

4. APPLICATION NO.1030/MSC/20

Councillors Charles Kennedy and David Tait took no part in the following item of business having previously declared an interest which precluded them from taking part.

The committee considered a report (copies of which had been circulated) by the Head of Planning, Economic Development and Regeneration concerning an application as follows: -

<u>Application No.</u>	<u>Proposal</u>	<u>Recommendation</u>
1030/MSC/20	Approval of matters specified in conditions of planning permission 0636/P/18 (Appeal Ref: PPA-400-2097) for the erection of 189 house with associated works (as amended) at land south of Sibbalds Brae and west of Falside Crescent, Bathgate	Grant matters specified in conditions subject to conditions

The committee heard from local resident Mrs Sandra Molloy speak in support of her objections to the proposals and from Mr John McDonald, speaking on behalf of Bathgate Community Council and Sandilands Gardens Resident Association also speak in support of both organisations objections to the proposal.

The committee then heard from Mr David Stevens and Mr Phil Cooper, Taylor Wimpey, both speak in support of the proposals.

Decision

To refuse the application for Matters Specified in Conditions as committee determined that the application did not conform with policy DES1 as the development did not integrate with the local context and built form, HOU4 as the 15% of affordable housing proposed was not of a type that was proportionate to the development proposed in the application, INF1 as there was a lack of adequate space within the development to allow for open space provision, which could not be addressed by developer contributions secured by way of planning obligation; Supplementary Guidance (Residential Development Guide) as the standards proposed for garden sizes and plot ratios were not in accordance with the guidance, and the departure was not minor or acceptable; and Supplementary Guidance (Affordable Housing) as the type of affordable housing proposed was not of a type that was proportionate to the development proposed in the application.

In addition, committee agreed that any increase in traffic movements from

the development would have an unacceptable impact on the wider area in which the development was proposed and also that there would be an unacceptable impact on the occupant of 12c Falside Crescent, Bathgate in respect of their residential amenity and privacy.