



COUNCIL EXECUTIVE

DRAFT PLANNING BRIEFS

WEST MAIN STREET (EAST), BLACKBURN (HBb10)
WEST MAIN STREET (WEST), BLACKBURN (HBb11)

REPORT BY PLANNING SERVICES MANAGER

A. PURPOSE OF REPORT

The purpose of this report is to advise Council Executive of the terms of the draft planning briefs for two sites in West Main Street, Blackburn. Copies of the draft briefs are attached. These draft briefs include location plans.

B. RECOMMENDATION

It is recommended that Council Executive:

1. approves the draft planning briefs;
2. notes that, if the sites are marketed, the briefs will form part of the marketing particulars for the sites; and
3. delegates authority to the Planning Services Manager to make any non-substantive revisions to the planning brief as matters arise.

C. SUMMARY OF IMPLICATIONS

I Council Values	Focusing on our customers' needs; being honest, open and accountable; making best use of our resources and working in partnership.
II Policy and Legal (including Strategic Environmental Assessment, Equality Issues, Health or Risk Assessment)	<p>The site is identified as a housing site in the adopted West Lothian Local Plan 2009.</p> <p>There are no SEA, equality, health or risk assessment issues associated with the planning briefs.</p>
III Resources - (Financial, Staffing and Property)	The disposal of the sites will generate a capital receipt to support the council's capital programme.

IV Consultations

NETS and Land Services, Education Planning, Operational Services (Transportation and Public Transport) and Finance and Estates Services were consulted in the preparation of the briefs and support the recommendation.

Local members, adjoining proprietors and Blackburn Community Council were also consulted and any representations received are noted below.

The brief is consistent with the terms of the West Lothian Local Plan and does not raise any policy issues. As such a report to the Development and Transport policy Development and Scrutiny Panel was not required.

D. TERMS OF REPORT

This report covers two separate sites; West Main Street (west HBb10), Blackburn and West Main Street (east HBb11), Blackburn, which are allocated as housing sites in the adopted West Lothian Local Plan 2009 (WLLP). The sites are in close proximity geographically and have similar characteristics. Given these similarities, this report covers both sites.

The sites are located in the southwest of Blackburn and lie immediately to the north of West Main Street. They are bound to the north, west and east by existing housing. The sites are currently in use as areas of open space with a number of semi-mature trees located on both sites. Both sites also have adopted footpaths located within their site boundaries.

Under the terms of the adopted West Lothian Local Plan (WLLP), the sites are identified as housing sites (Policy HOU1), which contribute to meeting the housing requirements over the local plan period, and the longer term. In accordance with the WLLP, the draft briefs propose that housing would be the preferred use for the sites.

The sites were first allocated for housing use in the Bathgate Area Local Plan, which was adopted by the council on 17 March 1998. This allocation was retained in the draft West Lothian Local Plan September 1999 and the finalised West Lothian Local Plan July 2001, which were approved for formal consultation at the council's Strategic Services Committee on 17 November 1998 and 20 February 2001 respectively. The allocation then went into the finalised West Lothian Local Plan 2005, which was approved for formal consultation at the council's Enterprise and Development Committee on 19 April 2005. The council received no objections to the sites from third parties and they now form part of the West Lothian Local Plan that was adopted by the council on 13 January 2009.

The briefs are intended to guide the development of the sites and identify key design, environmental and infrastructural requirements of the council. As is standard practice with planning briefs, the briefs have been the subject of consultation with interested parties.

Local members were consulted on the briefs prior to a wider consultation being carried out. This wider consultation encompassed neighbouring properties and Blackburn Community Council.

One emailed response was received following the above consultations. The response was from one of the neighbouring properties consulted. The comment made and response are summarised below; the full correspondence is attached to this report:

Comments	Response
<p>Concern that development on the sites would have a negative impact on the main thoroughfare through Blackburn. The plots are attractive and well maintained and enhance the local community. There are other rundown areas in Blackburn which would better meet the objective for more housing.</p>	<p>The sites are allocated as housing sites in the adopted local plan (Policy HOU1) and have been allocated following the local plan consultation process. This process considered a number of sites in Blackburn with potential for residential development and allocated the preferred sites under Policy HOU1.</p>

E. CONCLUSION

The draft planning briefs allow for the development of the sites for residential use in accordance with Policy HOU1 in the adopted WLLP. One comment was received from the occupier of a neighbouring property regarding the impact the development of these sites would have on the visual amenity of the area.

The briefs act as a guide to potential purchasers and will be used in the formal marketing of the sites at some future date. Members are asked to approve this report and the attached briefs.

Appendices/Attachments: Five:

Draft planning brief -West Main Street (west) HBb10, Blackburn

Site Plan - West Main Street (west) HBb10, Blackburn

Draft planning brief – West Main Street (east) HBb11, Blackburn

Site Plan - West Main Street (east) HBb11, Blackburn

Public comment (redacted)

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