

24. DRAFT PLANNING BRIEFS - WEST MAIN STREET (EAST), BLACKBURN (HBB10), WEST MAIN STREET (WEST) BLACKBURN (HBB11)

The Council Executive considered a report (copies of which had been circulated) by the Planning Services Manager which advised the terms of the draft planning briefs for two sites in West Main Street, Blackburn. Copies of the draft briefs and site plans were detailed in appendices attached to the report.

The report covered two separate sites; West Main Street (west HBB10), Blackburn and West Main Street (east HBB11), Blackburn, which were allocated as housing sites in the adopted West Lothian Local Plan 2009 (WLLP). The sites were in close proximity geographically and had similar characteristics. Given the similarities, the report covered both sites.

The sites were located in the southwest of Blackburn and located immediately to the north of West Main Street. They were bound to the north, west and east by existing housing. The sites were currently in use as areas of open space with a number of semi-mature trees located on both sites. Both sites also had adopted footpaths located within their site boundaries. Under the terms of the adopted West Lothian Local Plan (WLLP) the sites were identified as housing sites (Policy HOU1), which contributed to meeting the housing requirements over the local plan period, and the longer term.

In accordance with the WLLP, the draft briefs proposed that housing would be the preferred use for the sites. The briefs were the subject of consultation with interested parties. Local members were consulted prior to a wider consultation being carried out, which encompassed neighbouring properties and Blackburn Community Council. 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.

In conclusion, the draft planning briefs allowed for the development of the sites for residential use in accordance with Policy HOU1 and the adopted WLLP. The briefs acted as a guide to potential purchasers and would be used in the formal marketing of the sites at some future date.

The Council Executive was recommended to:

- approve the draft planning briefs;
- to note that, if the sites were marketed, the briefs would form part of the marketing particulars for the sites; and
- delegate authority to the Planning Services Manager to make any non-substantive revisions to the planning brief as matters arise.

Decision

To approve the terms of the report

DATA LABEL: Public