



## DEVELOPMENT MANAGEMENT COMMITTEE

### Report by Head of Planning, Economic Development and Regeneration

#### 1 DESCRIPTION

- 1.1 Application under Section 42 to develop land without complying with condition 2b (approval of details of means of access to all buildings) and condition 2h (approval of a design statement) of planning permission 0689/P/17 for class 4 business use, class 5 general industrial use and class 6 storage/distribution use at Five Sisters Business Park West Calder, West Lothian.

#### 2 DETAILS

Reference no.	<a href="#">0375/P/20</a>	Owner of site	JJ Land Purchases Ltd
Applicant	JJ Land Purchases Ltd	Ward & local members	<b>Fauldhouse and the Breich Valley</b>  Councillor Pauline Clark  Councillor David Dodds  Councillor Cathy Muldoon
Case officer	Kirsty Hope	Contact details	01506 282 413 <a href="mailto:kirsty.hope@westlothian.gov.uk">kirsty.hope@westlothian.gov.uk</a>

**Reason for referral to Development Management Committee:** Referred by Councillor Jim Dickson

#### 3 RECOMMENDATION

- 3.1 Refuse planning permission.

#### 4. DETAILS OF THE PROPOSAL AND BACKGROUND

- 4.1 The application under Section 42 is to develop land without complying with condition 2b (requires approval of details of means of access to all buildings) and condition 2h (requires approval of a design statement) of planning permission 0689/P/17 for class 4 business use, class 5 general industrial use and class 6 storage/distribution use.
- 4.2 The site is allocated within an employment area boundary in the West Lothian Local Development Plan. The site is located east of the Five Sisters Bing which is a Scheduled monument and is accessed via the B7015.

## History

- 4.6 0689/P/17 - Application under Section 42 to develop land without complying with condition 3 (details to be submitted as part of approval of matters application) previously attached to planning permission in principle 0782/P/14 for class 4 business use, class 5 general industrial use and class 6 storage/distribution use. Granted 2 November 2017.
- 4.7 LIVE/0782/P/14 - Planning permission in principle for class 4 business use, class 5 general industrial use and class 6 storage/distribution use. Granted 26 January 2015.
- 4.8 Live/0495/PAC/13 - Proposal of application notice for planning permission in principle for class 4 business use, class 5 general industry use and class 6 storage and distributions use.
- 4.9 LIVE/0358/P/09 – Planning permission in principle for Class 4 business use, class 5 general industry use and class 6 storage and distribution use. Granted 16 April 2010.
- 4.10 LIVE/0453/P/02 – Outline planning permission for the formation of employment sites and premises for Business, General Storage/Distribution (classes 4, 5 and 6) Uses, associated infrastructure, leisure and landscape works. Granted 13 February 2003.

## 5. REPRESENTATIONS

- 5.1 Three representations in total were received, the full documents are contained in the application file.
- 5.2 A summary of representations is located in the table below.

Comments	Response
<ul style="list-style-type: none"><li>Inaccuracies and blank parts of the application form.</li></ul>	<ul style="list-style-type: none"><li>There is enough information submitted to allow the application to be assessed.</li></ul>
<ul style="list-style-type: none"><li>No access details provided - condition 2b</li></ul>	<ul style="list-style-type: none"><li>Noted. The application is for the omission of this condition. See assessment below.</li></ul>
<ul style="list-style-type: none"><li>Neighbour notification letter from WLC is inaccurate plan showing site location.</li></ul>	<ul style="list-style-type: none"><li>Noted. All neighbours within 20m boundary if the site were notified.</li></ul>
<ul style="list-style-type: none"><li>Confirm no development proposed on field East of Oakbank Cottages or North and South of City Farm.</li></ul>	<ul style="list-style-type: none"><li>This proposal is only considering the previous conditions of planning permission 0689/P/17.</li></ul>
<ul style="list-style-type: none"><li>Copy of previous objections to applications - 0689/P/17, 0782/P/14 and 0358/P/09.</li></ul>	<ul style="list-style-type: none"><li>Noted. Each application is considered on its own merits.</li></ul>
<ul style="list-style-type: none"><li>Difficulty understanding the proposal plans.</li></ul>	<ul style="list-style-type: none"><li>Noted.</li></ul>
<ul style="list-style-type: none"><li>Does not wish for this development to go ahead as this is a rural location.</li></ul>	<ul style="list-style-type: none"><li>Noted. This proposal has already gained planning permission 0689/P/17.</li></ul>

Comments	Response
<ul style="list-style-type: none"> <li>Road safety and traffic concerns.</li> </ul>	<ul style="list-style-type: none"> <li>Noted. Roads and Transportation has no objection to the proposal.</li> </ul>
<ul style="list-style-type: none"> <li>Utilise existing buildings in WLC rather than building new units in the countryside.</li> </ul>	<ul style="list-style-type: none"> <li>Noted. However, this site has been allocated for industrial use and already has planning permission.</li> </ul>
<ul style="list-style-type: none"> <li>Environmental Impact on trees, hedges and river.</li> </ul>	<ul style="list-style-type: none"> <li>Noted. This assessment is purely based on the conditions and not the full proposal.</li> </ul>
<ul style="list-style-type: none"> <li>Noise impact to neighbouring residents.</li> </ul>	<ul style="list-style-type: none"> <li>Noted. This assessment is purely based on the conditions and not the full proposal.</li> </ul>
<ul style="list-style-type: none"> <li>Preserve existing farmland/agriculture.</li> </ul>	<ul style="list-style-type: none"> <li>Noted. However, this site has been allocated for industrial use and already has planning permission.</li> </ul>
<ul style="list-style-type: none"> <li>Mineshafts and potential methane gas risks of collapse.</li> </ul>	<ul style="list-style-type: none"> <li>Noted. This assessment is purely based on the conditions and not the full proposal.</li> </ul>
<ul style="list-style-type: none"> <li>No benefit to the local setting by the proposals.</li> </ul>	<ul style="list-style-type: none"> <li>Noted. However, employment would benefit the area and this site is identified within the LDP.</li> </ul>
<ul style="list-style-type: none"> <li>Previous Freeport demise.</li> </ul>	<ul style="list-style-type: none"> <li>Noted. Previous sites success on retailing is not a material planning consideration against this application.</li> </ul>

## 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
WLC Roads and Transportation	Yes	Removing condition 2b does not allow Roads to advise on the appropriateness of the access layout.	Noted.
Environmental Health	No	None	Noted.
West of Scotland Archeology Service	N/A	No comments received.	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
- 7.3 The relevant development plan policies are listed below:

Plan	Policy Summary	Assessment	Conform ?
West Lothian Local Development Plan (LDP) (2018)  Policy DES 1 – Design principles	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.	The site is suitable for business use and is allocated for employment area within the LDP.	Yes
West Lothian Local Development Plan (LDP) (2018)  EMP1 - Safeguarding and Developing Existing employment Land	The council is supportive of sustainable economic growth and regeneration. Existing employment land (and premises) for Class 4 business, Class 5 general industry and/or Class 6 storage and distribution uses which is identified in chapter 6 and shown on the proposals map are safeguarded for employment.	The proposed development is for class 4, 5 and 6 use classes.	Yes
West Lothian Local Development Plan (LDP) (2018)  EMP3 - Employment development outwith settlement boundaries	Proposals for new small scale business development on sites out with settlement boundaries (including the re-use and conversion of existing farm and industrial buildings) will	The development has been allocated for employment use within the LDP.	Yes

Plan	Policy Summary	Assessment	Conform ?
	be supported subject to meeting criteria a-h.		
West Lothian Local Development Plan (LDP) (2018)  ENV3- Other Development in the Countryside	Development in the countryside will only be permitted subject to the proposal meeting criteria a-e.	No detrimental impact on the countryside.	Yes
West Lothian Local Development Plan (LDP) (2018)  ENV7 - Countryside Belts and Settlement	The strategic purposes of Countryside Belts are to: a. maintain the separate identity and visual separation of settlements; b. protect the landscape setting of settlements; c. promote public access to green space for informal recreation; and d. enhance landscape and wildlife habitat.	No detrimental impact on the countryside belt.	Yes
West Lothian Local Development Plan (LDP) (2018)  ENV9 - Woodland, Forestry, Trees and Hedgerows	There will be a presumption against development adversely affecting woodlands unless there is a proven locational need and where a sustainable environmental gain through replacement and additional tree planting appropriate to the area is provided and accords with the Scottish Government "Control of Woodland Removal" policy (2009) and the Forestry Commission Scotland's policy "The right tree in the right place" (2010).	No detrimental impact on the woodland.	Yes

<b>Plan</b>	<b>Policy Summary</b>	<b>Assessment</b>	<b>Conform ?</b>
West Lothian Local Development Plan (LDP) (2018)  ENV33 - Scheduled Monuments	There is a presumption against development which could have an adverse impact on a scheduled monument, or the integrity of its setting.	A planning condition can be used to secure a programme of archaeological works, if consented.	In part – if conditioned.
West Lothian Local Development Plan (LDP) (2018)  NRG1 - Climate Change and Sustainability	The reduction of greenhouse gas emissions through a wide range of measures designed to mitigate and adapt to climate change is a strategic over-arching set of principles which will be promoted by having the statutory requirements of The Climate Change (Scotland) Act 2009	A planning condition can be used to secure, if consented.	In part – if conditioned.
West Lothian Local Development Plan (LDP) (2018)  NGR1a -Low and Zero Carbon Generating Technology	Proposals for all new buildings will be required to demonstrate that at least 10% of the current carbon emission reduction set by Scottish Building Standards will be met through the installation and operation of low and zero-carbon generating technologies. A statement will be required to be submitted demonstrating compliance with this requirement.	A planning condition can be used to secure, if consented.	In part – if conditioned.
West Lothian Local Development Plan (LDP) (2018)  NRG2 - Solar Roof Capacity Requirements	All new residential, commercial and industrial buildings must have a minimum installed solar roof capacity.	A planning condition can be used to secure, if consented.	In part – if conditioned.

<b>Plan</b>	<b>Policy Summary</b>	<b>Assessment</b>	<b>Conform ?</b>
West Lothian Local Development Plan (LDP) (2018)  EMG2 - Flooding	When considering proposals for development, the council will adopt a precautionary approach to the flood risk from all sources, including coastal, water course (fluvial), surface water (pluvial), groundwater, reservoirs and drainage systems (sewers and culverts), taking account of the predicted impacts of climate change.	No details submitted at this stage. Flooding information would be required to be submitted at the detailed stage.	In part - if conditioned
West Lothian Local Development Plan (LDP) (2018)  EMG3 - Sustainable Drainage	Developers may be required to submit a Drainage Impact Assessment (DIA) to ensure that surface water flows are properly taken into account in the design of a development.	No details submitted at this stage. Flooding information would be required to be submitted at the detailed stage.	In part – If conditioned
West Lothian Local Development Plan (LDP) (2018)  EMG6 - Vacant, Derelict and Contaminated	Where it is suspected by the council that a development site may be contaminated, the developer will be required to undertake a site investigation, to the satisfaction of the council.	No site investigation was carried out however a planning condition can be used to secure, if consented.	In part – if conditioned.
West Lothian Local Development Plan (LDP) (2018)  EMG5 - Noise	There is a presumption against developments that are: a. likely to generate significant amounts of noise being located close to noise sensitive developments such as existing or proposed housing; or b. residential or other noise sensitive developments being close to noisy land use.	The proposed works are not considered to cause detrimental impact with regards to noise given the distance to neighbouring residential properties.	Yes

Also relevant is the following policy documents:

Circular 4/1998: The Use of Conditions in Planning Permissions  
Planning Advice Note 68: Design Statements  
Planning and Noise Supplementary Guidance  
Flooding and Drainage Supplementary Guidance  
Development in the Countryside Supplementary Guidance  
Development on Contaminated Land Supplementary Planning Guidance

- 7.4 As this application is made under Section 42 of the 1997 planning act, the council is only required to consider the question of the conditions subject to which permission should be granted.
- 7.6 The applicant has applied for the same development as previously granted by permission 0689/P/17 but without complying with conditions 2(b) and 2(h). These conditions require details relating to the means of access to all buildings and a design statement to be submitted for the approval of the planning authority before works commence.
- 7.7 With regard to condition 2(b) (details of the means of access to all buildings), which would include footpaths, roads and the access to buildings/parking, these details are required and this condition is necessary in order to fully assess the detailed layout of any proposed development. Roads and Transportation have objected to the removal of this condition.
- 7.8 The applicant contends that the requirements of condition 2(b) can be solely controlled by other non-planning legislative requirements. This is not the case and not accepted by planning officers. It is also not agreed that this condition is unnecessary or indeed ultra vires. Condition 2 (a) requires details of the siting, design and appearance of all proposed buildings and it is not accepted that this would include details of all roads, footways and other means of access to those buildings, hence the need for condition 2(b) to be applied.
- 7.9 With regard to condition 2(h) (design statement), while a design statement has been provided with this application, it gives a fairly high-level design overview which supplements details shown on the associated masterplan.
- 7.10 The detailed layout and design of the proposed development will be the subject of future application(s) and it is considered necessary that a design statement/guide forms part of the future submission(s) in order to provide design parameters for the development in order to achieve an overall high design quality and assist with place making principles.
- 7.11 Both conditions meet the 6 tests for the use of conditions in Circular 4/1998, namely that they are necessary, relevant to planning, relevant to the development to be permitted, enforceable, precise and reasonable in all other respects.
- 7.12 The applicant has also requested that the time limit to begin any new permission be extended to 5 years instead of the statutory 3 years. No justification is given for this and there is no need for this given that the development is not particularly complex.



## **8. CONCLUSION AND RECOMMENDATION**

- 8.1 The requirements of condition 2(b) and 2(h) are necessary in order to fully assess any subsequent detailed/MSD application proposals for the site and meet the necessary tests set out in Circular 4/1998. Therefore, it is recommended that this application under Section 42 of the 1997 planning act be refused.

## **9. BACKGROUND REFERENCES & ATTACHMENTS**

- Draft Reason for Refusal
- Location Plan
- Aerial Plan
- Representations
- Local Referral Form

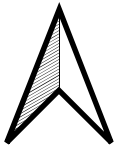
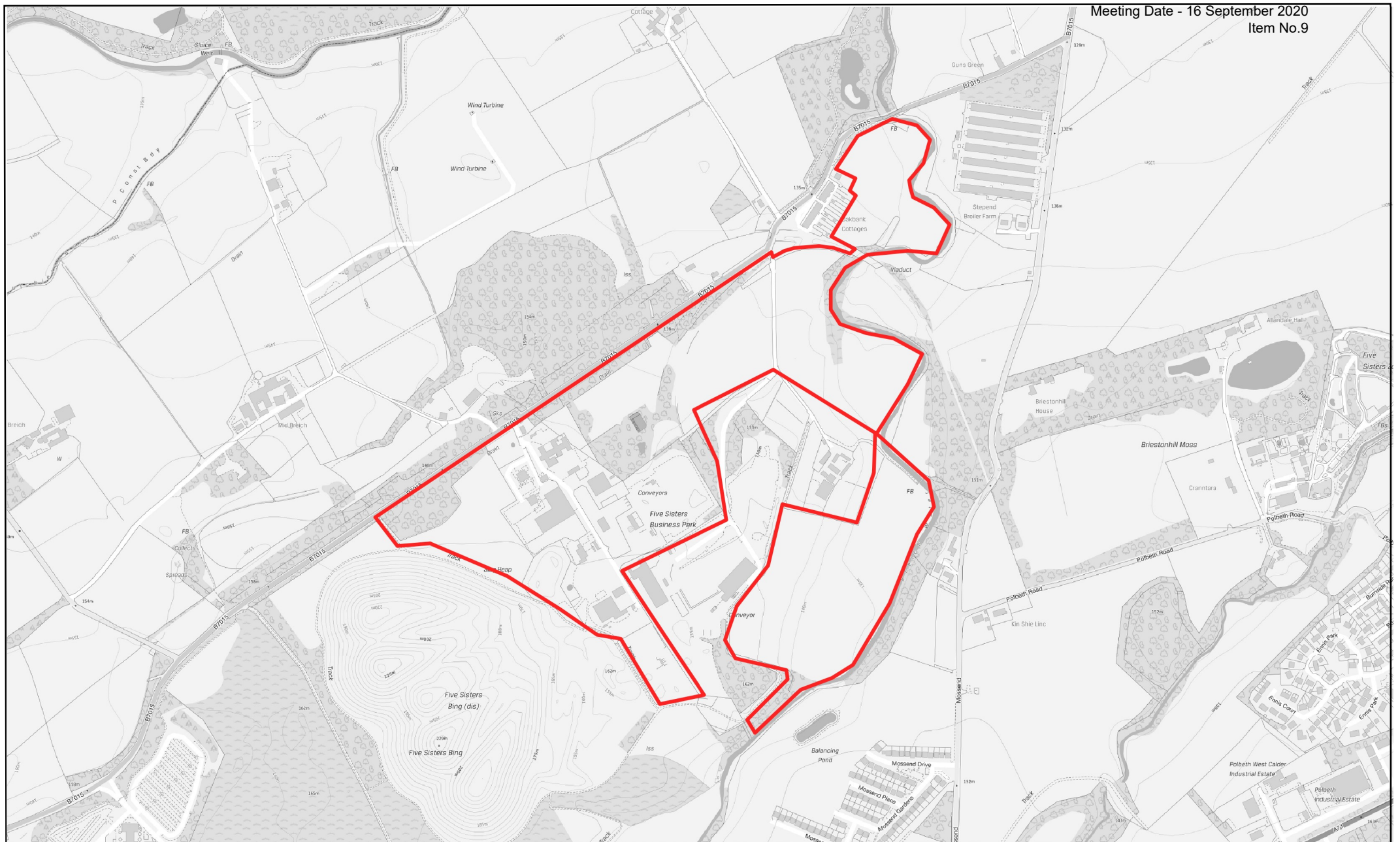
Craig McCorriston

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

**DRAFT REASON FOR REFUSAL – APPLICATION 0375/P/20**

Reason for refusal

The requirements of both condition 2(b) and 2(h) are necessary, in order to fully assess any subsequent detailed/MSD application proposals for the site and meets the 6 tests set out in Circular 4/1998.









# Comments for Planning Application 0375/P/20

## Application Summary

Application Number: 0375/P/20

Address: Five Sisters Business Park West Calder West Lothian

Proposal: Application under Section 42 to develop land without complying with condition 2b (requires approval of details of means of access to all buildings) and condition 2h (requires approval of a design statement) of planning permission 0689/P/17 for class 4 business use, class 5 general industrial use and class 6 storage/distribution use

Case Officer: Kirsty Hope

## Customer Details

Name: Mr Kevin Brunton

Address: 4 Oak Bank Cottages Westwood West Calder

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Please refer to email of 05/06/2020 and attached letter (to [planning@westlothian.gov.uk](mailto:planning@westlothian.gov.uk)) with objections highlighted within.

Our main objection remains to the location of the proposed reed bed and the impact smells from the septic tank overflow would have on the environment for the residents of Oak Bank Cottages. The Objector notes that, should a reed bed still be required as part of this development as opposed to connection to a public sewage system (as also proposed by the Applicant), that a more appropriate location would be at the bottom of the slope to the south-east of the current proposed position and still adjacent to the Breich Water for discharge.

The objections are summarised as follows:

1. The reed bed will result in odours to the residents of Oak Bank Cottages (however note that the reed beds were not part of the Planning Application Granted in Principle)
2. Contradictory/missing information within "Application.pdf" around explanation to why 5 year extension requested; Access and Parking say "0" car parking on site (realistic?); Water supply and drainage arrangements states connection to existing public sewer (is there one and if so why need a reed bed?); fuller explanation of "All types of Non Housing Development - Proposed New Floorspace" is incomplete
3. Condition 2b has not been addressed on vehicular access within the site to each of the building

properties (and assume site entrance is only via the proposed new roundabout adjacent the existing gate lodge entrance)

4. West Lothian Planning letter dated 18 May 2020 Location Plan is not accurate in that the shown site boundary includes the privately owned Oak Bank Cottages housing and garden areas

5. There is no information on the "stand alone" field to the east of Oak Bank Cottages or to the north and South of City Farm. We assume no development in this fields is planned under this Planning Application.

In summary, the objection comments made above are already included in the following correspondence, the content of which we would appreciate could be considered for any future full Planning Application and the required accompanying reports/statements:

1. Objection to Planning Application 0689/P/17 (letter dated 25th September 2017)
2. Objection to Planning Application 0782/P/14 (letter dated 28th November 2014)
3. Objection to Planning Application 0358/P/09 (letter dated 1st June 2009)

# Comments for Planning Application 0375/P/20

## Application Summary

Application Number: 0375/P/20

Address: Five Sisters Business Park West Calder West Lothian

Proposal: Application under Section 42 to develop land without complying with condition 2b (requires approval of details of means of access to all buildings) and condition 2h (requires approval of a design statement) of planning permission 0689/P/17 for class 4 business use, class 5 general industrial use and class 6 storage/distribution use

Case Officer: Kirsty Hope

## Customer Details

Name: Mrs Rhoda Lawton

Address: 8 Oakbank Cottages Westwood West Calder

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The lack of clarification on the map as to where which parts of the proposal would be positioned is not easy for the lay reader to comment on.

I chose to live in the rural setting at Oakbank Cottages over 3 decades ago. I wish to remain living in the rural setting & do not wish work units, a wind turbine, deer larders or recycling / vehicle crushing units in the field behind my house or nearby.

The Five Sisters is a heritage site often used by the Council in it's signage & as such should not have any further development around them. The field behind Oakbank is in a flood plain, has no main gas or sewars. The road network & infrastructure is hardly able to cope with the increased traffic & traffic from local bus companies & caravan storage companies. Crossing the road from our Cottages to the country pathways is dangerous at the best of times.

The proposed Gavieside Farm development If passed will lead to other facilities being developed which includes Industrial Units , retail, school and housing. Again public services & network improvement won't directly improve the situation for existing local residents on the B7015.

The council has to consider utilising the numerous empty work units and buildings within West Lothian before developing anymore units.

There is also the environmental impact of such building and destruction of the trees, hedges, river life and noise impact from 'vehicle crushing' centre. The fields beside Oakbank and City Farm Road are rich agricultural land being utilised by local farmers. We need to preserve our farmland & associated employment for the next generation working in agriculture. The land around the Five Sisters is known to have many mine shafts & the potential risks of methane gas build up and risk of infill & collapse.

People are paying hundreds of thousands to move into new housing in the local communities and

are keen to have natural paths and rural settings to exercise & cycle in (as recently proven in the lockdown) the roadway & public paths have been very popular over the past 11 weeks. In short I see no benefit to the local setting by this proposal. I resent the beauty of what little countryside we have left being removed from us and the natural inhabitants of the land, river & air.

Historically the area needs to preserve the memory of the past industry but not blight the land with modern industry which could be homed in existing units in the West Lothian area. The younger generation will travel to where the employment is but the B7015 has no public transport connections or pavement. The road including the single track bridge at Oakbank will not be able to cope with the increased capacity of vehicles.

We lived through the white elephant of 'Freeport' and saw it's demise so no need to let history repeat itself and further destroy our landscape. Save the planet, reduce, recycle & reuse existing facilities in West Lothian. Thank you.



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

4 Oak Bank Cottages  
Westwood  
West Calder  
EH55 8PR

5<sup>th</sup> June 2020

**Objection to Planning Permission at Five Sisters Business Park, Westwood, West Calder, EH55 8PN**  
**Application Number 0375/P/20**

To whom it may concern

We acknowledge that Planning Permission in Principle was granted (with 8 Conditions) on 2<sup>nd</sup> November 2017 (0689/P/17) along with the associated Location Plan 08053/P(2-)02C and Planning Layout 08053/P(2-)01F.

Our main objection remains to the location of the proposed reed bed and the impact smells from the septic tank overflow would have on the environment for the residents of Oak Bank Cottages. The Objector notes that, should a reed bed still be required as part of this development as opposed to connection to a public sewage system (as also proposed by the Applicant), that a more appropriate location would be at the bottom of the slope to the south-east of the current proposed position and still adjacent to the Breich Water for discharge.

We are writing to object to the above proposed development for the following reasons:

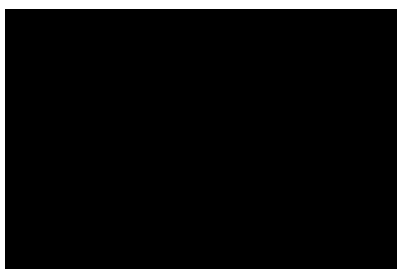
1. The reed bed to the north-east of the site will result in sewage odours to the residents of Oak Bank Cottages to both their indoor living areas and garden areas to the south-east of the houses shown on Plan 08053/P(2-)01F. We note that the reed bed is currently excluded from the Planning Approval in Principle (not included within Condition 1)
2. Contradictory/missing information remains within "Application\_pdf" dated 09/05/2020 namely:
  - a. Page 1 **Description of Proposal Cont.** No "why" explanation to 5 year extension request is provided
  - b. Page 4 **Access and Parking.** Although Applicant acknowledges new access to/from public road, they have stated that there will be "0" vehicle parking spaces proposed on the site. The Objector does not believe this to be a realistic proposition for the proposed 16,612m<sup>2</sup> of floorspace over 20 premises (refer "Design Statement"). There is currently no public transport provision on the B7015 to allow the workforce to commute without using their own vehicular transport
  - c. Page 4 "**Water Supply and Drainage Arrangements**" states the planned sewage connection is to the existing public drainage network. If this is the case, this is not shown on any plans to date. Also if connecting into a current public sewer (presence unknown by the Objector), why do the proposed plans also need a septic tank connecting to the reed bed noted in 1 above?

- d. Page 5 “**All Types of Non Housing Development – Proposed New Floorspace**” does not provide a fuller explanation in the “Don’t Know” text box (appears only o have added an \*)
3. The “Justification email to WLC 6 May 2020 pdf” (from Pearson Chartered Surveyors) fails to address WLC Condition 2b. We assume the sole means of vehicular access will be from the proposed new roundabout adjacent the existing Gate Lodge entrance (e.g. no new entry is proposed from the existing City Farm entrance, if so we would object). The Building Warrant will only show perimeter access into the proposed buildings and not the vehicular means of access to the buildings. We would expect that a road layout within Zones 1, 2 and 3 would have been made available with this application to address Condition 2b.
4. West Lothian Council Planning letter dated 18 May 2020 Location Plan is not accurate in that Oak Bank Cottages is included within the overall site boundary. We assume this is a clerical error and the site boundary under the ownership of the applicant is that shown on 08053/P(2-)01F and approved in principle for development only in Zones 1, 2 and 3 red hatched areas
5. There is no information related to any proposed development in the “stand alone” field to the east of Oak Bank Cottages or to the north and south of City Farm. We assume that there is no development proposed in these fields under this Planning Application and thus no further objection is made at this time

In summary, the objection comments made above are already included in the following correspondence, the content of which we would appreciate could be considered for any future full Planning Application and the required accompanying reports/statements:

1. Objection to Planning Application 0689/P/17 (letter dated 25<sup>th</sup> September 2017)
2. Objection to Planning Application 0782/P/14 (letter dated 28<sup>th</sup> November 2014)
3. Objection to Planning Application 0358/P/09 (letter dated 1<sup>st</sup> June 2009)

Yours faithfully



Kevin Brunton  
BEng CEng MICE NEBOSH

# Comments for Planning Application 0375/P/20

## Application Summary

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Case Officer: Kirsty Hope

## Customer Details

Name: Mr Kevin Brunton

Address: 4 Oak Bank Cottages Westwood West Calder

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We received an "Amended Plans Submitted" letter dated 05 June 2020, however the location plan attached to the letter is still incorrect in that the area from the B7015, Oak Bank Cottages houses and their gardens should not be included in the application site boundary.

We would expect the site boundary to look more like that shown on Drawing 08053/P(2-)-02C Location Plan.

No changes could be found to any amended plans in this application.

## ☒ 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/performanceOption.do?action=search>*

<u>Application Details</u>	<u>Reason For Referral Request</u> (please tick ✓)
<p><b>Application Reference Number</b></p> <p>.....0375/P/20.....</p> <p><b>Site Address</b></p> <p>Five Sisters Business Park, West Calder, West Lothian, , (Grid Ref: 301006,664398) ..... .....</p> <p><b>Title of Application</b></p> <p>JJ Land Purchases Ltd  .....</p> <p><b>Member's Name</b></p> <p>Cllr Jim Dickson .....</p> <p><b>Date</b></p> <p>.....28/07/2020.....</p>	<p><b>Applicant</b></p> <p>Request.....✓ <input type="checkbox"/></p> <p><b>Constituent Request</b>..... <input type="checkbox"/></p> <p><b>Other (please specify)</b>..... <input type="checkbox"/></p>