



DEVELOPMENT MANAGEMENT COMMITTEE

Report by Head of Planning, Economic Development and Regeneration

1 DESCRIPTION

Alterations to raise filling station canopy from 3.8 m to 4.8 m high (underside of canopy) at Newton Filling Station, 3 Main Street, Newton, EH52 6QE

2 DETAILS

Reference no.	0434/FUL/20	Owner of site	Motor Fuel Group
Applicant	Motor Fuel Group	Ward & local members	Linlithgow Councillor Tom Kerr Councillor Tom Conn Councillor David Tait
Case officer	Matthew Watson	Contact details	01506 283536 matthew.watson@westlothian.gov.uk

Reason for referral to Development Management Committee: Referred by Councillor Tait

3 RECOMMENDATION

Grant planning permission.

4. DETAILS OF THE PROPOSAL AND BACKGROUND

- 4.1 The application proposes raising the filling station canopy from 3.8 m to 4.8 m high. These measurements are taken at the underside of canopy. The overall height is proposed to be raised to 5.7 m at the top of the canopy.

History

- 4.2 0737/FUL/09: Installation of jet wash and concrete pad, Refused, 31/12/2009
- 4.3 0442/FUL/09: Installation of jet wash and concrete pad, Refused, 24/07/2009
- 4.4 0265/A/98: Replacement of existing filling station signage, Approved, 28/05/1998

5. REPRESENTATIONS

5.1 Two representations have been received, both of which object to the proposal. All representations are attached to this report.

5.2 A summary of representations is located in the table below.

Comments	Response
<ul style="list-style-type: none"> Raising the canopy will increase accessibility for HGVs and increase noise Visual impact 	<ul style="list-style-type: none"> This is an existing petrol station with no restrictions on the type of vehicles using the facility. It would not be appropriate to control the type of vehicles using the petrol station through this planning application. The increase in height is modest and is acceptable visually. See the 'Design and Residential Amenity' section below for more detail.

6. CONSULTATIONS

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

Consultee	Objection?	Comments	Planning Response
Environmental Health	N/A	Unable to provide comment.	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 the Strategic Development Plan for South East Scotland (SESplan) and the West Lothian Local Development Plan (2018).

7.3 The relevant development plan policies are listed below:

Plan	Policy	Assessment	Conform ?
West Lothian LDP	DES 1 Design principles	<p>This policy states that development proposals are required to integrate with their local context and not have an adverse impact on amenity.</p> <p>The proposal is acceptable in visual terms and will not harm residential amenity. The proposal complies with Policy DES 1 of the LDP.</p>	Yes

Design and Residential Amenity

- 7.4 Policy DES 1 (Design principles) of the West Lothian Local Development Plan, 2018 (LDP) requires new development to integrate with its local context and not have a significant adverse impact on amenity.
- 7.5 In terms of visual impact, the increase in height of the canopy is modest and will not result in the canopy being of a greater height than surrounding residential properties. The proposed increase in height sufficiently integrates with its local context and the proposal complies with Policy DES 1 in this respect.
- 7.6 In terms of impact on amenity, the light spillage diagram in the submitted Light Spill Study shows the light spillage in relation to the higher canopy stays within the confines of the petrol station and will not adversely affect neighbouring properties. The proposal complies with Policy DES 1 in this respect.
- 7.7 Overall, the proposal is acceptable in visual terms and in terms of the impact on residential amenity.

8. CONCLUSION AND RECOMMENDATION

- 8.1 In summary, the application is acceptable in terms of visual impact and residential amenity and complies with Policy DES 1 (Design principles) of the West Lothian Local Development Plan.
- 8.2 Overall, and in the view of the above, it is recommended planning permission is granted.

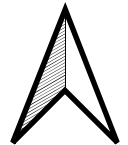
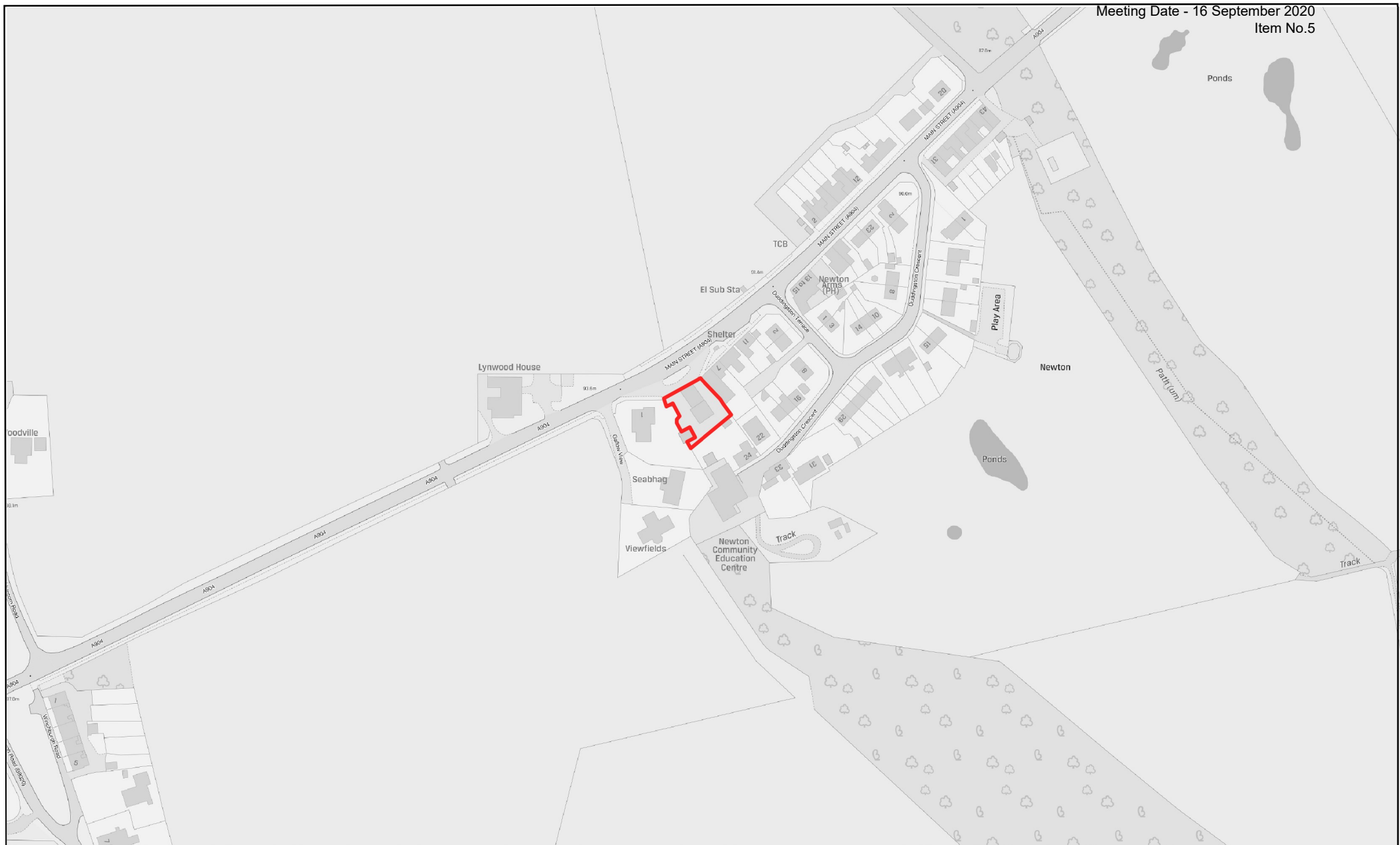
9. BACKGROUND REFERENCES & ATTACHMENTS

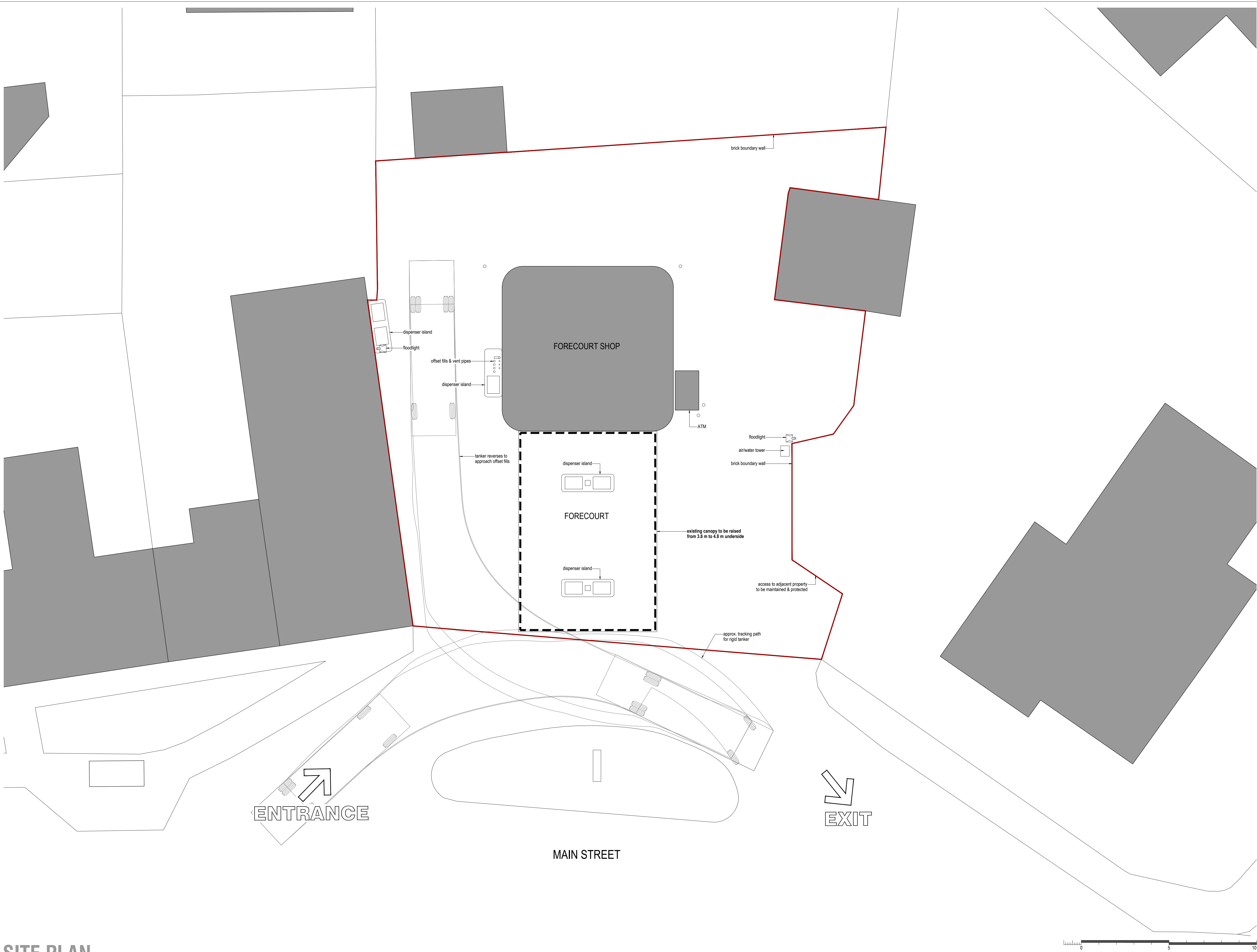
- Location Plan;
- Site Plan;
- Representations;
- Member Referral Form.

Plans and site photos are available in the accompanying slide presentation pack.

Craig McCorriston

Head of Planning, Economic Development and Regeneration Date: 16 September 2020





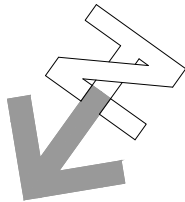
SITE PLAN

REVISIONS:

REV	NOTE	DATE
a	Canopy heights clarified. Tanker tracking added	July 20

NOTES:

Hard copy prints may not scale accurately. All levels are in metres and dimensions in millimetres and unless specified otherwise. To be read in conjunction with all other relevant drawings and specifications. Based in part on data supplied by Ordnance Survey. License number 100031961



PLANNING
APPLICATION
NEWTON 20

CLIENT
mfg
motor fuel group

PROJECT
FORECOURT CANOPY RAISE
FROM 3.8 m TO 4.8 m

ADDRESS
NEWTON SERVICE STATION
3 MAIN STREET
NEWTON VILLAGE
WEST LOTHIAN EH52 6QE

TITLE
EXISTING AND PROPOSED SITE PLAN

SCALE
1:100 @ A1

JOB NO
19855-19

DRAWN
JAMES THOMPSON

DATE
18.03.2020

CHECKED
PATRICK EVES

DATE
08.07.2020

ADCOCK ASSOCIATES

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DESIGN ARCHITECTURE PROJECT MANAGEMENT

Comments for Planning Application 0434/FUL/20

Application Summary

Application Number: 0434/FUL/20

Address: Newton Filling Station 3 Main Street Newton West Lothian EH52 6QE

Proposal: Alterations to raise filling station canopy from 3.8 m to 4.8 m high (underside of canopy)

Case Officer: Matthew Watson

Customer Details

Name: Mr Paul Pacitti

Address: 1 Main Street Newton West Lothian

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Hi there,

I object to the planning proposal to raise the filling station canopy. This will make it far more noticeable from our property and make the outlook from within our property and our Garden unsightly. The other consideration is it will make the garage more accessible for larger noisy vehicles to use the Garage for fueling!. There is already way to much noisy traffic passing through the village and this would only add to that and the thought of heavy vehicles pulling in next door to use these facilities creating more noise and fumes doesn't bode well!

Your assistance in this matter would be appreciated.

Kind regards

Paul Pacitti

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Proposal: Alterations to raise filling station canopy from 3.8 m to 4.8 m high (underside of canopy)

Case Officer: Matthew Watson

Customer Details

Name: Mr Simon Garnett

Address: 31 Main Street Newton

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: There is currently an issue with a large volume of HGV traffic in Newton. This is an ongoing issue which is actively being pursued by Newton Community Council in order to establish what can be done to reduce the volume of traffic generally in the village, but with a particular focus on HGV traffic, which is causing an increasingly detrimental effect on the wellbeing of residents.

Increasing the height of the roof of the filling station would seem to be a move intended to increase the accessibility of the filling station to HGVs. This will only serve to increase the volume of HGV traffic in the village at a time when, as outlined, attempts are being made to reduce this type of traffic in the village.

☒ LOCAL MEMBER REFERRAL REQUEST ☒

Members wishing a planning application to be heard at the Development Management Committee must complete and return this form to Development Management within 7 days and by 12 noon at the latest.

The planning application details are available for inspection on the council's web site at <http://planning.westlothian.gov.uk/WAM133/searchsubmit/performOption.do?action=search>

<u>Application Details</u>	<u>Reason For Referral Request</u> (please tick ✓)
<p>Application Reference Number</p> <p>0434/FUL/20</p> <p>.....</p>	<p>Applicant Request..... <input type="checkbox"/></p>
<p>Site Address</p> <p>Newton Filling Station, 3 Main Street, Newton, West Lothian, EH52 6QE (Grid Ref: 309147,677613)</p> <p>.....</p> <p>.....</p>	<p>Constituent Request..... ✓</p>
<p>Title of Application</p> <p>Alterations to raise filling station canopy from 3.8 m to 4.8 m high (underside of canopy)</p> <p>.....</p> <p>.....</p>	<p>Other (please specify)..... <input type="checkbox"/></p>
<p>Member's Name</p> <p>Cllr David Tait</p> <p>Date 31/7/2020</p> <p>.....</p>	