gov.uk

Reason for referral to committee: Number of objections and objection from East Calder & District Community Council.

3 RECOMMENDATION

- 3.1 Grant planning permission subject to conditions to be delegated to the Development Management Manager and the securing of developer contributions in accordance with council policies, with any legal agreement to be substantially complete within six months of a draft being issued by the council.

4 DESCRIPTION OF THE PROPOSAL AND PLANNING HISTORY

- 4.1 The proposal is for full planning permission for a total of 253 residential units with associated works. It includes a bus turning facility, land for a school extension and land for a park extension.
- 4.2 The site forms part of the Livingston and the Almond Valley core development area (CDA). It is part of the Calderwood allocation and is specifically part of the Raw Holdings West mixed use allocation.
- 4.3 The site is on the eastern side of East Calder and consists of two areas of land that are divided by a former railway line that now has woodland on it. The smaller of the two

areas (1.53 hectares in size) is bound by the B7015 to the north with the country park and new cemetery beyond, by residential properties and the former railway line to the west, by a residential property to the east and by agricultural land to the south. The larger part of the site (7.11 hectares in size) is bound to the west by no. 27 Raw Holdings and East Calder Park, to the north by St Paul's Primary School and a paddock, to the east by the former railway line and to the south by a former tip and the private Raw Holdings access road with agricultural land beyond. National Cycle Route 75 (NCR75) runs north-south through this larger part of the site.

- 4.4 The site entire site extends to 8.64 hectares in size.
- 4.5 The site will be accessed from the north off the B7015 by a new traffic signal controlled junction. A new access road would lead in a southern direction crossing the former railway line where there will be a bus turning facility and a new vehicular access to St Paul's Primary School and also access to the remainder of the site. There will be two vehicular crossings of NCR75. That part of NCR75 within the site will be stopped up to vehicular traffic and made into a 3 metre wide cycleway as part of a landscape corridor. The northern section of NCR75 from St Paul's Primary to the B7015 will be re-routed along the new access road to the new traffic signal controlled junction on the B7015. At the south east of the site there will be a restricted vehicular access for existing Raw Holdings properties that will serve as a replacement for the stopping up of NCR75 to vehicular traffic. The private Raw Holdings access road that continues off Mansefield that serves holdings no. 10, 11, 12 15, 24 and 25 will remain as existing to allow continued access to these properties.
- 4.6 The proposal includes 1.02 hectares (2.53 acres) of land to be made available to the council to allow St Paul's Primary to be extended to full double stream. It further includes 0.42 hectares (1.05 acres) to be made available to the council to allow East Calder Park to be extended.
- 4.7 Surface water would be treated and attenuated by means of filter trenches and a basin.
- 4.8 The proposal includes affordable housing and this comprises of land to accommodate 38 units (15% of the 253 total units) being made available to the council. A further 25 units (10% of the 253 total units) will be delivered by the developer as affordable units.
- 4.9 The application is accompanied by:
 - (a) Pre-application consultation report
 - (b) Planning statement
 - (c) Additional supporting statement
 - (d) Design and access statement
 - (e) Geoenvironmental desk study report
 - (f) Drainage assessment
 - (g) Ecological report
 - (h) Archaeology desk based assessment
 - (i) Archaeological trial trench evaluation data structure report
 - (j) Technical note: traffic data comparison
 - (k) Transport technical briefing note
 - (l) Development framework for Raw Holdings
 - (m) Indicative masterplan

- 4.10 The applicant, jointly with Cala, submitted a development framework report for the Raw Holdings West allocation in December 2015. This was the subject of publicity and consultation. An indicative masterplan was submitted in June 2016. This updates and supplements the development framework and reflects the present proposals by Persimmon and Cala for Raw Holdings.

History

- 4.11 The Raw Holdings West allocation forms one of two parts of the CDA allocation at East Calder.
- 4.12 The larger part of the CDA allocation is Almondell to the north of the B7015. This has a planning permission in principle for a 2300 unit residential led mixed-use development (0524/P/09). Stirling Developments is the lead developer. Housing development is well under way at Almondell and the consented phase 1 will comprise of 284 residential units once complete. A phase 2 of 164 units is proposed.
- 4.13 The Raw Holdings West allocation has not been the subject of an application for planning permission in principle. Walker Group has planning permission for a total of 119 residential units on land at the western end of the allocation where it bounds existing housing on three sides (0081/FUL/12 & 0823/FUL/13). Of the 119 houses, land allocated for 17 units has been transferred to the council for affordable housing and the council has planning permission for 15 units on this land (0483/FUL/15). Thus a total of 117 units will be constructed.
- 4.14 In addition to this present application by Persimmon, Cala submitted a planning application (0198/FUL/15) in March 2015 for 300 residential units on land to the south of the Persimmon site. This is subject of a separate committee report.
- 4.15 A development framework report for the Raw Holdings West allocation was prepared by Walker Group with the support of other landowners and this was reported to Council Executive on 14 June 2011. Officers recommended that the Council Executive approve the contents of the report and approve the development framework as supplementary planning guidance to inform development decisions at Raw Holdings West. Council Executive decided to reject the recommendations of the report and also decided to invite landowners to submit proposals for a maximum of 12 dwellings per hectare. The land owners subsequently informed the council that developing the area at such a low density of 12 units per hectare would not be viable.

5 REPRESENTATIONS

- 5.1 The application was subject of publicity and a total of 178 representations were received. This comprises of 25 objections and 152 pro-forma representations (of which 148 object and 4 do not object) following a public meeting on 25 February 2016 and an objection from East Calder & District Community Council.
- 5.2 The representations are summarised below. The full representations are available from committee services. The representation from East Calder & District Community Council is summarised in section 6 of this report.

Comments	Response
The Raw Holdings West area was to integrate the settlements of East Calder and Calderwood and the proposal does not do this.	It is considered that the proposal through its design will achieve the desired integration.
The proposal does not accord with the previous development framework reported to Council Executive in 2011, the number of houses is too high and the development would adversely affect the character of East Calder.	The applicant has submitted a new development framework in association with Cala who has an undetermined planning application for 300 residential units at Raw Holdings. While the number of units proposed on the application site is higher than that in 2011 development framework, it is considered to be acceptable as design standards are met and there is education and roads infrastructure available to serve the housing.
There is inadequate education provision to accommodate the development.	The proposed 253 units can be accommodated at existing schools.
There will be adverse transport impacts and congestion as a result of the development.	The road network can accommodate the proposal. Contributions will be sought toward identified transport improvements as mitigation.
The proposed park extension is not adequate in size.	East Calder Park already exceeds the size standard for a neighbourhood park. The land for the park extension is some 4200 sqm and will provide sufficient space to redevelop the park over time in association with contributions toward park improvements.
The development would harm wildlife.	The ecology report adequately assesses impacts and mitigation measures are included.
The development would harm the amenity of existing adjacent houses.	The layout is such that any impacts on adjacent houses would not have an unacceptable impact on residential amenity.

6 CONSULTATIONS

6.1 The consultations are summarised below. The full consultations are contained in the application file.

Consultee	Objection	Comments	Planning Response
WLC Transportation	No	Revised layout is acceptable. Submitted information demonstrates that the road network can accommodate the development subject to the road improvements identified in the transport assessment for the entire Calderwood CDA.	Noted. Contributions will be sought toward the road improvements.
WLC Housing	No	The affordable housing requirement is 15% land for social rent (38 units) and a further 10% built units (25 units). The proposals meet these requirements.	Noted.

Consultee	Objection	Comments	Planning Response
WLC Flood Risk Management	No	The drainage assessment is satisfactory. An opportunity has been missed to open the existing culvert.	Noted. The culvert is positioned within the school extension land and park extension land. It is not practical to open up the culvert in this instance.
WLC Contaminated Land Officer	No	Further site investigations are required and can be dealt with by planning condition.	Noted.
WLC Education Planning	No	There is capacity to serve the development. The development will deliver a new access road to St Paul's Primary and land to extend the school.	Noted.
WLC Environmental Health	No	Recommend planning conditions on construction noise and vehicles.	Noted.
WLC NETS, Land & Countryside Services	No	East Calder Park is presently 5.63 hectares in size, exceeding the minimum 3 hectare size for a neighbourhood park. The proposed land for the park extension is adequate in size.	Noted.
West of Scotland Archaeology Service	No	The archaeological evaluation is satisfactory.	Noted.
SEPA	No	SUDS proposals meet requirements.	Noted.
Scottish Water	-	No reply received.	-
East Calder & District Community Council	Yes	<ol style="list-style-type: none"> 1. The masterplan has not addressed community concerns. 2. House numbers are in excess of those on the local development plan. 3. The layout is urban in nature and the site is in a semi-rural location. 4. The traffic signal controlled junction to the site will cause congestion. 5. St Paul's Primary extension and access has not been fully resolved. 6. Traffic crossing the NCR is 	<ol style="list-style-type: none"> 1. An acceptable master plan framework has been produced. 2. It is accepted that unit numbers at Raw Holdings exceed those in the LDP. However, design standards are met and there is education and transport infrastructure to serve the

Consultee	Objection	Comments	Planning Response
		<p>not desirable.</p> <p>7. There is insufficient sewerage capacity.</p> <p>8. There is lack of confidence that a new high school will be provided.</p> <p>9. There will be impacts on the A71.</p> <p>10. Hedgerows should be kept.</p> <p>11. Quality of workmanship on Persimmon houses at Calderwood.</p>	<p>proposal.</p> <p>3. The layout and design is appropriate to the location.</p> <p>4. The junction at the B7015 meets transportation requirements.</p> <p>5. The proposals for St Paul's have been refined and meet requirements.</p> <p>6. There are only two crossings of the NCR within the site and these will be designed with pedestrian/cycle priority.</p> <p>7. Scottish Water has not provided comments but is aware of the CDA at East Calder.</p> <p>8. The provision of a new high school remains a CDA requirement.</p> <p>9. The A71 can accommodate traffic from the development. Contributions will be sought toward network improvements.</p> <p>10. Hedgerows will be kept where practical.</p> <p>11. Quality of workmanship is not a material planning consideration.</p>

7 PLANNING POLICY ASSESSMENT

- 7.1 Section 25 of the Town and Country Planning (Scotland) Act 1997 requires planning applications to be determined in accordance with the development plan, unless material considerations indicate otherwise.
- 7.2 The development plan comprises of the Strategic Development Plan for Edinburgh and South East Scotland (SESplan) and the West Lothian Local Plan (WLLP).
- 7.3 Relevant development plan policies are listed below.

Plan	Policy	Assessment	Conform
SESplan	<p>Policy 1A The spatial strategy: development locations</p> <p>This policy states that local development plans (LDP) will direct further strategic development to strategic development areas (SDA). It lists West Lothian as a strategic development area. It further states any areas of restraint necessary as a result of environmental and infrastructure constraints are to be identified and justified in LDP.</p>	The site is already allocated for mixed use development in the local plan as part of the CDA.	Yes
SESplan	<p>Policy 1B The spatial strategy: development principles</p> <p>This policy states that LDP will ensure that there are no significant adverse impacts on the integrity of international, national and local designations; on the integrity of international and national built or cultural heritage; have regard to the need to improve the quality of life in local communities; contribute to the response to climate change and have regard to the need for high quality design, energy efficiency and the use of sustainable building materials.</p>	The proposal is consistent with the stated development principles.	Yes
SESplan	<p>Policy 5 Housing land</p> <p>This policy states that for the</p>	The site is already allocated for mixed use development in the local plan as part of the CDA.	Yes

Plan	Policy	Assessment	Conform
	<p>period from 2009 up to 2024, there is a requirement for sufficient housing land to be allocated so as to enable 107,545 houses to be built across the SESplan area, including on land which is currently committed for housing development. Of that total, the requirement for the period 2009 to 2019 is for 74,835 houses. Supplementary guidance (SG) is to be prepared to provide detailed further information for LDP as to how much of that requirement should be met in each of those six areas, both in the period 2009 to 2019 and in the period 2019 to 2024.</p>		
SESplan	<p>Policy 8 Transportation</p> <p>This policy states that local planning authorities will support sustainable travel and that LDP will ensure, amongst other objectives, that development likely to generate significant travel demand is directed to locations that support travel by public transport, foot and cycle; ensure that new development minimises the generation of additional car traffic, relate density and type of development to public transport accessibility; ensure that the design and layout of new development demonstrably promotes non-car modes of travel; and consider the merits of protecting existing and potential traffic-free cycle and walking routes.</p>	The site is at a sustainable travel location.	Yes
SESplan	<p>Policy 9 Infrastructure</p> <p>This policy states that LDP will provide policy guidance that will require sufficient infrastructure to be available, or its provision to be committed, before development</p>	There is or will be infrastructure to serve the development. Developer contributions will be sought in accordance with council policy to meet any deficiencies.	Yes

Plan	Policy	Assessment	Conform
	can proceed.		
WLLP	<p>CDA 1 and CDA 2 Infrastructure and local facilities for CDA</p> <p>This policy requires all infrastructure to be provided or committed before planning permission can be granted. The policy allows for planning conditions and legal agreements to be used to secure the funding and proper phasing of development and refers to the CDA Action Plan (appendix 7.1) that lists the requirements for each CDA.</p>	<p>Land for an extension to East Calder Park and land for an extension to St Paul's Primary and a new vehicular access to the school are principle infrastructure requirements for Raw Holdings. The proposal includes these. Developer contributions will be sought in accordance with council policy to meet any infrastructure deficiencies</p>	Yes
WLLP	<p>CDA 4 Housing mix and density</p> <p>This policy requires that a diversity of house types, tenures and densities be provided within the new housing developments within the core development areas. It requires net housing densities to average at least 25 units per hectare. It also states that affordable housing shall be provided within the core development areas in accordance with council policy.</p>	<p>The development framework that was considered by Council Executive in 2011 showed three net density categories (15-20, 20-25 and 20-30 units per hectare) that would result in between 414 and 617 units at Raw Holdings.</p> <p>The new 2015 framework shows three gross density categories (15-20, 20-30 and 30-40 units per hectare) that would allow for a potential 830 units.</p> <p>The 2015 framework shows two parts of the application site having a gross density of 20-30 units per hectare and two parts of the site having a gross density of 30-40 units per hectare. The higher density areas are not on the edge of the CDA allocation and are compatible with existing surrounding development. The new framework shows a gross average density across Raw Holdings of 21 units per hectare. This does not take into account areas of open space and that will result in the net density exceeding the local plan minimum of 25 units per hectare.</p> <p>The site area is 8.64 hectares.</p>	Yes

Plan	Policy	Assessment	Conform
		Excluding the land for the school extension (1.02 hectares) and land for the park extension (0.42 hectares) leaves 7.2 hectares. 253 units on this land gives a gross density of 35 units per hectare.	
WLLP	<p>CDA 5 and CDA 6 Master plans and design guides</p> <p>This policy requires master plans to be prepared for the indicative master plan boundaries for the major CDA schemes as shown in local plan appendix 7.2. The master plans need to address the strategic aims of the local plan, show the proposed land use pattern and the proposed transport/movement network and reflect the design principles listed in the local plan. It states that piecemeal development within the master plan boundaries that would prejudice the successful implementation of the wider CDA proposals will be resisted.</p>	<p>No masterplan or planning application has been submitted for the entire Raw Holdings West CDA allocation.</p> <p>A new development framework for Raw Holdings was submitted in December 2015. This allows for some 830 units. A supplementary indicative masterplan was submitted in June 2016.</p> <p>To date only the Walker Homes site has been consented (117 units). This application is for 253 units and the undetermined Cala application is for 300 units. Total units if all consented would be 670 with a further 7.7 hectares of allocated land remaining.</p> <p>It is accepted that the number of units shown for Raw Holdings is higher than envisaged by the local plan.</p> <p>It is considered that the new framework and indicative master plan provide an adequate basis for assessment of proposals at Raw Holdings.</p>	Yes
WLLP	<p>CDA 9 West Livingston / Mossend and Calderwood</p> <p>This policy sets out the key requirements of the master plan areas. It allocates two mixed use areas to accommodate 2800 residential units at Calderwood: Almondell and Raw Holdings West.</p>	<p>The Almondell allocation has planning permission in principal for 2300 units, leaving a nominal 500 units for Raw Holdings.</p> <p>To date only the Walker Homes site has been consented (117 units). This application is for 253 units and the undetermined Cala application is for 300 units. Total units if all consented would be</p>	In part

Plan	Policy	Assessment	Conform
		<p>670 with a further 7.7 hectares of allocated land remaining.</p> <p>The proposal will deliver the key requirements of a new access road to St Paul's Primary and land to extend the school and also land to extend East Calder Park. The housing density and number of units proposed is acceptable as design standards are met and as there is education and transport infrastructure.</p>	
WLLP	<p>ENV 6 Environmental / biodiversity assessment</p> <p>This policy requires an appropriate level of environmental / biodiversity assessment to be carried out for development proposals.</p>	An ecology assessment was submitted. This adequately addresses matters and includes relevant mitigation. This can be controlled by a planning condition.	Yes
WLLP	<p>HER 16 Archaeological assessment</p> <p>This policy requires an archaeological assessment in advance of determination of a planning application, where appropriate.</p>	The archaeological evaluation that was carried out is acceptable.	Yes
WLLP	<p>HOU 5 Open space provision</p> <p>This policy requires open space provision to accord with the council's Residential Development Guide.</p>	The proposal includes land to extend East Calder Park. This together with passive open space meets requirements.	Yes
WLLP	<p>HOU 7 Design and layout</p> <p>This policy encourages high quality design of new development and requires compliance with the council's Residential Development Guide.</p>	The layout and design is appropriate for the local and meets design standards.	Yes
WLLP	<p>HOU 8 Access and parking</p> <p>This policy requires layouts to facilitate low speeds and to</p>	The layout and design achieves these aims.	Yes

Plan	Policy	Assessment	Conform
	incorporate direct footpath and cycle access routes.		
WLLP	<p>HOU 9 Residential and visual amenity</p> <p>This policy requires the amenity of neighbouring residential properties to be protected.</p>	The proposals will not harm the amenity of surrounding residents.	Yes
WLLP	<p>HOU 10 Affordable housing</p> <p>This policy requires developers to make provision for affordable housing and identifies general principles.</p>	The proposal includes affordable housing.	Yes
WLLP	<p>ENV 11 & 14 Woodland & trees</p> <p>These policies require woodland and trees of amenity value are to be protected and new woodland & tree planting is supported.</p>	The layout and design achieves these aims.	Yes
WLLP	<p>TRAN 2 Transport impacts</p> <p>This policy states that development will only be supported where the transport impacts are acceptable.</p>	The road network can accommodate the development. Contributions will be sought toward off-site network improvements.	Yes
WLLP	<p>TRAN 12 Sustainable transport</p> <p>This policy states that planning applications should provide for ease of pedestrian and cycle movements and access to public transport.</p>	The layout and design achieves these aims.	Yes
WLLP	<p>COM 9A Contributions for cemeteries</p> <p>This policy requires financial contributions towards new cemeteries.</p>	The contribution will be sought.	Yes
WLLP	<p>COM 11 Public art</p> <p>This policy requires developers of certain proposals to provide or contribute towards public art.</p>	The contribution will be sought.	Yes
WLLP	IMP 2 Denominational secondary	The contribution will be sought.	Yes

Plan	Policy	Assessment	Conform
	<p>provision</p> <p>This policy requires developer contributions towards denominational secondary school provision.</p>		
WLLP	<p>IMP 3 Education constraints</p> <p>This policy states a presumption against housing developments where education constraints cannot be overcome due to a lack of funding but provides for the use of planning conditions and legal agreements to secure appropriate developer contributions for education facilities or to ensure development is phased to ensure facilities are in place.</p>	There is capacity to serve the proposal. Contributions will be sought in accordance with council policy.	Yes
WLLP	<p>IMP 6 SUDS</p> <p>This policy requires development to comply with current best practice on sustainable urban drainage practices.</p>	Requirements are met.	Yes
WLLP	<p>IMP 7 Flooding</p> <p>This policy requires a flood risk assessment where flooding is considered to be a risk.</p>	Requirements are met.	Yes
WLLP	<p>IMP14 Supplementary planning guidance</p> <p>This policy requires compliance with the council's supplementary planning guidance.</p> <p>The following SPG apply:</p> <ul style="list-style-type: none"> • Planning for education • Denominational secondary school infrastructure • Developer contributions toward the provision of additional primary school capacity for the 	Requirements are met.	Yes

Plan	Policy	Assessment	Conform
	denominational sector in Broxburn, East Calder and Winchburgh <ul style="list-style-type: none"> • School commissioning costs • A partnership approach to deliver the infrastructure required to support the WLLP development strategy • Co-location principles for the provision of new community and cultural facilities in the core development areas • CDA developer contributions for town and village centre improvements • Affordable housing • Residential development guide • Public art • Cemetery provision • Flood risk and drainage • Contaminated land • A71 developer contributions • Construction training and local employment agreements 		

7.4 Other planning policy documents of relevance are

- West Lothian Local Development Plan Proposed Plan
- Scottish Planning Policy (SPP)
- Creating Places
- Designing Streets
- Planning Advice Notes (PAN):
 - PAN 33 *Development of Contaminated Land*
 - PAN 60 *Planning for Natural Heritage*
 - PAN 61 *Planning and Sustainable Urban Drainage Systems*
 - PAN 65 *Planning and Open Space*
 - PAN 75 *Planning for Transport*
 - PAN 77 *Designing Safer Places*
 - PAN 78 *Inclusive Design*
 - PAN 79 *Water and Drainage*
 - PAN 83 *Masterplanning*
 - PAN 2/2010 *Affordable Housing and Housing Land Audits*
 - PAN 2/2011 *Planning and Archaeology*

8 ASSESSMENT

- 8.1 Section 25 of the Town and Country Planning (Scotland) Act 1997 requires planning applications to be determined in accordance with the development plan, unless material considerations indicate otherwise.
- 8.2 The development plan comprises of the Strategic Development Plan for Edinburgh and South East Scotland (SESplan) and the West Lothian Local Plan (WLLP).
- 8.3 The application site forms part of the Calderwood CDA allocation. The whole allocation is for mixed use including 2800 residential units.
- 8.4 Policy CDA 5 requires the developers of each CDA to submit master plans for each CDA or other areas as agreed by the council.
- 8.5 The indicative master plan area for the Calderwood CDA as shown in the local plan covers both the Almondell allocation and the Raw Holdings West allocation. A master plan that covers both allocations has never been prepared or submitted to the council. This is due in part to fragmented land ownership within the CDA.
- 8.6 In the absence of a planning application for all of the Raw Holdings West allocation, the Walker Group on behalf of landowners had previously submitted a development framework document for this allocation. That framework accommodates 500 residential units. It was the subject of consultation and whilst the framework received the backing of all landowners, it attracted objection from the community council and others and Council Executive rejected the framework in June 2011 on the basis that the proposed average net density of 20 residential units per hectare was too high. Officers had recommended approval of the framework on the basis that it was considered that the framework complied with the terms of the local plan.
- 8.7 Council Executive invited the landowners to prepare a revised framework at a lower density of maximum of 12 houses per hectare but this was rejected by the landowners on that basis such a development would not be viable.
- 8.8 The decision of Council Executive not to approve the development framework for Raw Holdings West is a material consideration in the determination of this application. It should be noted that Council Executive did not take a decision that the density should be 12 units per hectare. The decision was to ask officers to invite the developers to submit another proposal with a density of 12 units per hectare as an upper limit. The decision did not set a policy or change the policy requirements of the local plan.
- 8.9 The local plan at paragraph 7.89 states that the key objective for the Raw Holdings West allocation is to ensure that the existing community at East Calder and the Almondell allocation are fully integrated through appropriate higher density, well designed development, with good footpath, cycleway, public transport, and road links.
- 8.10 The applicant in association with Cala submitted a new development framework for Raw Holdings in December 2015. It is considered that this generally meets the local plan objectives and provides a masterplanning framework for the allocation and ensures against piecemeal development.

- 8.11 The new framework does allow for more than 500 units at Raw Holdings but acceptability of this is dependent on a satisfactory design and sufficient infrastructure being available. The proposal the subject of this application for 253 residential units meets design standards and there is education and transport infrastructure available.
- 8.12 The proposal will deliver the key local plan requirements of a new access road to St Paul's Primary and land to extend the school and land for an extension to East Calder Park. The provision of this education infrastructure in particular is a critical requirement to allow the full development of the whole CDA at East Calder and the delivery of it is welcomed.
- 8.13 The transportation information submitted in support of the application demonstrates that the road network can accommodate traffic that will be generated. Contributions will be sought to the off-site network improvements that were identified by the transport assessment for the whole CDA.
- 8.14 The West Lothian Local Development Plan Proposed Plan is a material consideration. The LDP promotes as part of the spatial strategy the development of housing with the CDAs identified in the West Lothian Local Plan. Policy CDA1 supports the development of the CDAs subject to master plans being approved by the council and all required infrastructure being committed or provided. The required infrastructure for the CDA at East Calder reflects that set out in the West Lothian Local Plan.
- 8.15 The LDP highlights the need for developers to work together due to the scale of education and transportation infrastructure that is required. The LDP states that within the areas embraced by the original CDA allocations, there will be a flexible approach to residential development that may exceed the capacities set out in the Edinburgh & the Lothians Structure Plan.
- 8.16 The schedule of housing sites in the LDP lists the application site as being part of housing site HEC5. Site HEC5 comprises of the Raw Holdings West allocation excluding that part that already has planning permission, ie the Walker/WLC site. An indicative capacity of 383 units is listed.
- 8.17 The LDP through policy INF1 only supports development where infrastructure requirements have been addressed.
- 8.18 It is considered that the proposal draws support from the LDP as the application is allocated for housing and there is an acceptable development framework for the Raw Holdings allocation. While the number of units on site HEC5 will exceed the indicative 383 capacity, the proposal is of appropriate density and design.
- 8.19 The representations and objection from the community council are a material consideration. They have been summarised and responded to above.

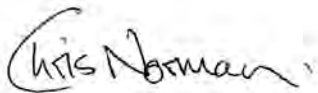
9	SUMMARY AND CONCLUSIONS
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- 9.1 The proposal for 253 residential units is on land allocated as part of the CDA at East Calder. There is an appropriate development framework for the Raw Holdings allocation against which to assess detailed development proposals.

- 9.2 The proposal will deliver key infrastructure requirements of the local plan and thus facilitate the development of the whole CDA allocation at East Calder.
- 9.3 The proposal meets design standards and there is education and transport infrastructure to support it.
- 9.4 It is thus recommended that the planning permission be granted subject to conditions to be delegated to the Development Management Manager and the securing of developer contributions in accordance with council policies, with any legal agreement to be substantially complete within six months of a draft being issued by the council.

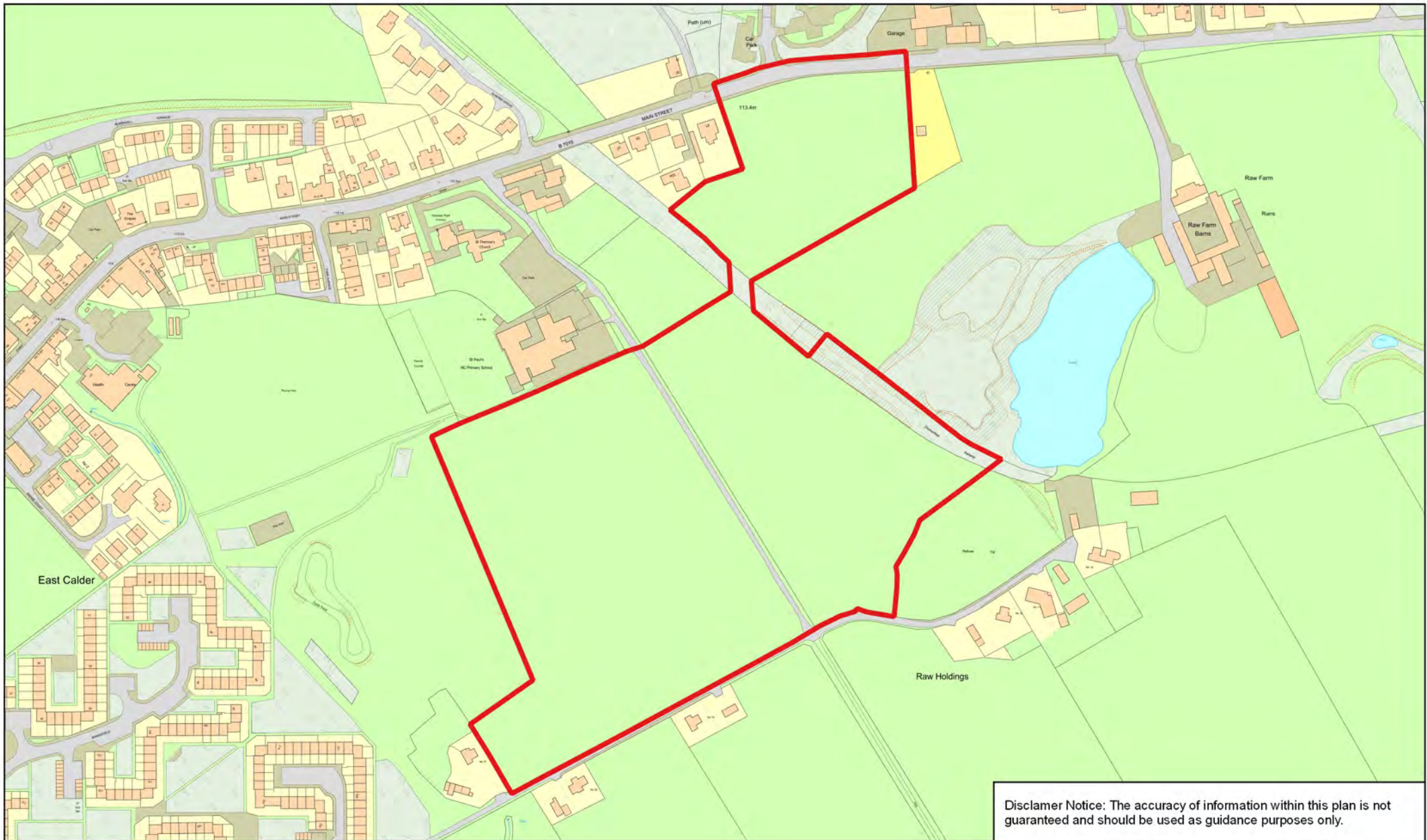
10 ATTACHMENTS

- Location plan
- Layout plan
- Development framework plan and density plan
- Indicative masterplan and indicative masterplan with open space
- Representations
- Draft conditions
- Heads of terms for legal agreement



CHRIS NORMAN
Development Management Manager

Date: 03 August 2016



West Lothian
Council

0609/FUL/15

Planning & Economic Development, West Lothian Civic Centre, Livingston, EH54 6FF

1:3,500



2016-07-25T15:03:26

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West Lothian
Council

0609/FUL/15

Planning & Economic Development, West Lothian Civic Centre, Livingston, EH54 6FF

1:3,500



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I CERTIFY THAT THIS IS THE ORIGINAL TRUE COPY OF THE DRAWING AS REFERRED TO IN OUR APPLICATION FOR BUILDING WARRANT. SIGNED ON BEHALF OF PERSIMMON HOMES (SCOTLAND) LTD. SIGN & DATE:

KEY

- Overall Site Boundary
- Affordable / RSL Location (15%)
- LCHD (10%) thereafter, TBC
- Water Main
- Extension Area to School
- Primary Streets 5.5m Carriageway & 2m Footway
- Shared Driveways and non adoptable parking courts Keyblock Pavings (Charcoal)
- Secondary Street Keyblock Pavings (Burnt Ochre)
- Urban Squares, adoptable parking Keyblock Pavings (Natural)
- Visitor Parking Bays Keyblock Pavings (Charcoal)
- Indicative Site Landscaping Refer to Landscape Architects Designs for Full Details
- F4 - 450mm High Fuc Fence
- F18 - 1800mm High Screen Fence
- W20 - 1800mm High Brick Wall with Timber Panels
- W23 - 900mm Metal Railings
- F33 - 900mm Metal Railings
- Enhanced Frontage 1 Facing Brick - Kingston Burnen Feature Brick Panel to Facade
- Enhanced Frontage 2 Facing Brick - Kingston Cottage Red Feature Brick Panel to Facade

External Finishes & Material Proposals

Masonry - Main Facing Brick

Product: Tabernare
Finish: Facing Brick
Colour: Kingston 'Burner' (Materials Code - FB1 with FB2 Contrast)
Colour: Kingston 'Cottage Red' (Materials Code - FB2 with FB1 Contrast)

Roughcast

Manufacturer: Stonepack (or equal approved)
Finish: Drydash Roughcast
Colour: Dolomite on White Backing - (W)
Colour: Tuscan Beige on Magnolia Backing - (M)

Concrete Roof Tile

Manufacturer: Monier Redland
Product: Mini Stonewell
Colour: Black G3

External Doors

Manufacturer: IG Doors or Equal Approved
Product: IGDS (Front)
Product: IGDS (Rear)
Colour: White

Garage Doors

Manufacturer: Hormann
Product: Gemini
Colour: White

Windows

Manufacturer: uPVC
Colour - White

Rainwater Goods

Manufacturer: uPVC
Colour - Black

2013 Regulations Scottish Town Range - VS - Timber Kit

House type	Descr.	Sq.ft.	No
Portree	2 bed terr	613	47
Newmore	3 bed semi	738	40
Newton	3 bed semi	605	24
Fortrose	3 bed det	805	11
Brook	3 bed terr	886	11
Kearm	3 bed det	931	13
Lath	4 bed det	1033	22
Etrick	4 bed det	1212	9
Balerno	4 bed det	1217	17
Thornwood	5 bed det	1247	9
Warriaton	5 bed det	1233	12
Total PD Units			215

Housing Association (15% Allocation =32.25)

House type	Descr.	Sq.ft.	No
Dollar GF	2 bed cottage flat	792	2
Dollar FF	2 bed cottage flat	659	2
Dunlop GF	2 bed cottage flat	560	6
Dunlop FF	2 bed cottage flat	591	6
Keelin	2 bed terraced	842	12
Wallace	3 bed terraced	942	10
Total HA Units			38

Total no of units: **253**

Visitor Parking Requirements

50% of 253 Units = 126 Spaces Provided

Extract Plan 1:200
Indicative crossing point to NCR 75 to be detailed within RCC consent

Extract Plan 1:200
Indicative secure gated access providing a route to B7015 for existing Raw Holdings residents.

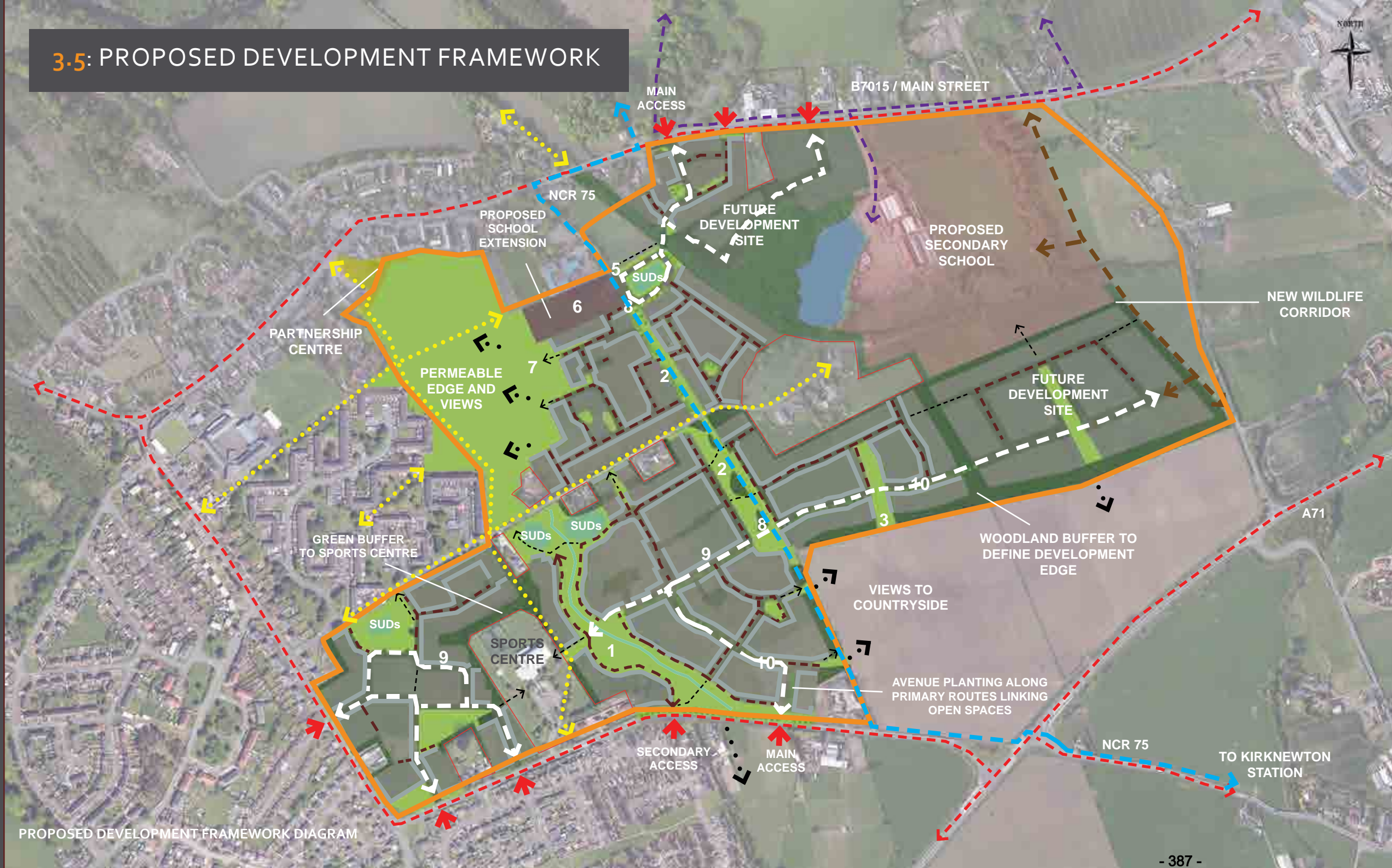
Land at Raw Holdings East Calder

Site Layout Plan Planning 1:500

A02 02

PERSIMMON HOMES EAST SCOTLAND LTD WESTER INCH BUSINESS PARK OLD WELL COURT BATHGATE • EH48 2TQ TEL 01506 638300 FAX 01506 638301

3.5: PROPOSED DEVELOPMENT FRAMEWORK



PROPOSED DEVELOPMENT FRAMEWORK DIAGRAM

KEY:

- FRAMEWORK SITE BOUNDARY
- EXISTING ROAD NETWORK
- NCR75
- OTHER PATHS
- PRIMARY ROUTE
- SECONDARY STREETS
- PEDESTRIAN LINK
- VIEWS OUT OF SITE
- ACCESS
- EAST KIRK BURN
- SUDs
- POSITIVE FRONTAGE
- OPEN SPACE
- WOODLAND BUFFER
- COMMUNITY EXTENSION
- ST PAUL'S EXTENSION
- SECONDARY SCHOOL
- PEDESTRIAN / CYCLE ROUTE AS PROPOSED IN ALMONDELL APPLICATION

3.5 : PROPOSED DEVELOPMENT FRAMEWORK

The framework has been developed to reflect the context and landscape of the site. The key elements of the overall concept are:

1. East Kirk Burn linear park.
2. National Cycle Route 75 linear park.
3. Enclosing woodland with views in and out.
4. Permeable street network with legible hierarchy of Avenue (primary street) and secondary streets and lanes.
5. School drop-off
6. School expansion area.
7. East Calder Park extended to east, but also allowing for open space alongside NCR75.
8. Minimised vehicle crossing points of NCR75 (one in the north and one in the south).
9. Positive frontage to all primary routes and open spaces.
10. Positive boundary treatments to primary routes and open spaces.

The site layouts for future development should promote:

- market and affordable new homes to provide variety and choice across a mix of sizes and tenures designed on urban village principles.
- Massing and density reflective of the surrounding area.
- On site affordable housing [25%].
- Open space and recreational provision which creates character and a sense of identity.

The development framework can be developed with a phasing plan that will link housing to education capacity (of 400-500 places). Affordable housing will be developed at a later date due to SHIP programme. Future development sites will be required to identify affordable housing provisions as they come forward.

3.8:DENSITY



3.8 : DENSITY

	GROSS (Ha)	NUMBERS (Units)	DENSITY (UNITS / Ha)
WALKER'S	5.122	90	18
WALKER'S AFFORDABLE	0.910	30	33
CALA	17.00	300	17
PHES 1	1.559	63	40
PHES 2	3.038	73	24
PHES 3	3.439	124	36
SCOTTISH LAND HOLDINGS *	5.821	100	17
MILLER *	1.920	50	26
TOTAL	38.965	830	21

KEY:

PROPOSED DENSITY 15 - < 20 UNITS / Ha

PROPOSED DENSITY 20- 30 UNITS / Ha

PROPOSED DENSITY 30 - 40 UNITS / Ha

NON RESIDENTIAL DEVELOPMENT

AFFORDABLE HOUSING LOCATIONS

The density should be reflective of the range of housing types being offered, and influenced by and defining the design of the streets and routes through the development.

The proposed density across the site should be a density of at least 25 units per hectare in accordance with West Lothian Local Plan Policy CDA4 + CDA5.

* Anticipated capacity of these sites is indicative at this stage pending future applications.



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LICENCE NUMBER 100022432.

REVISIONS

REV.	DESCRIPTION	DRAWN	CHECKED	DATE
0	UPDATE TO PARTNERSHIP / MEDICAL CENTRE			23/05/16

ema
ARCHITECTURE + DESIGN

RAW HOLDINGS, EAST CALDER

INDICATIVE MASTERPLAN
INC. OVERLAYS

1:1250 A3
SHEET NO. 1 OF 1

14053(SK)018 D

ISSUE PURPOSE
PROJECT DESCRIPTION
WORK STAGE
PROJECT REFERENCE
14053(SK)018

CHARTERED ARCHITECTS
42 Charlotte Square
EDINBURGH EH2 4HQ
T: 0131 247 1450
E: info@ema-architects.co.uk

- A

PARTNERSHIP CENTRE / MEDICAL CENTRE / PARKING

0.4463 Ha
- B

EAST CALDER PARK

4.9085 Ha
- C

PRIMARY SCHOOL SITE

0.8352 Ha
- D

PRIMARY SCHOOL EXTENSION

1.0238 Ha
- E

EAST CALDER PARK EXTENSION

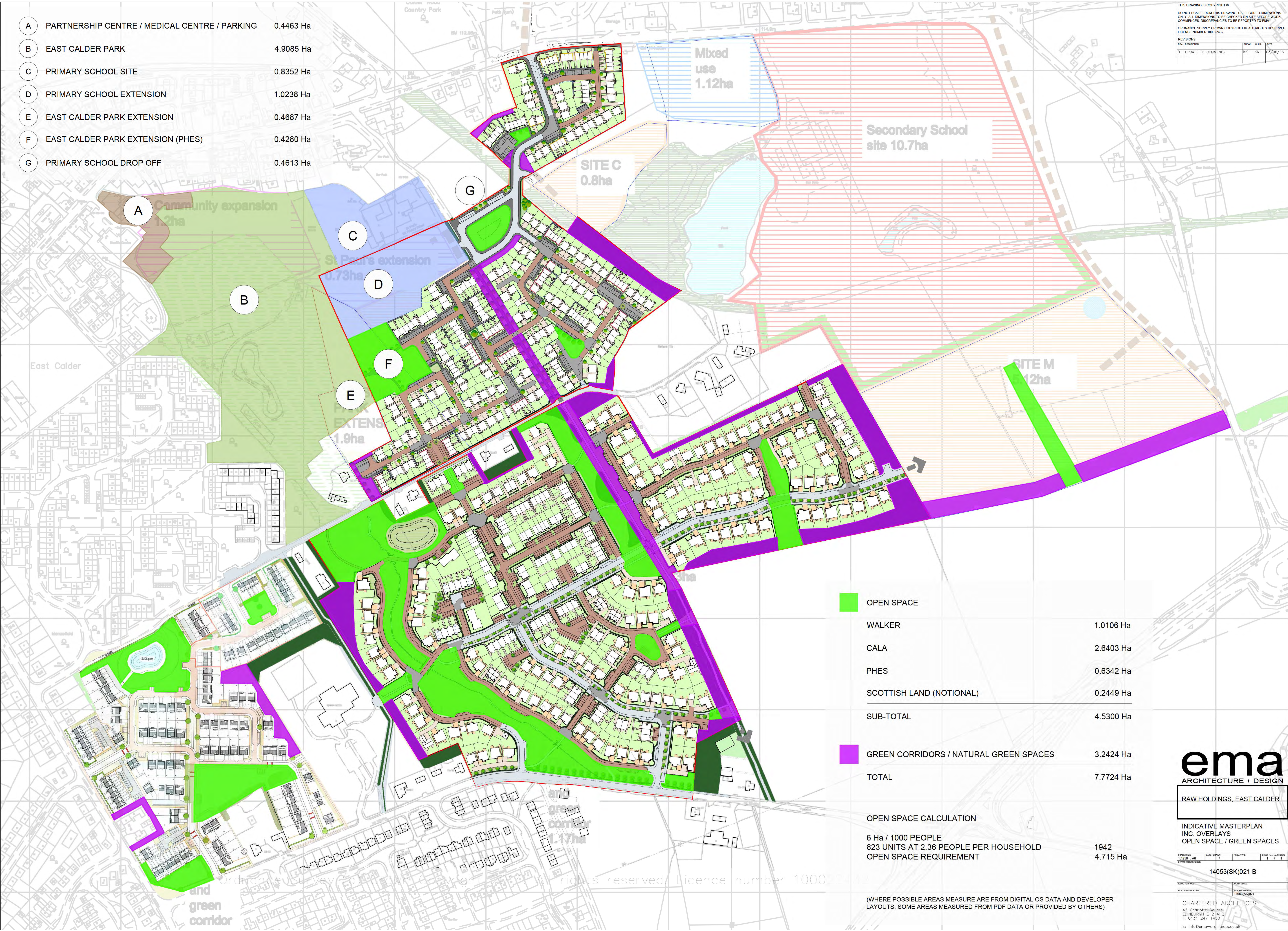
0.4687 Ha
- F

EAST CALDER PARK EXTENSION (PHES)

0.4280 Ha
- G

PRIMARY SCHOOL DROP OFF

0.4613 Ha



OPEN SPACE	
WALKER	1.0106 Ha
CALA	2.6403 Ha
PHES	0.6342 Ha
SCOTTISH LAND (NOTIONAL)	0.2449 Ha
SUB-TOTAL	4.5300 Ha
GREEN CORRIDORS / NATURAL GREEN SPACES	3.2424 Ha
TOTAL	7.7724 Ha
OPEN SPACE CALCULATION	
6 Ha / 1000 PEOPLE	
823 UNITS AT 2.36 PEOPLE PER HOUSEHOLD	1942
OPEN SPACE REQUIREMENT	4.715 Ha

(WHERE POSSIBLE AREAS MEASURE ARE FROM DIGITAL OS DATA AND DEVELOPER LAYOUTS, SOME AREAS MEASURED FROM PDF DATA OR PROVIDED BY OTHERS)

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LICENCE NUMBER 10002432

REVISIONS	ISSUED	DATE
167 10/08/15	KK	10/08/15
B UPDATE TO COMMENTS	KK	03/06/16

ema

ARCHITECTURE + DESIGN

RAW HOLDINGS, EAST CALDER

INDICATIVE MASTERPLAN
INC. OVERLAYS
OPEN SPACE / GREEN SPACES

SCALE 1:1250 A3	DATE 10/08/15	PROJECT NAME	SHEET NO. 1 OF 1
14053(SK)021 B			

ISSUE PURPOSE	WORK STAGE
FOR EXAMINATION	FOR EXAMINATION

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DRAFT DECISION - APPLICATION 09/FUL/15

- 1 The development shall not begin until finalised surface water drainage proposals have been submitted to and approved in writing by the planning authority. The details shall comply with the following requirements:
- (a) The flow of surface water from the site shall be treated and attenuated by a sustainable drainage system (SUDS) in accordance with the principles contained in The SUDS Manual (CIRIA C753).
 - (b) The treatment shall meet the requirements of the Scottish Environment Protection Agency (SEPA).
 - (c) The critical 1:100-year post-development flow shall be attenuated to the equivalent of approximately five litres per second per hectare.
 - (d) A sensitivity analysis shall be carried out on the proposed layout to demonstrate that the critical storm up to and including the 1:200 year event will have no adverse effect on property forming part of the development or elsewhere.

Thereafter the details as approved shall be implemented prior to the development being occupied.

Reason: To minimise the cumulative effects of surface water and diffuse pollution on the water environment.

- 2 Part 1
- The development shall not begin until a contaminated land site investigation and risk assessment has been completed and a written report submitted to and approved in writing by the planning authority. The site investigation and risk assessment must be undertaken by suitably qualified, experienced and competent persons. The written report of the findings must include:
- (a) A Phase 1 desk study report incorporating an initial conceptual model of the site.
 - (b) A Phase 2 report incorporating a survey of the extent, scale and nature of contamination, and an updated conceptual model of the site.
 - (c) An assessment of the potential risks to:
 - human health,
 - property (existing and proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
 - adjoining land,
 - the water environment,
 - ecological systems,
 - archaeological sites and ancient monuments
 - flora and fauna associated with the new development.
 - (d) An appraisal of remedial options, and proposal of the preferred options(s).

This must be conducted in accordance with the Environment Agency's Contaminated Land Report 11, Model Procedures for the Management of Land Contamination, CLR11. If it is concluded by the written report that remediation of the site is not required, and this is approved in writing by the planning authority, then parts 2 and 3 of this condition can be disregarded.

Part 2

The development shall not begin until a remediation statement to bring the site to a

condition suitable for the intended use by removing unacceptable risks to all relevant and statutory receptors has been submitted to and approved in writing by the planning authority. The remediation statement shall include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The remediation statement shall ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land following development.

Part 3

Thereafter the remediation statement as approved shall be carried out in accordance with its terms. Following completion of the remediation measures, a verification report that demonstrates the effectiveness of the remediation carried out shall be prepared. The development shall not be occupied until the verification report has been submitted to and approved in writing by the planning authority.

Reason: To identify any contamination present on site and ensure appropriate remediation is carried out.

- 3 The development shall not begin until details of the phasing of the development has been submitted to and approved in writing by the planning authority. Thereafter the development shall be implemented in accordance with the details as approved.

Reason: To enable full consideration to be given to those details which have yet to be submitted, in the interests of visual and environmental amenity.

- 4 The development shall not begin until details of proposed ground and floor levels have been submitted to and approved in writing by the planning authority. Thereafter the development shall be implemented in accordance with the details as approved.

Reason: To enable full consideration to be given to those details which have yet to be submitted, in the interests of visual and environmental amenity.

- 5 The development shall not begin until details of the materials to be used as external finishes on all buildings, roads, footways/footpaths, parking areas and other hardstanding areas have been submitted to and approved in writing by the planning authority. Thereafter the development shall be implemented in accordance with the details as approved.

Reason: To enable full consideration to be given to those details which have yet to be submitted, in the interests of visual and environmental amenity.

- 6 The development shall not begin until details of the position and design of all boundary enclosures (gates/fences/walls/railings etc) have been submitted to and approved in writing by the planning authority. Thereafter the details as approved shall be implemented prior to the development being occupied, unless otherwise agreed in writing with the planning authority.

Reason: To enable full consideration to be given to those details which have yet to be submitted, in the interests of visual and environmental amenity.

- 7 All trees, hedges and shrubs within or adjacent to the site, except those whose removal or trimming has been approved by the planning authority, shall be

protected from damage during construction work in accordance with section 6 (barriers and ground protection) of BS 5837 Trees in relation to design, demolition and construction - recommendations.

Reason: In the interests of visual and environmental amenity.

- 8 Development shall not begin until details of landscaping has been submitted to and approved in writing by the planning authority. It shall include details of plant species, sizes, planting distances, methods of protection and the body that will maintain the landscaping together with a schedule of maintenance works. It shall comply with BS 3936-1 Nursery stock - Part 1: Specification for trees and shrubs and BS 4428 - Code of practice for general landscape operations (excluding hard surfaces). Thereafter the landscaping as approved shall be implemented in the first planting season following any residential unit being occupied, or completion of the development, whichever is sooner. The landscaping as approved shall thereafter be maintained to the entire satisfaction of the planning authority. Maintenance shall include the replacement of plant stock which fails to survive, for whatever reason, as often as is required to ensure the establishment of the landscaping.

Reason: To enable full consideration to be given to those details which have yet to be submitted, in the interests of visual and environmental amenity.

- 9 Development shall not begin until a plan showing all common areas and details of the body who will own and maintain the common areas together with a schedule of maintenance works has been submitted to and approved in writing by the planning authority. Thereafter the common areas shall be maintained in accordance with the details as approved.

Reason: To enable full consideration to be given to those details which have yet to be submitted, in the interests of visual and environmental amenity.

- 10 National Cycle Route 75 (NCR75) within the site shall be stopped-up to vehicular traffic and upgraded to a 3 metre wide cycleway that is constructed and lit to the adoptable standard of the council as roads authority. Development shall not begin until detailed plans of the cycleway including method of preventing vehicular access and a timescale for implementation has been submitted to and approved in writing by the planning authority. Thereafter the development shall be implemented in accordance with the details as approved.

Reason: To enable full consideration to be given to those details which have yet to be submitted, in the interests of visual and environmental amenity.

- 11 Development shall not begin until details of the method to restrict vehicular access to the site at the new road at plots 93/34 to only existing properties that use the existing Raw Holdings access road have been submitted to and approved in writing by the planning authority. Thereafter the development shall be implemented in accordance with the details as approved.

Reason: To enable full consideration to be given to those details which have yet to be submitted, in the interests of visual and environmental amenity.

- 12 Development shall not begin until details of the traffic signal controlled junction off the B7015 has been submitted to and approved in writing by the planning authority. Thereafter the development shall be implemented in accordance with the details as approved.

Reason: To enable full consideration to be given to those details which have yet to be submitted, in the interests of visual and environmental amenity.

- 13 No residential unit in each phase of the development shall be occupied until:
- Within that phase, all new access roads, footways/footpaths and visitor parking shown on the approved layout plan have been constructed and lit to the adoptable standard of the council as roads authority.
 - Within that phase, all new parking courtyards shown on the approved layout plan have been lit to the adoptable standard of the council as roads authority. The construction make up of the courtyards shall be to adoptable standard.
 - Within that phase, all individual driveways shown on the approved layout plan have been constructed to the satisfaction of the planning authority.

Reason: In the interests of road safety and visual and environmental amenity.

- 14 No residential unit shall be occupied until the new access road from the B7015 up to where it adjoins the boundary of the school extension land including the bus turning facility as shown on the approved layout plan, has been constructed and lit to the adoptable standard of the council as roads authority.

Reason To ensure provision of this road infrastructure.

- 15 The following restrictions shall apply to the construction of the development:

Noise (Construction)

- Any work required to implement this planning permission that is audible within any adjacent noise sensitive receptor or its curtilage shall be carried out only between the hours of 0800 and 1800 Monday to Friday and 0800 and 1300 on a Saturday and at no time on a Sunday. This includes deliveries and operation of on site vehicles and equipment.
- No generators shall be audible within any residential properties between the hours of 2100 and 0800.

Noise (Vehicles/Plant)

- All site vehicles (other than delivery vehicles) must be fitted with non-tonal reversing alarms broadband reversing alarms.
- Heavy goods vehicles shall not arrive or leave the site except between the hours of 0800 and 1800 Monday to Friday and 0800 and 1300 on a Saturday. No heavy goods vehicles shall arrive or leave the site on a Sunday.

Vibration (Construction)

- Where piling or other significant vibration works are likely during construction which may be perceptible in other premises, measures must be in place (including hours of operation) to monitor the degree of vibration created and to demonstrate best practice. Prior to any piling or other significant vibration works taking place, a scheme to minimise and monitor vibration affecting sensitive properties shall be submitted to and approved in writing by the planning authority. Thereafter the development shall be implemented in accordance with the details as approved.

Site Compound

- The development shall not begin until the location and dimensions of any site compound have been submitted to and approved in writing by the planning authority. Thereafter the development shall be implemented in accordance with the details as approved.

Waste

- Effective facilities for the storage of refuse, building debris and packaging shall be provided on site. The facilities shall be specifically designed to prevent refuse, building debris and packaging from being blown off site. Any debris blown or spilled from the site onto surrounding land shall be cleared on a weekly basis. For the purposes of this condition, it shall be assumed that refuse, debris and packaging on surrounding land has originated from the site if it is of the same or similar character to items used or present on the site.

Wheel Cleaning

- All construction vehicles leaving the site shall do so in a manner that does not cause the deposition of mud or other deleterious material on surrounding roads. Such steps shall include the cleaning of the wheels and undercarriage of each vehicle where necessary and the provision of road sweeping equipment.

Construction Traffic

- Development shall not begin until a construction traffic management plan has been submitted to and approved in writing by the planning authority. Thereafter the development shall be implemented in accordance with the details as approved.

Reason: In the interests of visual and environmental amenity.

ADVISORY NOTES TO DEVELOPER

How to challenge the council's decision:

If your application was determined under delegated powers as a local development by an officer appointed by the council and you disagree with the decision you can apply for a review of the decision by the council's Local Review Body. If the application was determined by any other method and you disagree with the decision you can seek an appeal of the decision to the Scottish Government's Directorate for Planning and Environmental Appeals. You can find information on these processes at <http://www.westlothian.gov.uk/article/2078/Decisions-Reviews-and-Appeals>

Notification of the start of development:

By virtue of section 27A of the Town & Country Planning (Scotland) Act 1997 (as amended), it is a legal requirement that the person undertaking the development gives the planning authority prior written notification of the date on which it is intended to commence the development. Failure to comply with this statutory requirement would constitute a breach of planning control under section 123(1) of that Act, which may result in enforcement action being taken. The notification must include full details of the name and address of the person carrying out the development as well as the owner of the land and must include the reference number of the planning permission and the date it was granted. If someone is to oversee the work, the name and contact details of that person must be supplied. A form is available on the council's website that can be used for this purpose. Failure to provide the above information may lead to enforcement action being taken.

Notification of completion of development:

As soon as practicable after the development is complete, the person who completes the development is obliged by section 27B of the Town and Country Planning (Scotland) Act 1997 (as amended) to give notice of completion to the planning authority. A form is available on the council's website that can be used for this purpose

Coal mining:**STANDING ADVICE - DEVELOPMENT LOW RISK AREA**

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to The Coal Authority on 0345 762 6848. It should also be noted that this site may lie in an area where a current licence exists for underground coal mining. Further information is also available on The Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority Property specific summary information on past, current and future coal mining activity can be obtained from: www.groundstability.com

This Standing Advice is valid from 1st January 2015 until 31st December 2016

SECTION 5 HEADS OF TERMS

Application Ref	0609/FUL/15
Case Officer	Tony Irving
Proposal	Erection of 237 houses and 16 flats (revised from 258 total units) with associated works including bus turning facility, land for school extension and land for park extension (grid ref. 309105 667852) at Raw Holdings, East Calder
Applicant	Persimmon Homes East Scotland Unit 1 Wester Inch Business Park 1d Well Court Bathgate EH48 2T
Agent	N/A
Decision	
Decision level	SUB 03/08/2016
Legal Agreement	legal

Affordable Housing	Transfer of serviced land to WLC to accommodate 38 units (15% of capacity of the site) Additional 25 units (10%) on-site other forms of affordable housing	
Almondell & Calderwood Country Park	250 per residential unit indexed to 1st quarter 2012 Finance code 754200-94144	
East Calder Park	Transfer of land to WLC for park extension	
East Calder Park	500 per residential unit indexed to 1st quarter 2012 Finance code 754200-94147	
East Calder Car Park	50 per residential unit indexed to 1st quarter 2012 Finance code 754200-94148	
Denominational Secondary	1,983 per residential unit indexed to 1st quarter 2010 Finance code 754200-94136	
Non-Denominational Secondary	6,633 per unit indexed to 1st quarter 2012 Finance code 754200-94220	
Non-Denominational Primary (East Calder PS)	1,421 per residential unit indexed to 3rd quarter 2009 Finance code 754200-94153	
Denominational Primary	1,643 per unit indexed to 1st quarter 2009	

	Finance code 754200-94112	
Denominational Primary	Transfer of land to WLC for school extension	
CDA Town/Village Centre Improvements	£250 per residential unit indexed to 1st quarter 2006 Finance code 754200-94154	
Public Art	£190 per unit indexed to 2nd quarter 2006 Finance code 754200-94110	
Cemetery Provision	£35 per unit indexed to 1st quarter 2006 Finance code 754200-94108	
A71 Bus Priority Measures. Items 1, 2 & 4 of SPG	£350.72 per residential unit indexed to 1st quarter 2002 Finance code TBC	
A71 / B7031 Junction Improvement. Item 3 of SPG.	£215 per residential unit indexed to 1st quarter 2002 Finance code TBC	
A71 / B7015 Junction Improvement. Item 5 of SPG	£107 per residential unit indexed to 1st quarter 2012 Finance code TBC	
A71 Wilkieston Bypass. Item 6 of SPG	£607 per residential unit indexed to 1st quarter 2012 Finance code 754200-94143	
Park & Ride at Kirknewton Railway Station	£375 per residential unit indexed to 1st quarter 2012 Finance code TBC	
Public Transport	£315 per residential unit indexed to 2nd quarter 2012 Finance code TBC	
Link road between B7015 and A71 (replacement for B7031)	Stirling Developments advise link road is 800m in length including roundabout at B7015 and junction spurs. Cost for construction and grouting anticipated to be £1,637,000. Cost per residential unit TBC Finance code TBC	



West Lothian
Council

DEVELOPMENT MANAGEMENT COMMITTEE

Report by Development Management Manager

1 DESCRIPTION AND LOCATION

Erection of 18 flats and associated car parking and landscaping at Bloomfield Place, Bathgate.

2 DETAILS

Reference no.	0940/FUL/15	Owner of site	Scottish Midland Co-operative Society
Applicant	Scottish Midland Co-operative Society	Ward & local members	Bathgate Cllr .W. Boyle Cllr. H. Cartmill Cllr. J. McGinty Cllr. J. Walker
Case officer	Gillian Ferguson	Contact details	01506 282408 gillian.ferguson@westlothian.gov.uk

Reason for referral to Development Management Committee: Member request – Cllr Boyle.

3 RECOMMENDATION

Refuse planning permission.

4 DESCRIPTION OF THE PROPOSAL AND PLANNING HISTORY

- 4.1 The application is for two blocks of flats, one four story and one three story. All the flats would be one bed properties. The site is located in a mixed use area on the edge of the town centre of Bathgate. It is adjacent to a public car park, a public house and the rear of a commercial building. There are existing residential properties immediately to the east and south. Due to the topography of the surrounding land, the application site sits considerably lower than the existing residential properties as shown in the sections attached to this report. The layout includes one parking space per flat, bin storage and a limited amount of open space.
- 4.2 Planning permission for 18 flats on this site, with a generally similar layout, was granted in December 2012. That decision was taken by committee in October 2008, contrary to officer recommendation, but there was a significant delay in the decision being issued due to negotiations over the legal agreement. That application expired on 20th December 2015, shortly after the current application was submitted on 17th December 2015. The new application must be assessed against current standards and policy. The key differences between the two applications are discussed further in section 8 below and a layout plan is attached for comparative purposes.

5 PLANNING POLICY ASSESSMENT

Plan	Policy	Assessment	Conform?
West Lothian Local Plan (WLLP)	HOU2 Infill Residential Development	Residential development will only be supported where there will be no adverse impact on adjacent uses and where sites can be serviced without excessive resource commitment.	Yes.
WLLP	HOU5 Amenity Space	Residential development should provide suitable amenity space.	No. The site is considered to be too tight to deliver attractive amenity space.
WLLP	HOU6 Density	Higher density development will be encouraged in and adjacent to town centres.	Yes.
WLLP	HOU7 Design and Layout	Despite the efforts of the applicant and the submission of amended plans, a high quality layout and design which meets current standards cannot be achieved.	No.
WLLP	HOU9 Residential and Visual Amenity	Developments which impact on the residential or visual amenity of existing residents will not be supported. The proposed development will not have a significant negative impact on the amenity of the surrounding area.	Yes
WLLP	HOU10 Affordable Housing	Developments of 5 or more units must contribute to affordable housing in line with current council policy.	If the development is approved then a commuted sum contribution will be required.
WLLP	IMP1 Non Denominational Secondary	One bed flats are exempt from education contributions.	Yes.
WLLP	IMP2 Denominational Secondary	One bed flats are exempt from education contributions.	Yes
WLLP	IMP3 Other Education Constraints	One bed flats are exempt from education contributions.	Yes.
WLLP	IMP11 Noise Sensitive Uses	Housing will only be permitted next to noisy land uses where it	Yes. See section 8 below.

Plan	Policy	Assessment	Conform?
		can be demonstrated that satisfactory noise levels can be achieved.	
WLLP	IMP14 SPG	Development proposals should comply with supplementary planning guidance.	No. The proposal does not comply with the Residential Development Guide.
	IMP15 Design	Development proposals which are poorly designed will not be supported.	No. The amended design is not acceptable.

Other relevant material considerations are the West Lothian Local Development Plan Proposed Plan (LDP), the council's SPG relating to noise, Planning Advice Note (PAN) 1/2011 Planning and Noise and the council's Residential Development Guide. The site is allocated in the draft LDP for residential development, based on the previous planning approval.

6 REPRESENTATIONS

Seven objections have been submitted from nearby residents which are summarised below. This is a summary of their comments and full copies of the representations are attached for information.

Comments	Response
Traffic and parking.	The application only shows one space per flat, with no visitor parking provided on site. This is below what has been required on other flatted development within the town centre. However, it is recognised that the site is immediately adjacent to a public car park.
Loss of light and overshadowing.	The principle of flatted development on this site has already been established. There is no change to the height of the flats from the previous approval and it is not considered that the application will have a significant detrimental impact on the existing residential properties.
Privacy and amenity	The principle of flatted development on this site has already been established. The amended application is not considered to result in a loss of privacy or impact on the amenity of the existing residents. The re-development of a vacant site within the town centre will improve the amenity of the surrounding area.
Drainage	In the event that planning permission is granted, further assessments should be required by condition prior to any development commencing on site.

Disturbance during construction works	Whilst it is acknowledged that there will likely be some impact on the neighbours during construction, this is not a reason to refuse planning permission. Any damage to property is a civil matter and not a material planning consideration. Conditions can be attached relating to hours of operation and access for deliveries if members are minded to grant the application.
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7 CONSULTATIONS

7.1 This is a summary of the consultations received. The full documents are contained in the application file.

Consultee	Comments	Planning response
Education	No objections	Noted
Waste Services	The layout does not allow sufficient space for the refuse vehicle to turn within the parking area. This will result in the vehicle having to reverse either into or out of the site, across the pedestrian crossing.	Noted
Flood Prevention	If planning permission is granted then a flood risk assessment and drainage impact assessment should be required by condition, prior to the commencement of development.	Agreed
Environmental Health	A noise assessment was required due to the proximity of the public house. Conditions will be required relating to the specification of the window and boundary treatment.	Agreed
Transportation	The parking provision is lower than has been required for similar developments in the immediate area. The layout has been amended to ensure the correct size of car parking space. Concern is noted about the layout and the limited space surrounding car parking spaces that would make it difficult to manoeuvre.	See section 8 below
Contaminated Land Officer	Condition is required relating to site investigation and remediation works where necessary.	Agreed
Coal Authority	Condition is required relating to site investigation and remediation works where necessary.	Agreed

8 ASSESSMENT

8.1 Section 25 of the Town and Country Planning (Scotland) Act 1997 requires planning applications to be determined in accordance with the development plan, unless material considerations indicate otherwise.

- 8.2 The positioning of the two blocks and their relationship with surrounding buildings is generally consistent with the previous approval. However, block A has been moved closer to the single story commercial building on the eastern boundary. The rear elevation of block A, which would face on to the blank gable of the commercial building, is now approximately 4m away. It was approximately 5m away in the previous approval. This change has been necessary to ensure that the correct size of parking spaces can be provided, although there has been no increase in the number of parking spaces being provided. Whilst it may seem like a minor change, the previous layout was already very tight with a limited outlook and little amenity space. This reduction of 20% in the distance to the gable wall will have a significant impact, particularly as a 2m high boundary fence will now be required on the other boundary.
- 8.3 The layout shows 1 parking space per flat, which is below what has been required on similar town centre flatted developments in Bathgate which have recently been approved. Transportation would normally require 15% visitor parking for a site of this nature and certainly that is what has been applied to other recent flatted developments in Bathgate, although it is recognised that this site has the benefit of being immediately adjacent to a free public car park. However, even allowing for a lower parking provision, the site is so constrained that the 18 spaces cannot be accommodated without compromising on the layout, appearance and amenity that would be afforded to the new residents. Parking spaces would be immediately adjacent to the building, particularly affecting the outlook from the ground floor properties. It is normal practice to require a 1m area of hardstanding around parking bays, to allow pedestrian access and for car doors to open, however this cannot be achieved throughout the site.
- 8.4 The council's residential development guide (RDG) was updated in 2013 following an increased emphasis on design and place making in national policy. It is approved supplementary planning guidance which must be taken into account in assessing the current proposal. The RDG requires that all residential developments, including flats, include appropriate amenity space. Furthermore, it states that although high density development may be appropriate in some locations, it should not be at the expense of amenity. The current proposal does not provide an acceptable level of amenity and does not comply with the RDG.
- 8.5 The council's Environmental Health team requested that a noise assessment be carried out due to the proximity of the existing public house and the applicant provided a noise assessment which predicted the likely internal noise levels that would be experienced by residents. Having assessed the report Environmental Health concluded that the noise could be mitigated using a high specification of window and a boundary fence. As the site is a brownfield site, within the town centre, it can be assessed under the closed window scenario in the council's supplementary planning guidance on noise. This does not mean that the windows would require to be fixed pane necessarily, but that when closed they would provide adequate noise mitigation. If members are minded to grant the application then these details should be secured by a condition.
- 8.6 As the current application is broadly similar to the previous approval, the impact on the surrounding area in terms of privacy and amenity is considered to be acceptable. It is acknowledged that there may be some disruption during construction works, however suitable conditions can be attached to regulate hours of operation and access for the constructions works. Any damage to property is a civil matter and not a material planning consideration. It is not felt that the development will give rise to a significant

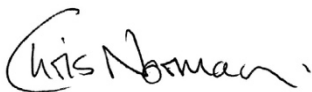
increase in traffic, although it is recognised that the parking provision is below what would normally be required.

9 CONCLUSION AND RECOMMENDATION

- 9.1 In conclusion, the previously approved layout for this site was already very restricted, but on balance was considered acceptable in 2008. However, since then there has been a greater emphasis on securing high quality layouts which provide a good standard of amenity, as reflected in the updated RDG which is a material consideration. The current proposal does not achieve this and cannot be supported. The applicant has tried to address any issues that have been raised, such as the correct size of parking space and suitable bin storage, but without reducing the number of flats, and this has led to a further reduction in the amenity space. The resulting layout appears cramped and is therefore unacceptable. It is recognised that this is brownfield site, which would certainly benefit from redevelopment and the principle of residential development is one which is accepted. However, this level of development cannot be accommodated on the site without significantly compromising on the level of amenity that would be provided to future occupants.
- 9.2 In the event that members are minded to grant planning permission conditions should be attached relating to the construction works, and the matters raised by consultees. A legal agreement will be required to secure developer contributions to affordable housing, cemeteries, public art and open space.

10 ATTACHMENTS

- Location plan
- Reasons for refusal
- Letters of objection
- Local member request form
- Layout and sections

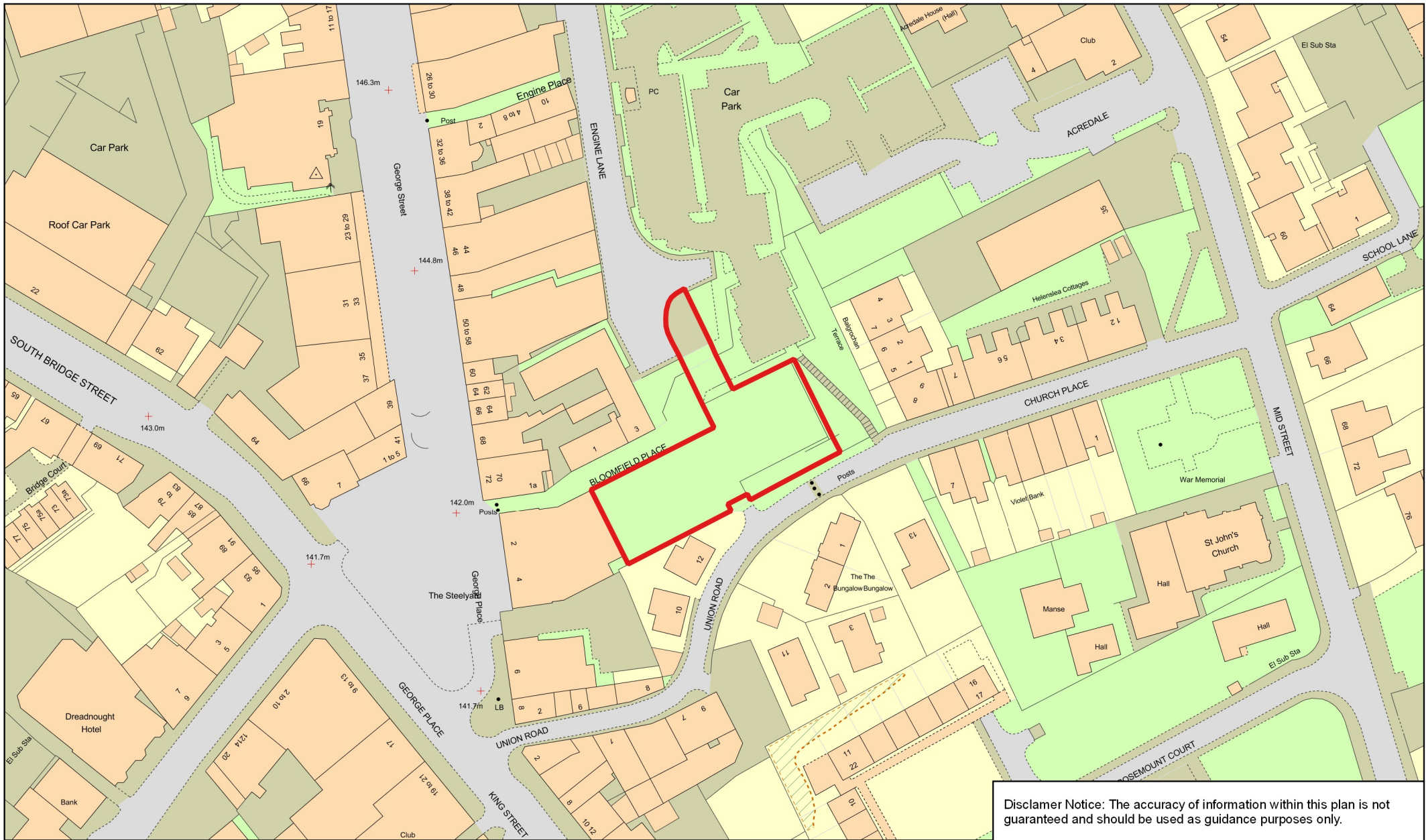




CHRIS NORMAN
Development Management Manager

Date: 3rd August 2016

DRAFT DECISION - APPLICATION 09/0/FUL/15



- 1 The development, by virtue of the density and layout, would not provide an acceptable standard of amenity for the future occupants. The application is therefore contrary to policies H/U5, H/U7 and IMP14 in the adopted West Lothian Local Plan and the council's supplementary planning guidance '*Residential Development Guide*'.



 <p>West Lothian Council</p>	<p>0940/FUL/15</p> <p>Planning & Economic Development, West Lothian Civic Centre, Livingston, EH54 6FF</p>	<p>1:1,250</p>	
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Comments for Planning Application LIVE/0940/FUL/15

Application Summary

Application Number: LIVE/0940/FUL/15

Address: Bloomfield Place, Bathgate

Proposal: Erection of 18 flats and associated car parking and landscaping (grid ref. 297538 668773)

Case Officer: Gillian Cyphus

Customer Details

Name: Mrs Carol Cameron

Address: 8 Helenslee Cottages Church Place Bathgate

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Insufficient room for full response, so I will make a 2nd submission

Detrimental impact upon residential amenities:

Overshadowing/loss of light; Loss of privacy and overlooking; Car parking ; Noise and Disruption; Ground stability

The proposed development will not have 'a negligible impact on the residential and visual amenity'. The 4 storey building which will overlook 8 & 9 Helenslee Cottages will be significantly higher than the highest part of the roof of these cottages and will impact on visual amenity as well as loss of light.

8 & 9 Helenslee Cottages & Balgrochan Terrance are south facing, so there would be an unacceptable loss of light at both ground and 1st floor of the cottages, by the current proposed height of the 4 storey building, which will mean that light will be blocked out for most of the day with the properties being left in the shadow of the flats.

The Scotmid building previously sited at Bloomfield Place was no more than one story high at each elevation and therefore there was no blocking of sunlight. The response to previous similar objections was 'the difference in ground level between the site and Balgrochan Terrence/Union Road means that the flats would be no higher than the surrounding buildings'. This is not the case for 8 & 9 Helenslee Cottages, which are one storey lower than the properties at Balgrochan Terrance and will be directly overlooked by the proposed 4 storey building.

There will be a distinct lack of privacy with the 4 storey building having windows looking directly on to the residential properties and gardens.

The proposed development will have an adverse impact on the character of the town - it will be significantly higher than any other building close by and will look out of place and not in keeping with the surroundings.

Comments for Planning Application LIVE/0940/FUL/15

Application Summary

Application Number: LIVE/0940/FUL/15

Address: Bloomfield Place, Bathgate

Proposal: Erection of 18 flats and associated car parking and landscaping (grid ref. 297538 668773)

Case Officer: Gillian Cyphus

Customer Details

Name: Mrs Carol Cameron

Address: 8 Helenslee Cottages Church Place Bathgate

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: submission 2/2

Detrimental impact upon residential amenities:

Overshadowing/loss of light; Loss of privacy and overlooking; Car parking ; Noise and Disruption; Ground stability

Mid Street and Church Place are often used for parking by visitors to the town as well as being used continually in recent times by construction vehicles from a nearby construction site, parking their vehicles in the street, leading to residents themselves finding difficulty in parking near their homes and creating an obstruction to bin lorries and delivery vehicles gaining access to the street. This will be exacerbated during the proposed construction with construction vehicles blocking the street or by Acredale Car Park being full by construction vehicles, leading to visitors using Mid Street and Church Place on Road for parking. This issue could continue beyond construction, with the addition of 18 new homes close to Church Place, and taking into account the fact that Acredale Car Park is fully utilised, and could result in Church Place being used as an overspill to the car park.

Once the units are inhabited, the noise and through traffic from residents and visitors will significantly increase and this will have a detrimental impact on such a small street as Church Place. The previous response to objections about noise & disruption was that the retail unit the construction would replace would have produced a greater amount of noise & disruption. However, there has not been a retail unit there for a number of years now, and in addition, any noise and disruption would have been confined to the daytime and therefore less of an impact. What investigations have been undertaken into the potential adverse impact any excavation could have on the surrounding properties?

There have already been drainage issues for the properties 7-9 Helenslee Cottages and Balgrochan Terrance which lead to considerable drainage work being undertaken over a period of

time. Where will the drainage for the proposed buildings be situated and would this have an impact on the existing drainage used by the existing residents?.

What arrangements will be made to ensure that there is sufficient parking for construction vehicles which will not impact on the residents of Mid Street and Church Place?

We would also ask what hours during the day the construction will take place, and seek assurances that there will be no work undertaken during unsociable hours.

Comments for Planning Application LIVE/0940/FUL/15

Application Summary

Application Number: LIVE/0940/FUL/15

Address: Land at Bloomfield Place, Bathgate

Proposal: Erection of 18 flats and associated car parking and landscaping (grid ref. 297538 668773)

Case Officer: Gillian Cyphus

Customer Details

Name: Mrs Margaret Forsythe

Address: 3 Violet Bank Bathgate

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I would like to know what arrangements will be put in place for the parking of contractor vehicles while the building work is going on and for visitors to residents. Even though the existing Graham Construction building site in Mid Street site is further away from my address than this proposed site, the disruption and inconvenience that has been caused by parking of construction workers vehicles alone has been unacceptable to residents in the Church Place area. Wheelie bins were not emptied for four weeks in a row as the bin lorry could not gain access to the street due to construction parking. Vehicles have been parked in an obstructive and dangerous manner around the junction of Church Place and Mid Street on a daily basis. This proposed build will cause disruption within Acredale car park and is guaranteed to have a knock on effect to the residents in Mid Street and Church Place as well as the businesses with premises in the centre of Bathgate.

Comments for Planning Application LIVE/0940/FUL/15

Application Summary

Application Number: LIVE/0940/FUL/15

Address: Bloomfield Place, Bathgate

Proposal: Erection of 18 flats and associated car parking and landscaping (grid ref. 297538 668773)

Case Officer: Gillian Cyphus

Customer Details

Name: Mrs Margaret Forsythe

Address: 3 Violet Bank, CHURCH PLACE, BATHGATE EH48 1QB

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Second comment due to insufficient characters in original comment.

I am concerned that the construction site offices and heavy plant storage area will take up space currently allocated as parking spaces in Acredale car park which is already filled to capacity on a daily basis by vehicles belonging to business owners in Bathgate town centre, their staff and customers. This would result in the overspill of vehicles parking on Mid Street and Church Place and causing obstructions. The area allocated to site offices and heavy plant storage at the Graham Construction site in Mid Street was substantial. A similar sized area for the Bloomfield Place site would cause severe disruption to parking in the centre of town and no doubt cause the local businesses to lose customers.

I would also like to know what effect this will have, during the construction phase, on pedestrian access from Church Place via the steps through Acredale car park. This is a heavily used pedestrian route for people walking from the east side of the town to the town centre, and particularly for the elderly residents of the various sheltered housing residences in Mid Street and Academy Street. I do not see how this construction can take place without blocking pedestrian access. What alternatives will be offered to prevent pedestrians from having to take a lengthy detour?

A further consideration is the disturbance caused by the construction work. The residents in Church Place have had to tolerate high noise levels for several months during the building work being carried out at the Graham Construction site in Mid Street. Prior to that there were high noise levels during the construction of the flats in Mid Street opposite the Tom Farmer outlet. The buildings in Church Place could also be felt shaking as a result of the building work for the flats. Given the old mine workings in the area that have already caused subsidence in the street, this is extremely worrying. Bloomfield Place is closer than the flats so any vibration due to pile driving, etc. would affect the properties in Church Place and I am concerned that it could cause further

subsidence.

Comments for Planning Application LIVE/0940/FUL/15

Application Summary

Application Number: LIVE/0940/FUL/15

Address: Bloomfield Place, Bathgate

Proposal: Erection of 18 flats and associated car parking and landscaping (grid ref. 297538 668773)

Case Officer: Gillian Cyphus

Customer Details

Name: Ms Ruby Beattie

Address: 6 Helenslee Cottages Bathgate

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Objection (1) on the following grounds -

- Reduction in parking available in Church Place due to - construction traffic during build, fewer available spaces in Acredale car park and additional requirements for visitors and Bloomfield Place residents with multiple vehicles;
- Exacerbated problems with bin collections due to above parking issues;
- Increase in congestion in Church place due to construction;
- Increase in foot traffic due to construction;
- Noise and disruption due to construction and increased foot traffic of visitors and residents at Bloomfield Place and;
- Ground stability.

Comments for Planning Application LIVE/0940/FUL/15

Application Summary

Application Number: LIVE/0940/FUL/15

Address: Bloomfield Place, Bathgate

Proposal: Erection of 18 flats and associated car parking and landscaping (grid ref. 297538 668773)

Case Officer: Gillian Cyphus

Customer Details

Name: Ms Ruby Beattie

Address: 6 Helenslee Cottages Bathgate

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Objection (2) on the following grounds -

- Restriction in parking space in Acredale Car Park or Church Street due to space requirements for construction site office, assuming this is where the office will be situated.
- Restriction in pedestrian access to town centre via Acredale Car Park / steps from Church Place. There are a large number of elderly residents in surrounding streets with many sheltered housing facilities in Mid Street. This is the easiest route to the town centre, how will the route be impacted, inconveniencing the many elderly residents close by?

Comments for Planning Application LIVE/0940/FUL/15

Application Summary

Application Number: LIVE/0940/FUL/15

Address: Bloomfield Place, Bathgate

Proposal: Erection of 18 flats and associated car parking and landscaping (grid ref. 297538 668773)

Case Officer: Gillian Cyphus

Customer Details

Name: Mrs Margaret Auton

Address: 2 Violet Bank Church Place Bathgate

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am concerned that further construction will take place in the vicinity of Church Place, when we are just getting rid of obstructive traffic from Graham Construction during the recent new build in Mid Street, after putting up with months of dangerous and obstructive parking. My main concerns are the disruption to residents parking, and the bin collections again being disrupted, where bins are not uplifted for weeks on end due to construction traffic blocking bin lorry access to Church Place. Furthermore, it is likely that if Acredale car park is used for building traffic, then this reduction in parking spaces will have a knock-on effect on available parking spaces in Violet Bank and Helenslee Cottages. We already have subsidence in Church Place and I would appeal to WLC to prevent any construction traffic from using this area during this proposed build, by erecting 'no construction traffic' signs. Thank-you.

Comments for Planning Application LIVE/0940/FUL/15

Application Summary

Application Number: LIVE/0940/FUL/15

Address: Bloomfield Place, Bathgate

Proposal: Erection of 18 flats and associated car parking and landscaping (grid ref. 297538 668773)

Case Officer: Gillian Cyphus

Customer Details

Name: Mrs Ann Kerr

Address: 7 Violet Bank Church Place Bathgate

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Since the flats in Mid St, across from Church PI, were built, there has been on-going problems with access in Mid St, extending to Church PI. This causes issues with accessing/exiting safely. The vet's surgery has also contributed to the issue. Double parking in Church PI is now a major problem, as bin lorries cannot get access to empty bins. I have reported this twice to the Cleansing Dept. There is yet to be a solution. This has only happened since the flats were built. The proposal to build 18 flats will contribute further to an already serious issue. There is easy access from the proposed site to Church PI and I believe that this area will be used by residents/friends etc to park. Church PI is a dead end and my drive is used for vehicles to turn which would cause an even more disturbance. I experience noise on occasions from the Balbarie Pub. 18+ residents would increase this noise on a permanent basis.

Comments for Planning Application LIVE/0940/FUL/15

Application Summary

Application Number: LIVE/0940/FUL/15

Address: Bloomfield Place, Bathgate

Proposal: Erection of 18 flats and associated car parking and landscaping (grid ref. 297538 668773)

Case Officer: Gillian Cyphus

Customer Details

Name: Mrs Joanna Paterson

Address: 5 Violet Bank Bathgate

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am concerned in particular about the impact on parking during the construction period of this development. The current construction of the development at Mid Street has led to months of disruption for residents, including dangerous and illegal parking at the junction with Mid Street, leading to repeated problems for access with bin lorries, and the need for police / council involvement to introduce temporary measures (cones) to stop parking on the corner. The problem is made worse by parking at the vets opposite. Any reduction in parking at Acredale will lead to displaced parking elsewhere including on Church Place, which does not have the capacity for additional cars. As has been clear with the development at Mid Street, contractors will park anywhere they can as near as possible to the site, and claims about 'considerate building work' are apparently only enforced when the police are also involved. These issues should be addressed comprehensively at the planning stage or approval should not be given. It should not be left to residents to have to raise repeated concerns about access and road safety.

Comments for Planning Application LIVE/0940/FUL/15

Application Summary

Application Number: LIVE/0940/FUL/15

Address: Bloomfield Place, Bathgate

Proposal: Erection of 18 flats and associated car parking and landscaping (grid ref. 297538 668773)

Case Officer: Gillian Cyphus

Customer Details

Name: Mr Jim Thyne

Address: 13 Union Road Bathgate

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Regarding this application we as neighbours (Mr and Mrs Thyne) object to the 4 storey aspect of one of the apartment blocks. This is too tall in relation to surrounding properties and at odds with the rest of the buildings in the locality.

Subject: FW: Delegated planning list

<u>Application Details</u>	<u>Reason For Referral Request</u> (please tick ü)
<i>Application Reference Number</i> 0940/FUL/15.....	Applicant Request.....●
<i>Site Address</i> Bloomfield Place, Bathgate.....	Constituent Request.....●
<i>Title of Application</i> Scottish Midland Co-Op	Other (please specify).....● Town Centre Gap Site
Member's Name CllrWm H Boyle	

Sent from my iPad

On 15 Jul 2016, at 17:58, Norman, Chris <Chris.Norman@westlothian.gov.uk> wrote:

DATA LABEL: OFFICIAL

Councillors,

Please find attached the list of planning applications that I propose to determine under the current scheme of delegation.

CN

rev: description: drawn: chkd: date:
Rev A - Revised in line with Planning comments AGF 2/08

Block A: 6 units

Block B: 12 units

Unit 1: 51m2 / 549 sq/ft
Unit 2: 51m2 / 549 sq/ft
Unit 3: 51m2 / 549 sq/ft
Unit 4: 51m2 / 549 sq/ft
Unit 5: 51m2 / 549 sq/ft
Unit 6: 51m2 / 549 sq/ft
Unit 7: 51m2 / 549 sq/ft
Unit 8: 51m2 / 549 sq/ft
Unit 9: 51m2 / 549 sq/ft
Unit 10: 51m2 / 549 sq/ft
Unit 11: 51m2 / 549 sq/ft
Unit 12: 51m2 / 549 sq/ft

17 MAR 2008 0248 / 08

Received Ref No

2 Merkland Street T 0141 334 4995 E design@smithfindlay.co.uk
Glasgow G11 6DB F 0141 334 8186 W www.smithfindlay.com

project:
PROPOSED RESIDENTIAL DEVELOPMENT,
BLOOMFIELD PLACE, BATHGATE
FOR SCOTMID LTD

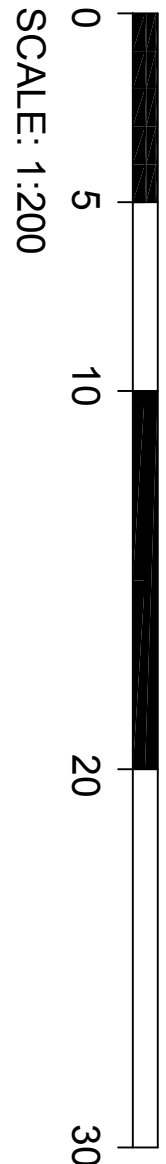
title:
SITE LAYOUT AS PROPOSED

scale:	drawn:	checked:	date:
1:100	IFC		03/12/07

job:	drawing number:	rev:
1308	L(0)2	A

NOTE: do not scale from drawings, discrepancies in figured dimensions to be notified to the architect.

rev:	description:	drawn:	chkd:	date:
Rev A -	Revised in line with Planning comments AGF 20K			
Rev B -	Revised in line with Planning comments AGF 30K			
Rev C -	Planning comments added	MT	AGF	09/10
Rev D -	Revised in line with Planning comments TW 04/16			
Rev E -	Bin store size revised AGF 4/16			



smithfindlay.architects

2 Merchant Street Glasgow G11 6DB T 0141 334 4595 F 0141 334 9185 E info@smithfindlay.co.uk W www.smithfindlay.co.uk

project: PROPOSED RESIDENTIAL DEVELOPMENT AT BLOOMFIELD PLACE, BATHGATE FOR SCOTMID LTD

title: PROPOSED SITE PLAN

scale:	drawn:	checked:	date:
1:200@A1	IFC		16/1/08
job:	drawing number:	rev:	
1308	CL(0)3	E	

note:
do not scale from drawings. discrepancies in figured dimensions to be notified to the architect.

rev: description: drawn: chkd: date:

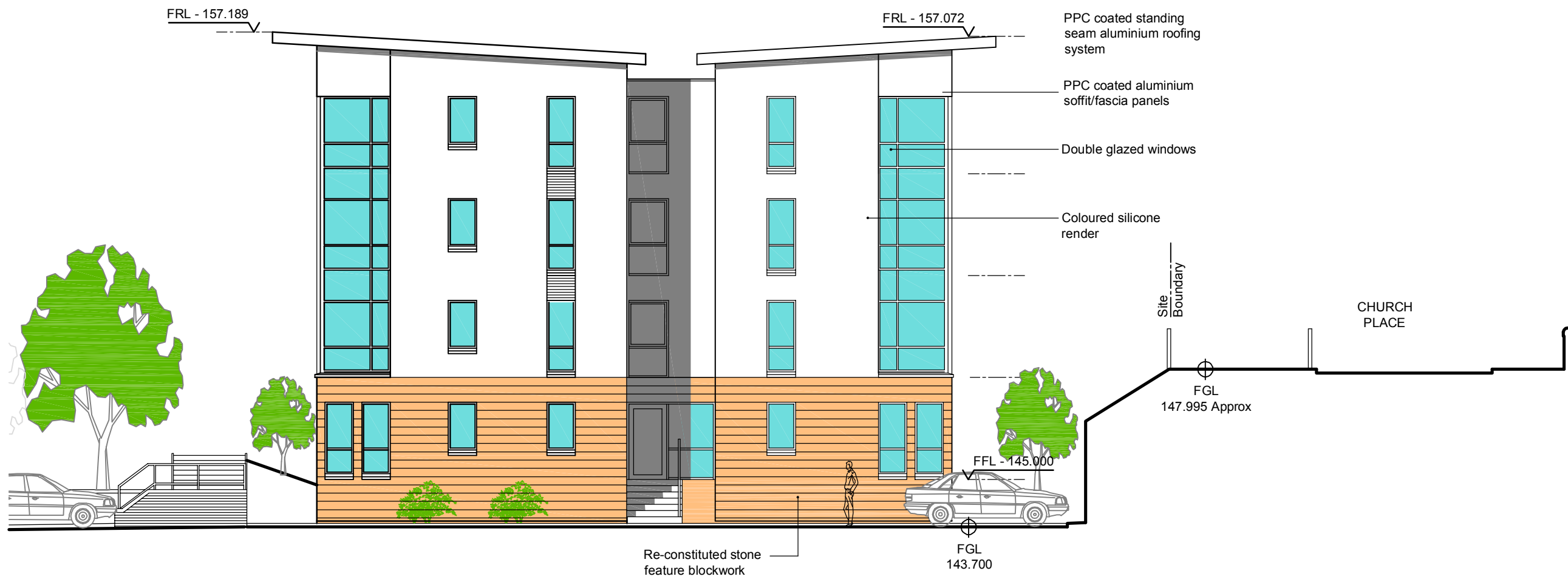
Rev A -Revised in line with Planning comments AGF 2/06

Rev B - Additional Dimensions Added TW AGF 01/16

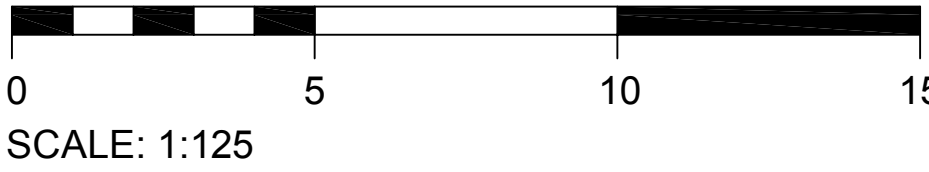
Rev C -Revised in line with Planning comments TW 04/16



SECTION A - A



SECTION B - B



SCOTMID

smithfindlay:architects

2 Merkland Street T 0141 334 4995 E design@smithfindlay.co.uk
Glasgow G11 6DB F 0141 334 8186 W www.smithfindlay.com

project:
PROPOSED RESIDENTIAL DEVELOPMENT,
BLOOMFIELD PLACE, BATHGATE
FOR SCOTMID LTD

title:
SITE SECTIONS AS PROPOSED

scale: drawn: checked: date:
1:125@A1 IFC 16/1/08

job:	drawing number:	rev:
1308	CL(0)6	C



Development Management

List of Delegated Decisions

The following decisions will be issued under delegated powers unless any Member advises the Development Management Manager that the application should be referred to the Development Management Committee for determination. Requests to refer applications must be made on the attached form and received by the Development Management Manager by 5pm on 17/06/2016.

Application No. & Case	Applicant	Proposals/Site Address	Ward/Councillors	Decision	No. and Summary of Objections	Reason for Grant/Refusal
0213/LBC/16 Ross Burton Other - 425 -	NHS Lothian	Conservation Area Consent for the demolition of unlisted buildings in Bangour Village Conservation Area (grid ref. 303063 670901) at Former Bangour Village Hospital Site, North of A89 (nr Dechmont)	Broxburn, Uphall and Winchburgh Tony Boyle Diane Calder Janet Campbell Alexander Davidson	Grant Conservation Area Consent	none	Conservation Area Consent is sought for the demolition of most of the unlisted buildings at the former Bangour Village Hospital. The buildings proposed for demolition are unremarkable in design and are, in many cases, beyond reasonable prospect of repair and re-use. They are not, for the most part, well suited to refurbishment and conversion for residential use. Their demolition improves the prospects for the retention and successful re-use of the listed buildings on site. The buildings proposed for demolition do not include the former shop and sports pavilion, which are both proposed to be retained, despite not being listed, because of their importance to the site.

Application No. & Case	Applicant	Proposals/Site Address	Ward/Councillors	Decision	No. and Summary of Objections	Reason for Grant/Refusal
0287/H/16 Mahlon Fautua Local Application	Hood	Raising of roof to form first floor accommodation, installation of a dormer window and erection of a garage(Grid ref 301439 663399) at 16 TENANTS MARCH, WEST CALDER, EH55 8NB	Fauldhouse and the Breich Valley David Dodds Greg McCarra Cathy Muldoon	Grant Conditional Permission	objection 1 The proposal will allow direct views from the two velux and large dormer window, into the front windows of their property.	The proposed raising of the roof (including a new dormer and two velux windows) and garage is acceptable and would not have a significant impact on residential and visual amenity. With respect to privacy, the proposed windows will have around a 32m separation distance from the property at 20 Westwood View which is in excess of the minimum of 18m set out in Supplementary Planning Guidance - House Extension and Alteration Design Guide 2015. It is therefore considered that the proposal satisfies West Lothian Local Plan policies HOU 9 and IMP 14 (Supplementary Planning Guidance) and therefore recommended that planning permission be granted subject to appropriate conditions.
0293/MS/16 Gillian Cyphus Local Application	R Drummond (Carriers) Ltd.	Approval of matters specified in conditions of planning permission 0732/P/12 for erection of a 1572 sqm extension to warehouse (grid ref. 294372 668766) at DRUMMOND DISTRIBUTION, 1 BATHGATE ROAD, ARMADALE, EH48 2PE	Armadale and Blackridge Stuart Borrowman Jim Dixon Sarah King	Grant Approval of Reserved Matters	objections 4 Noise Traffic Impact on amenity	The development already benefits from permission in principle. The current application complies with the requirements of the permission in principle and is not considered to give rise to any increase in noise or disturbance. Neither Environmental Health nor Transportation have objected to the application.

Development Management

List of Delegated Decisions

DATA LABEL: OFFICIAL

Date: **17/06/2016**

The following decisions will be issued under delegated powers unless any Member advises the Development Management Manager that the application should be referred to the Development Management Committee for determination. Requests to refer applications must be made on the attached form and received by the Development Management Manager by 5pm on 24/06/2016.

Application No. & Case	Applicant	Proposals/Site Address	Ward/Councillors	Decision	No. and Summary of Objections	Reason for Grant/Refusal
0342/H/16 Gillian Cyphus Local Application	Mitchell	Extension to house, erection of a porch and installation of dormer windows (Grid Ref. 293752 660219) at 35 Greenburn Road, Fauldhouse. EH47 9HJ	Fauldhouse and the Breich Valley David Dodds Greg McCarra Cathy Muldoon	Refuse Permission	objection 0	The proposed extension is considered to be over development of the plot, resulting in insufficient remaining garden ground. In addition the proposed rear dormer would appear over dominant and would have a detrimental impact on visual and residential amenity. The application is contrary to policy HOU9 in the WLLP and the SPG on house extensions and alterations.
-427 -						

Application No. & Case	Applicant	Proposals/Site Address	Ward/Councillors	Decision	No. and Summary of Objections	Reason for Grant/Refusal
0337/FUL/16 Ranald Dods Local Application	Raeburn Development s Ltd	Erection of 2 houses (grid ref. 304444 677320) at Land at Drovers Bank, Pardovan Farm Steadings, Philpstoun	Linlithgow Tom Conn Tom Kerr David Tait	Refuse Permission	<p>objections 12</p> <p>12 objections</p> <p>Overdevelopment and urbanisation; no rural justification nor locational need; increased traffic; pedestrian safety; lack of parking; increased pressure on septic tank facilities; cramming; loss of amenity and privacy; loss of open space; greenfield development; school capacity; sustainability; overshadowing.</p> <p>3 supporters</p> <p>general support for development of housing in West Lothian and Linlithgow area.</p>	<p>The proposal is for two 5 bedroomed houses on ground which was originally intended as amenity space for the converted properties to the east. The plot to house ratios are below that set out in the SPG on "how to avoid town cramming". Both properties have windows of habitable rooms which are closer than the required separation distances set out in the above mentioned SPG. The site is outwith the settlement boundaries defined in the WLLP. The development would remove (and does not replace) three visitors' parking spaces for the existing steading development and does not make provision for additional visitor parking for the proposed housing. The two houses are speculative and there is no locational justification for the proposed development being located in the countryside.</p> <p>The proposal is contrary to:</p> <p>ENV31 (new development in the countryside) WLLP; HOU4 (cramming) WLLP; HOU9 (residential and visual amenity) WLLP; COM2 (loss of open space) WLLP; IMP14 (policies and guidance) WLLP; ENV2 (housing in the countryside) WLLDP; WLC SPG "Single plot and small scale infill residential development in urban areas (how to avoid town cramming)"; WLC SPG "New development in the countryside".</p>



Development Management

List of Delegated Decisions

The following decisions will be issued under delegated powers unless any Member advises the Development Management Manager that the application should be referred to the Development Management Committee for determination. Requests to refer applications must be made on the attached form and received by the Development Management Manager by 5pm on 01/07/2016.

Application No. & Case	Applicant	Proposals/Site Address	Ward/Councillors	Decision	No. and Summary of Objections	Reason for Grant/Refusal
0295/H/16 Ranald Dods Local Application - 429 -	Bremner	Two storey extension to house and installation of a wood burning stove (Grid ref 300494 676745) at 12 CLARENDON ROAD, LINLITHGOW, EH49 6AN	Linlithgow Tom Conn Tom Kerr David Tait	Grant Conditional Permission	objections 4 Three representations were received in respect of the original proposal. Neighbours were notified of the revised design and one representation, summarised below, was received. Development not in keeping with the existing building; Visual impact of the proposal.	The proposal is for a contemporary south facing two storey extension to the rear of a property dating from the latter part of the 20th century. In response to representations received from neighbours, the height of the proposed extension was reduced and repositioned. The extension will be clad in blue/black brick and zinc cladding. A stair window on the east elevation to the upper level will be glazed with obscure glass. A 1.8m high fence on the western boundary will act as a privacy screen. The revised drawings were supplemented by an overshadowing diagram. It is acknowledged that there will be a degree of overshadowing to the eastern property although the analysis shows that this will not be unacceptable.

Application No. & Case	Applicant	Proposals/Site Address	Ward/Councillors	Decision	No. and Summary of Objections	Reason for Grant/Refusal
0312/P/16 Steven McLaren Local Application	Baillie	Planning permission in principle for the erection of a house (Grid ref 306635 669545) at 152 UPHALL STATION ROAD, PUMPHERSTON, EH53 0PD	East Livingston and East Calder Frank Anderson Carl John Dave King Frank Toner	Refuse Planning Permission in Principle	objections 2 Loss of privacy. Loss of daylight.	<p>The applicant is seeking planning permission in principle for the construction of a house in the rear garden of 152 Uphall Station Road. The proposed property will share a driveway with 152 Uphall Station Road and, excluding the shared driveway, be sited in an area of ground of approximately 450sqm which forms the rear half of the existing garden ground. The proposed development would therefore constitute tandem development as defined in the council's supplementary planning guidance for small scale and infill housing developments. The proposal is likely to result in the loss of privacy and residential amenity for adjacent neighbours and set an undesirable precedent for other similar developments. It is acknowledged that a house has been constructed in the rear garden of the adjacent property and is 146a Uphall Station Road. This development however is pre 1990s and would not comply with current policies on space standards, privacy and tandem development. The proposal is therefore considered to be town cramming and contrary to the following policies of the West Lothian Local Plan (WLLP) and Supplementary Planning Guidance (SPG):</p> <p>HOU2 (General guidance for development within settlement boundaries) HOU4 (Avoiding town cramming) HOU9 (Residential and visual amenity) IMP14 (Supplementary planning guidance)</p> <p>SPG: Single Plot and Small Scale Infill Residential Development in Urban Areas (how to avoid town cramming)</p> <p>The proposals also do not accord with the following policies of the Proposed West Lothian Local Development Plan: DES1 (design principles) HOU3 (infill/windfall housing development within</p>

Application No. & Case	Applicant	Proposals/Site Address	Ward/Councillors	Decision	No. and Summary of Objections	Reason for Grant/Refusal
						settlements)
0328/FUL/16 Mahlon Fautua Local Application	Young	Siting of 2 residential caravans (grid ref. 294508 665282) at Baillie Street, Whitburn, EH47 0EY	Whitburn and Blackburn James Dickson Mary Dickson George Paul Barry Robertson	Refuse Permission	objection 0 N/A	It is considered that the proposal would result in unacceptable residential layout and as such be contrary to the development plan in particular West Lothian Local Plan policies HOU 2 and HOU 9. There has been previous work on the site undertaken without planning permission which could materially affect this application. Additionally, there is no information on the remainder of the site.
-431-						

The following decisions will be issued under delegated powers unless any Member advises the Development Management Manager that the application should be referred to the Development Management Committee for determination. Requests to refer applications must be made on the attached form and received by the Development Management Manager by 5pm on 22/07/2016.

Application No. & Case	Applicant	Proposals/Site Address	Ward/Councillors	Decision	No. and Summary of Objections	Reason for Grant/Refusal
0940/FUL/15 Gillian Cyphus Local Application	Scottish Midland Co-operative Society Ltd	Erection of 18 flats and associated car parking and landscaping (grid ref. 297538 668773) at Bloomfield Place, Bathgate	Bathgate William Boyle Harry Cartmill John McGinty James Walker	Refuse Permission	objections 7 Concerns regarding noise, overshadowing, traffic and parking, privacy, amenity, drainage, disturbance during construction works.	The previous planning permission for 18 flats on this site has now lapsed. Negotiations have taken place with the applicant to try to ensure that current policy and standards are met. However, due to the physical constraints of the site it has not been possible to accommodate the level of parking that would normally be required and the general layout is considered to be too tight.
0327/FUL/16 Gillian Cyphus Local Application	Bathgate Thistle	Upgrade of pitch to a 3G astroturf surface (in retrospect) and variation of condition 4 of planning permission 0013/01 to allow the use of the pitch on 3 nights per week at all times of the year (grid ref. 296509 668581) at Creamery Park, Hardhill Road, Bathgate, EH48 2BW	Bathgate William Boyle Harry Cartmill John McGinty James Walker	Grant Conditional Permission	objections 7 noise impact on amenity lighting loss of privacy	An increase in the number of evenings that the existing facility can operate is unlikely to impact significantly on the amenity of the surrounding area. Environmental Health recommend that the application is granted on a temporary basis to allow the council to monitor the impacts of the increased use of the training pitch.

Application No. &Case	Applicant	Proposals/Site Address	Ward/Councillors	Decision	No. and Summary of Objections	Reason for Grant/Refusal
0422/H/16 Steven McLaren Local Application	Paterson	Installation of dormer windows and alterations to house (grid ref. 307290 671504) at 13B HOLMES HOLDINGS, HOLMES ROAD, Broxburn, EH52 5NS	Broxburn, Uphall and Winchburgh Tony Boyle Diane Calder Janet Campbell Alexander Davidson	Grant Conditional Permission	objections 2 Impact on amenity. Impact on security. Increase traffic. Increase noise. Increase form 1bedroom to 4 bedroom property. Alterations conflict with legal title regarding use and number of residents.. Right of access only for holiday let.	The proposal is to alter a property, which was formerly used as a bed and breakfast, to include 4 small dormer windows, remove a first floor balcony and to alter various window and door openings. There is some history to this property which was originally a pigeon loft and consent issued in 2002 for conversion to a bed and breakfast for short term periods of stay. This was later amended to allow occupancy of up to 6 month at one time. In 2014 due to a change in the owner's personal circumstances, an application was submitted to remove the legal restriction on the property and a planning application was also submitted to change the use and allow it to be used as a house, rather than a bed and breakfast. The owner at this time insisted this would be his sole residence and both applications were placed on the council's delegated list of recommended decisions on 6 June 2014. These applications were approved under delegated powers in July 2014 but shortly after, and contrary to the owner's insistence that this would be his sole residence, the property appeared for sale. It has since been purchased and the current application is to carry out external and internal changes the house from a one bedroom property to a 4 bedroom property. The internal alterations do not require planning permission and the external changes improve its appearance. Whilst a house with more bedrooms may result in increased traffic, this is not a planning matter as consent had already been given to convert the use of the property from a B&B to a house. Matters raised by the objectors which relate to the authorised use of the premises in the title of property are not a planning matter and issues relating to rights of access and closing of gates etc are a civil matter between neighbours. The external alterations to the property are acceptable and therefore recommendation is to grant planning permission.

Proposed Enforcement Actions, 24th June 2016

Reference Number	Owner/ Developer	Location/Ward	Alleged Breach of Planning Control & location	Proposed Action	Reasons for Actions and Summary Steps to Comply if Applicable
ENF/0016/16	Mr McMahon	Armadale	<p>Condition 4 of application 0183/MSC/14 has not been complied with & boundary fence not built to plan.</p> <p><u>Condition 4:</u> Within 3 months of the commencement of the development hereby approved, the 2m wide footpath indicated on approved plan 2 of 5 shall be constructed to an adoptable standard. Within 1 month of the occupation of the house, any defects to the surface shall be made good to the satisfaction of the council's Transportation Department.</p>	Serve a Breach of Condition Notice	<p>The required footpath would connect Mill Road with the footpath at Glenwood Drive, in the interest of road and pedestrian safety.</p> <p>The boundary fence is 2m in height and is at the side of the property in front of the principal elevation of the property, effecting the visual amenity of the street scene.</p> <p>Steps to comply:</p> <ul style="list-style-type: none"> • Construction of the 2m wide footpath indicated on approved plan 2 of 5 to an adoptable standard. • Remove the unauthorised section of fencing.

ENF/0028/14	Mr & Mrs Forsyth	Whitburn	<p>Condition 3 of application 0837/H/05 has not been complied with.</p> <p><u>Condition 3:</u> The materials to be used on the roof and walls of the garage shall match those on the existing house unless otherwise agreed in writing with the Development Management Manager.</p>	Serve a Breach of Condition Notice	<p>The garage is finished in horizontal timber cladding rather than the required render. As a result it is unsightly and does not integrate with the surrounding area.</p> <p>Steps to comply:</p> <ul style="list-style-type: none"> Remove the cladding and finish the garage with white render to match the existing house.
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The following decisions will be issued under delegated powers unless any Member advises the Development Management Manager that the application should be referred to the Development Management Committee for determination. Requests to refer applications must be made on the attached form and received by the Development Management Manager by 5pm on 08/07/2016.

Application No. & Case	Applicant	Proposals/Site Address	Ward/Councillors	Decision	No. and Summary of Objections	Reason for Grant/Refusal
0308/FUL/16 Ranald Dods Local Application	McNicol Vehicle Hire Ltd	Change of use from business (Class 4) to car and van hire business and alterations to building (Grid ref 305587 670999) at Houston Golf Range, 19 Houston Mains Holdings, A89 - DECHMONT ROUNDABOUT TO STATION ROAD, Uphall, EH52 6PA	Broxburn, Uphall and Winchburgh Tony Boyle Diane Calder Janet Campbell Alexander Davidson	Refuse Permission	objection 0	The proposed use is one which would be more appropriately located in within an urban setting or within an industrial estate rather than within the countryside. The applicant has not advanced any reasoned justification for locating the development in the countryside. The proposal is contrary to: ENV31 (new development in the countryside) WLLP; COM2 (loss of open space) WLLP; IMP14 (policies and guidance) WLLP; WLC SPG "New development in the countryside".

Application No. &Case	Applicant	Proposals/Site Address	Ward/Councillors	Decision	No. and Summary of Objections	Reason for Grant/Refusal
0310/FUL/16 Wendy McCorriston Local Application	The Co-operative Group	Installation of plant and satellite dishes (Grid ref 303724 667809) at 1 FOLLYBURN PLACE, ELIBURN, LIVINGSTON, EH54 6BF	Livingston North Robert De Bold Anne McMillan Andrew Miller Angela Moohan	Grant Conditional Permission	objection 1 Potential noise nuisance from the air conditioning plant No need for satellite dishes on a shop	The application is for ground located air conditioning and refrigeration units. The equipment is to be located to the rear of a planned extension to the shop, within the servicing area for the existing commercial units. This location ensures that the equipment is on the side of the shop facing away from existing residential properties. A noise assessment has been submitted with the application. Environmental Health is satisfied that the noise emissions will not impact on the residential properties, though has sought clarification on the detail of the acoustic enclosure. Subject to acceptable clarification of this matter, the proposal will not be detrimental to residential amenity. The location of the satellite dishes is acceptable and will not be detrimental to visual amenity. The proposal accords with the policies and provisions of the development plan and is acceptable.