

## **DEVELOPMENT MANAGEMENT COMMITTEE**

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

#### **1 DESCRIPTION**

Erection of a 298 sqm restaurant/ bar and cafe /hot food takeaway (class 3 and sui generis) with balcony terrace, staircase and extension to car park, site at Bankton Centre, Murieston, Livingston

#### **2 DETAILS**

<b>Reference no.</b>	<a href="#">0604/FUL/22</a>	<b>Owner of site</b>	Z1 Properties Ltd.
<b>Applicant</b>	Z1 Properties Ltd	<b>Ward &amp; local members</b>	<b>Livingston South</b> Councillor Lawrence Fitzpatrick Councillor Peter Heggie Councillor Maria MacAulay Councillor Moira Shemilt
<b>Case officer</b>	Steven McLaren	<b>Contact details</b>	01506 282404 <a href="mailto:steve.mclaren@westlothian.gov.uk">steve.mclaren@westlothian.gov.uk</a>

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

#### **3 RECOMMENDATION**

3.1 Refuse planning permission.

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

- 4.1 The application is for a proposed split-level building containing a 298sqm restaurant/bar and café/ hot food takeaway with balcony terrace, staircase and to extend the Bankton Centre car park to accommodate the proposed uses.
- 4.2 The site lies to the east of the established built local centre area which contains a mix of shops, hot food takeaways and restaurant. The proposed building will be located on a tree covered embankment on the edge of the built area and will extend to the Murieston Water path approximately 3.8m below the Bankton Centre car park.
- 4.3 The applicant seeks to create an establishment which can cater for around 105 seated customers on the lower ground floor, 60 seated customers inside the building on the first floor and a further 62 seated outside on the roof terrace. The applicant therefore envisages 227 covers for the development, plus a take away facility.

- 4.4 A timber staircase is to be provided on the embankment to provide connectivity between the existing built Bankton Centre area and the Murieston Water footpath and access to the building will be available on both levels.
- 4.5 The application site lies within two local development plan allocations, these being Local Neighbourhood Centre and Land Safeguarded for Open Space. Matters relating to this dual allocation and the location of the application site within the identified tree preservation order (TPO No.2 1965 Mid Lothian) are discussed in section 8.

## History

- 4.6 The relevant site history is set out below:
- 0573/FUL/09 – Erection of a 172sqm retail unit, granted 28/9/09.
  - 0833/FUL/12 – Erection of a 150sqm commercial unit to form a restaurant (Class 3), refused 4/3/13.
  - 0201/FUL/14 – Erection of a 112sqm commercial unit to form a Class 2 (financial, professional and other services), granted 12/5/14.
  - 0564/FUL/17 – Erection of a 112sqm hot food take-away building and associated works, granted 1/12/17.
  - 0723/FUL/20 - Application for use of substantially complete hot food take-away unit (sui generis) as a coffee shop/cafe (Class 3) with ancillary take-away and minor building alterations, granted 30/9/20
  - 0240/FUL/21 - Erection of a 284sqm restaurant/bar and cafe/hot food takeaway with balcony and terrace, external timber stair and extension to car park – refused 21/4/21 and refused by the council's Local Review Body on 10/11/21.

## EIA Development

- 4.7 The scale and nature of the development is such that does not fall within the description of development set out in Class 10 of Schedule 2 of the Environmental Impact Assessment (Scotland) Regulations 2017 (EIA Regulations).
- 4.8 A screening assessment has been carried out in accordance with the EIA Regulations and due to the scale and nature of the proposed development it does not constitute EIA development.

## Equalities Impact

- 4.9 The application has been assessed and has no impact in terms of equalities or human rights.

<b>5. REPRESENTATIONS</b>
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- 5.1 There have been 30 valid representations submitted on this application, 22 in support of the application and 8 objections, including a representation from Murieston Community Council.
- 5.2 A summary of the objections is located in the table below.

Comments	Response
<ul style="list-style-type: none"> <li>No Landscape Ecological Management Plan provided.</li> <li>Loss of trees.</li> <li>Impact on character of public path.</li> <li>Impact on overall character of area.</li> <li>Impact on wildlife.</li> </ul>	<ul style="list-style-type: none"> <li>Should planning permission be granted, an ecology report would be required prior to a site start.</li> <li>It is agreed that the loss of the trees will result in a change to the character of the area and impact adversely on the character of the area.</li> </ul>
<ul style="list-style-type: none"> <li>Lack of available parking.</li> <li>Building is over development.</li> <li>Restaurant not necessary.</li> <li>Additional hot food take-away not necessary.</li> <li>No substantial changes from previous refusal.</li> </ul>	<ul style="list-style-type: none"> <li>Transportation has assessed the proposals and confirmed that parking standards are met.</li> <li>It is agreed that the scale of the building within this context of the area is excessive in scale and over development, to the detriment of the character of the area.</li> <li>The applicant has submitted a business statement (copy attached) but this does not include a business plan identifying the need for an additional restaurant and hot food take-away in the area.</li> <li>Agreed, there is no fundamental change from the previous refusal.</li> </ul>
<ul style="list-style-type: none"> <li>Potential target for vandalism, break-ins and anti-social behavior.</li> <li>Empty units available at Hamilton Square.</li> </ul>	<ul style="list-style-type: none"> <li>This is not a material planning consideration.</li> <li>These units are not under the control of the applicant and are not a material planning consideration.</li> </ul>

5.3 22 representations were supportive of the business proposal. A further 9 were submitted without comments so are not valid representations.

5.4 Of the valid letters of support, only 4 were from the Murieston area with the majority share of 14 from areas further north in Livingston at Eliburn, Ladywell and Knightsridge. On balance therefore, the level of local support remains low.

## 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
Transportation	No	No objections.	Noted.
Environmental Health	No	Standard construction conditions will be required.	Noted.
Flood Risk Management	No	There have been no drainage details submitted. These will be	Noted. A condition can be used to ensure drainage details are submitted should

Consultee	Objection?	Comments	Planning Response
		required in advance of development.	planning permission be granted.

## 7. PLANNING POLICY

- 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 and Policy	Policy Summary	Assessment	Conform?
West Lothian Local Development Plan (LDP) (2018)  DES1 - Design Principles	All development proposals will require to take account of and be integrated with the local context and built form.	The proposed development impacts on the character and landscape of the area to its detriment. This matter is discussed in section 8.	No.
LDP  TCR2 – Town Centre First Sequential Approach	New retail, commercial leisure, visitor attractions, offices, community and cultural facilities and other developments appropriate to town centres should be located in accordance with the sequential approach.	The proposed development lies within an area allocated both as a local neighbourhood centre and protected open space. Consideration is required on the validity of this dual allocation. This matter is discussed in section 8.	No.
LDP  ENV9 – Woodland, Forestry, Trees and Hedgerows	There will be a presumption against development adversely affecting woodlands unless there is a proven locational need	Details of previous investment by the applicant has been provided but no details supporting a proven locational justification. This matter is discussed in section 8.	No.
LDP  ENV10 – Protection of Urban Woodland	Urban woodlands within settlements that contribute to townscape, landscape, amenity, biodiversity, cultural or historic value, particularly where their loss would jeopardise ongoing contribution to place-making and/or green network objectives, will be	The proposed development impacts adversely on the character of the designated protected open space. This matter is discussed in section 8.	No.

<b>Plan and Policy</b>	<b>Policy Summary</b>	<b>Assessment</b>	<b>Conform?</b>
	protected from development.		
LDP ENV 20 – Protected Species and Enhancement	Development that would affect a species protected by European or UK law will not be permitted unless specific criteria has been met such as there is an overriding public need and there is no satisfactory alternative.	There has been no preliminary ecological assessment or other habitat assessment report submitted with this application. Should planning permission be granted, an assessment of potential habitat impacts will be required.	No
LDP ENV21 – Protection of Formal and Informal Open Space	Proposals which will result in the loss of open space will not be supported unless it can be demonstrated specific criteria are met	The proposed development impacts adversely on the character of the designated protected open space. This matter is discussed in section 8.	No.
EMG6 – Vacant, Derelict and Contaminated Land	Developers are required to ensure that development sites are not classified contaminated land and that where required, suitable remediation is carried out in accordance with the council's supplementary guidance on contaminated land	A site investigation has not been carried out. A Phase 2 site investigation report will be required prior to any works stating on site, should planning permission be granted.	No
LDP NRG2 – Solar Roof Capacity Requirements	All new residential, commercial and industrial buildings must have a minimum installed solar roof capacity requirement.	No details have been provided of solar roof installation. If approved, details will need to be brought forward.	No
LDP EMG3 – Sustainable Drainage	Developers are required to bring forward drainage proposals to demonstrate the drainage from the site meets council requirements and takes into account the climate change emergency.	No drainage details have been submitted. If approved, the developer will be required to submit drainage details prior to works on site.	No

#### 7.4 Other relevant policy guidance and documents are listed below:

- SPP: Scottish Planning Policy

<b>8. ASSESSMENT</b>
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8.1 The determining issues in respect of this application are listed below:

**Local Development Plan allocation**

- 8.2 The Livingston area proposals map for the adopted West Lothian Local Development Plan, 2018 (LDP) shows the proposed development site lying within two plan allocations. These allocations relate to local neighbourhood centres and land safeguarded for open space.
- 8.3 This is an unusual situation as, although it would not be out of the question to have open space within a neighbourhood centre, in this case it is unlikely that the land could both be considered suitable for development and lie within an area identified as protected open space. It is, therefore, likely to be a drafting error which has been carried over from the previous West Lothian Local Plan and was failed to be rectified at the LDP stage. Weight must be given to one or other of the allocations as the two are mutually exclusive in this instance.
- 8.4 The applicant has pointed out that within the handling report for the previously refused planning application (0240/FUL/21) that policy TCR2 was not considered and argued that this was an error. His position is that TCR2 is relevant to this application and that significant weight should be given to this policy, thus supporting the proposed development.
- 8.5 The officer position is that consideration must be given to the character and nature of the site within the local context. It is agreed that the local neighbourhood centre allocation covers this area in the adopted LDP, however, the application site is also identified as being safeguarded for open space and contains a number of trees. In this regard ENV9, ENV10 and ENV21 are engaged.
- 8.6 Importantly, members will note from visiting the site and from the photographs in the presentation pack that there are two distinct area characteristics. The established Bankton Centre commercial area is formed from three buildings containing a variety of uses, vehicle access from Murieston East Road and lies adjacent to the Livingston South railway station and car park. This is the clear and well-established built area of the Bankton Centre.
- 8.7 The application site, however, lies on the eastern periphery of this established built area and extends into land characterised by woodland and the Murieston Water watercourse. The public path which follows the line of Murieston Water from the south of Easter Bankton to the southern edge of Livingston is flanked by woodland, open space and Murieston Water. This area at the eastern edge of Bankton Centre lies some 3.8m below the level of the Bankton Centre car park.
- 8.8 It is therefore difficult to reconcile the application site as a natural extension to the local neighbourhood centre. Taking into consideration the clear differences in the character and nature of the established built local neighbourhood centre, a judgement must be made on the weight which can be given to each of the local plan allocations.

- 8.9 Moreover, the triangular building granted under planning application 0201/FUL/14, with subsequent amendments to the use of the building under applications 0564/FUL/17 and 0723/FUL/20, was designed specifically to recognise the difference between the built area of Bankton Centre at the upper level and the protected open space from the top of the embankment and beyond. The red line boundary for the approved triangular building included part of the current application site adjacent to the car park and this area was to have benefited from tree planting, as a requirement of that consent.
- 8.10 Considering all of the above, little weight can be given to policy TCR2 and greater weight given to policies ENV9, ENV10 and ENV21 which seek to protect formal and informal open space, urban trees and the natural environment.

### **Policies ENV9, 10 and 21 assessment**

- 8.11 Policy ENV21 sets out five criteria on which a development can be assessed. The first is specific locational justification which outweighs the need to retain the open space. A supporting statement has been submitted setting out the applicant's long-term investment within Livingston and the local area.
- 8.12 Whilst it is acknowledged that the applicant has carried out investment, there is no detailed business case which sets out the need for a development of this type. The current Co-op building, formerly the Purple Sage restaurant and hot food take-away, lay vacant from pre-2009 until around 2012 when the Co-op moved from its fire damaged unit in the adjacent retail block.
- 8.13 Other units have also lain vacant both within the existing Bankton Centre and the extended local neighbourhood centre at Hamilton Square and there has been no demand for a restaurant of this scale. Given the history of the area and the applicant's opportunity to operate a Class 3 unit which had approval, the 'specific locational justification' cannot be met within policy ENV21.
- 8.14 The four remaining parts of ENV21 relate to there being no significant adverse effect on the overall recreational amenity of the area, taking into account the council's Open Space Strategy; the ecological value of the site; the provision of enhanced or replacement open space and connectivity with the wider green network.
- 8.15 The council's Open Space Strategy relates to ensuring open space within the council boundary is managed to deliver meaningful benefits to local communities. The impact of the development on the recreational amenity ie. the nature and character of the area as a green corridor within the local environment and landscape enjoyed by locals, must be considered.
- 8.16 The applicant has argued that it is unreasonable to maintain an objection to the development based on character without professional landscape or arboricultural support. He states that there has been no methodology or proper application of policy in this regard and that the assessment of significant adverse impact has not been properly established. This, however, is a local development which has a localised impact on the nature of the area.



- 8.17 It is without doubt that the removal of trees from the development site and the construction of a two-storey building, as seen from the Murieston Water path, will result in a significant change to the character of that area. Taking into consideration the clear distinction between the existing built local centre area and the Murieston Water footpath network, the development will not only result in a significant change to this area but also adversely affect the character of the area to its detriment.
- 8.18 With regards to the remaining points of policy ENV21; there has been no ecology report submitted for the site. It would be possible for the applicant to agree to carry out some replacement tree planting but the ground area would be lost to the provision of suitable undergrowth close to the watercourse. The applicant is also seeking to provide a staircase connecting Bankton Centre and the Murieston Water footpath. Whilst the staircase connection would be welcomed, on balance the proposals do not accord with policy ENV21.
- 8.19 Policies ENV9 and ENV10 seek to protect woodland, forestry, trees and hedgerows and urban woodland. The application site forms part of a wider wooded area and a tree report submitted by the applicant sets out that around 18 trees of low value will require to be removed in order to allow the development to proceed. Whilst the removal of these trees represents a small percentage of tree cover in the Murieston area, the local impact of the tree removal and the construction of the proposed restaurant will have a substantial impact.
- 8.20 The site lies within an area-based Tree Preservation Order area (TPO No2. 1965 Mid Lothian) and Policy ENV9a sets a presumption against development within a TPO where it involves the loss of, or damage to, woodland or groups of trees. The proposals will clearly result in the loss of trees.
- 8.21 The applicant sets out that when read as a whole, there is not a material conflict with policy ENV9 and the development is acceptable given the 'significant and clearly defined public benefits derived from the proposed environmental and recreational enhancement measures' as set out in the tree survey. This view is not accepted. The development of the site for the restaurant would simply remove land which could be further enhanced.
- 8.22 Policy ENV10 states that proposals that involve the removal of urban woodland in part or in its entirety will only be supported where it would achieve significant and clearly defined public benefits. The applicant contests this area cannot be classed as urban woodland therefore policy ENV10 is not engaged.
- 8.23 The adopted LDP states that 'Woodland within settlements contributes to placemaking, can support setting and amenity, supports urban greenways and tree cover to provide habitat and improve micro-climate. The loss of such woodland can have a detrimental effect on communities particularly those living in close proximity to the area of tree cover.' The application site contains a grouping of trees within a settlement and which contribute to place making and supports an urban greenway. Given this definition in the LDP, ENV10 is relevant.
- 8.24 The development would not deliver public benefit which outweighs the loss of the wooded area and the significant impact on the character of the area. The proposals therefore do not accord with policy ENV10.



## **Building design**

- 8.25 In order to fit the building on the site it is designed as a split-level building with access from the built level of Bankton Centre containing indoor seating and servery and access to a balcony area overlooking Murieston Water and the wooded areas. There is also access from the lower level and an external public staircase will be provided to link the two areas.
- 8.26 As stated previously, a staircase connection between the two areas in its own right would provide good connectivity and could be designed to ensure no trees were lost and this would be welcomed.
- 8.27 Whilst the concept, the principle and the overall impact of the development has remained unchanged from previous application 0240/FUL/21, the design has generally improved. The building has a slightly larger floor area, the elevational design has been improved with a saw tooth lower ground floor elevation to provide greater interest and add some additional interest to the roof terrace.
- 8.28 The proposed materials are also improved with the use finishes to match the recently completed triangular building adjacent to the Co-op. This will incorporate timber cladding or similar on the east facing elevation and adjacent to the existing wooded areas. Overall the design and finish are improved.
- 8.29 Policy DES1 states that 'All development proposals will require to take account of and be integrated with the local context and built form and that, amongst other factors, there is no significant adverse impact on landscape character. Policy DES1 also states that development proposals must also accord with other relevant policies and proposals in the development plan.
- 8.30 Although the design has improved, given that the development will have a significant adverse impact on the local landscape character and that it does not accord with additional policies set out in the adopted local development plan, the proposals still do not accord with policy DES1 of the adopted LDP.

## **Sustainable development**

- 8.31 The applicant concludes in their 'Bankton Planning Statement' which is available online in planning case file [0604/FUL/21](#) , that this is a sustainable development in principle and design consistent with the West Lothian Local Development Plan, 2018. The applicant quotes Scottish Planning Policy (SPP) which states there is a presumption in favour of development that contributes to sustainable development.
- 8.32 SPP however goes on to say that 'The aim is to achieve the right development in the right place; it is not to allow development at any cost' and that policies and decisions should be guided by a number of principles. Of these principles one requires consideration of 'protecting, enhancing and promoting access to natural heritage, including green infrastructure, landscape and the wider environment.'
- 8.33 Given the discussions above, the assessment is that the development does impact adversely on landscape and green infrastructure. The proposals therefore do not accord with SPP.

## **Footpath designation**

- 8.34 The applicant sets out in their supporting statement that Murieston Water path is not within a landscape designated for its national or regional importance or within a Special Landscape Area (SLA). It also does not affect the setting of an LDP designated strategic view point. The applicant also points out that this is not a designated core path as recognised by WLC's 'Core Paths and Active Travel - Draft Core Paths Plan' or recognised as an 'other path'. 'It is a path of local-level importance and views across the site are not considered to be high value'.
- 8.35 As set out previously, this is a local development with impacts on the local surroundings. One of these impacts will be on users of the Murieston Water path. Whilst not a designated path, it lies around 3.8m below the developed Bankton Centre area and around 15m distant. The characteristics of the area is therefore a green environment either side the length of this well used path. Bringing development down to this level and immediately adjacent to the footpath, regardless of its designation, significantly alters the nature of the area for walkers and cyclists.

## **Ecological Impact**

- 8.36 Policy ENV 20 states that development that adversely impacts protected species will not be supported unless four criteria are met. The PG on Planning for Nature expands on these criteria.
- 8.37 The Conservation (Natural Habitats, &c.) Regulations 1994 places a duty on planning authorities to have regard to the requirements of the Habitats Directive.

The planning authority is required to be satisfied that a proposed development will either:

- not impact adversely on any European Protected Species on site, or,
- where a European Protected Species may be harmed, all three tests necessary for the eventual grant of a licence by NatureScot have been met.

The three tests are

1. the activity to be licensed must be for the purpose of preserving public health or public safety or other imperative reasons of overriding public interest including those of a social or economic nature and beneficial consequences of primary importance for the environment.
2. there is no satisfactory alternative; and
3. the action authorised will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range.

- 8.38 The applicant has not submitted any ecological appraisals in support of their application nor a protected species baseline report.
- 8.39 The application is therefore not compliant with Policy ENV 20 of the LDP.

## **9. CONCLUSION AND RECOMMENDATION**

- 9.1 The proposals result in the removal of a number of trees and introduce a building into the very area which people currently enjoy as part of the local landscape environment and which segregates Murieston Water from the commercial development.
- 9.2 Whilst the overall design of the building and the use of materials is an improvement on that which was refused under planning application 0240/FUL/21, the principle of the development and the adverse impact on the nature and character of the area is unacceptable.
- 9.3 The proposals are therefore contrary to the policies set out in section 7 of this report and recommendation is to refuse planning permission.

## **10. BACKGROUND REFERENCES & ATTACHMENTS**

- Draft reasons for refusal.
- Location Plan
- Site Plan
- Elevation Details
- Local Member Referral Form
- Financial Statement
- Representations

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

Craig McCorriston

**Head of Planning, Economic Development and Regeneration     Date: 19 October 2022**

## **Draft reasons for refusal – 0604/FUL/22**

(1) The applicant has failed to satisfy the council that there are justifiable reasons to depart from the provisions of the development plan which by virtue of Section 25 of the Town and Country Planning (Scotland) Act 1997 is to be afforded primacy in decision making.

(2) The scale of the development and its location on a tree covered embankment, within an area identified as protected open space in the adopted West Lothian Local development Plan, 2018, and out with the clearly defined built area of the Bankton Centre local neighbourhood centre, would result in an unacceptable intrusion on the character and nature of the area, to the detriment of the visual amenity of the natural environment and local area.

The proposal is therefore contrary to policy DES1 (design principles) of the adopted West Lothian Local Development Plan, 2018.

(3) The proposals would result in the construction of a split-level building within an area identified as protected open space in the adopted West Lothian Local Development Plan, 2018 and within the tree preservation order area TPO No.2 1965 Mid Lothian. The proposed development will result in the loss of trees and result in a significant and detrimental impact on the overall character and nature of the area of land adjacent to the Murieston Water footpath, which is protected against development by way of the local development plan designation.

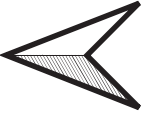
There is a green corridor which separates the public footpath along Murieston Water from the commercial centre of Bankton Centre and the construction of a building on the land adjoining this area of ground will have a significant impact on the natural environment within this area to the detriment of users of this footpath connection.

The proposals are therefore contrary to the following policies of the adopted West Lothian Local Development Plan, 2018.

ENV9 (woodland, forestry, trees and hedgerows);  
ENV10 (protection of urban woodland) and  
ENV21 (protection of formal and informal open space).

(4) The proposals will result in the loss of a number of trees within an area identified within the adopted West Lothian Local Development Plan, 2018 as protected open space. The proposals have the potential to impact on wildlife in this area. No preliminary ecological assessment or other assessment into the potential impact on wildlife as a result of this development has been submitted.

The proposals are therefore contrary to policy ENV20 (protected species and enhancement) of the adopted West Lothian Local Development Plan, 2018.



0604/FUL/22 - 38 Westcroft Court - Livingston - EH54 7EW

Development Management - West Lothian Civic Centre - EH54 6FF

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EXTERNAL MATERIALS -

- Walls -** Dark brown horizontal cladding with recessed 'time green shadow gap' string courses
- Roof -** Antiracide Grey coloured single ply roofing membrane
- Doors/Windows -** Aluminium framed D/G system powder coated colour - time green
- Paved Areas -** All new paved areas to be buff coloured 500x500 square PCC paving slabs to match existing around Coop building
- Bullet/rade -** Molded R/W handrails, newel posts and bottom rail stained light brown with 10mm toughened and dark tinted glass panels.
- Landscaping -** Existing trees to be retained as far as practical and any removals to be supplemented by new Birch, Rowan and Cherry tree standards (A full detailed landscaping plan to be provided later)

BOUNDARY OF DEVELOPMENT SITE  
SHOWN IN DOTTED RED LINE

Beauty Salon

Cooperative

Line of kerb of existing car park

3 No new car park  
spaces formed

3 No new car park  
spaces formed

The band of trees along the roadside to be retained  
but pruned as required by qualified Arborist

- New 2.0m wide stepped and ramped footpath from Murieston  
Walkway winding through trees and linked to the pavement via  
timber steps.
- Path formed in black bitumen with 20% white chippings and stone  
flagged nosings to steps as required. New tree saplings to be  
planted as required and agreed with Planning Dept.

MURUESTON EAST ROAD

1:200 SITE LAYOUT PLAN



**KEN DUNCAN** MCIAT  
BUILDING DESIGN ARCHITECTURAL TECHNOLOGY INTERIOR DESIGN

Firm 311  
6 Kiams Terrace  
Livingston  
West Lothian EH54 7EX  
Mobile: 07559 225570  
e-mail: kenduncanltd@gmail.com

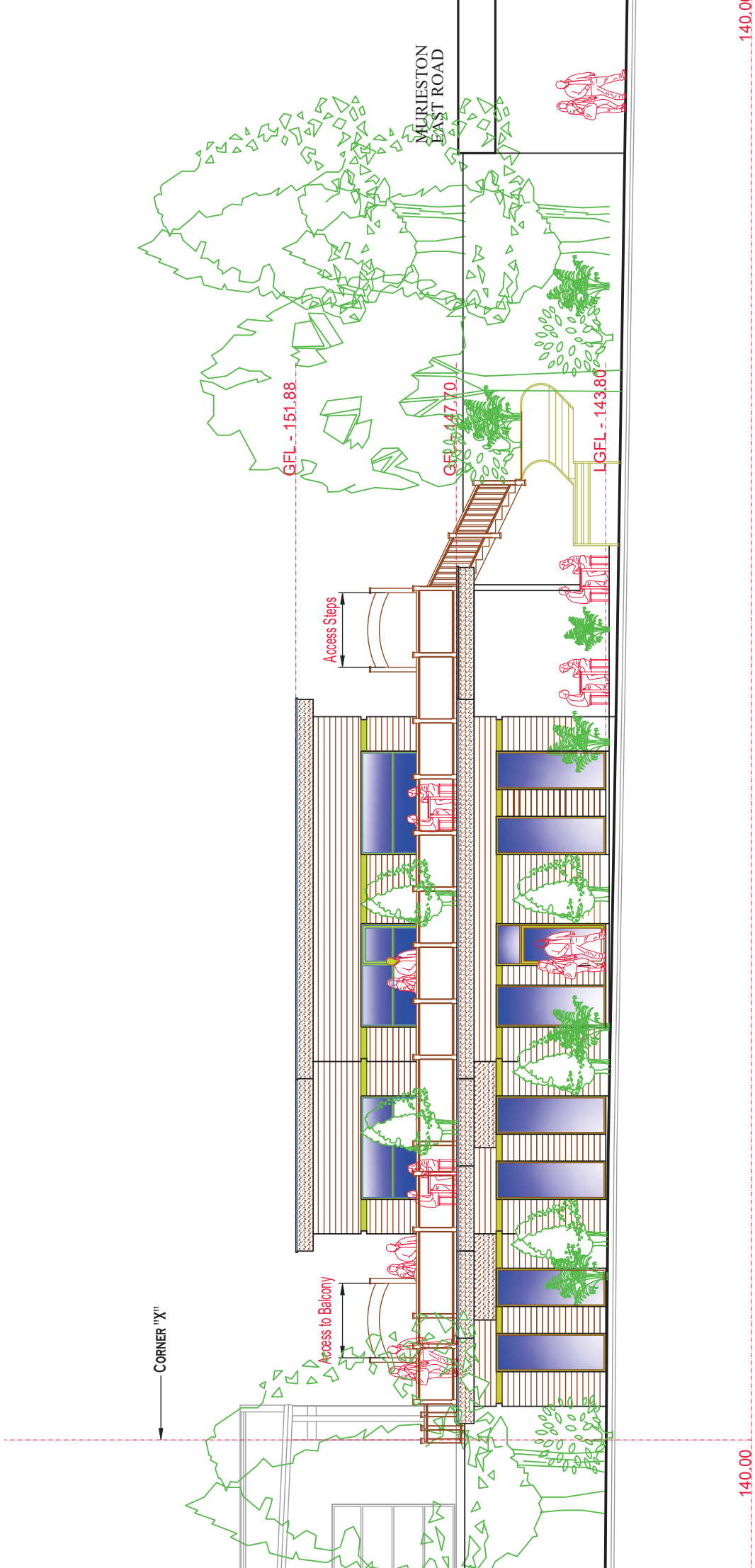
DATE	SCALE	DESIGNER	CHECKER	STATUS	REVIEW
May 2022	1:200	K. Duncan	A3	Local Authority	727-10 A

Site Layout Plan

Proposed Erection of New Cafe/Restaurant Unit

**BANKTON CENTRE, LIVINGSTON. EH54 9DA**

Rev	Description	Date	By



**BANKTON CENTRE, LIVINGSTON. EH54 9DA**  
Proposed Erection of New Cafe/Restaurant Unit

East Elevation D-D

DATE	21 June 2022	SCALE	1:100	DRAWN	K. Duncan	CHECKED	AS	REV	727-16	LOCAL AUTHORITY	Local Authority
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**KEN DUNCAN** MCIAT  
BUILDING DESIGN ARCHITECTURAL TECHNOLOGY INTERIOR DESIGN

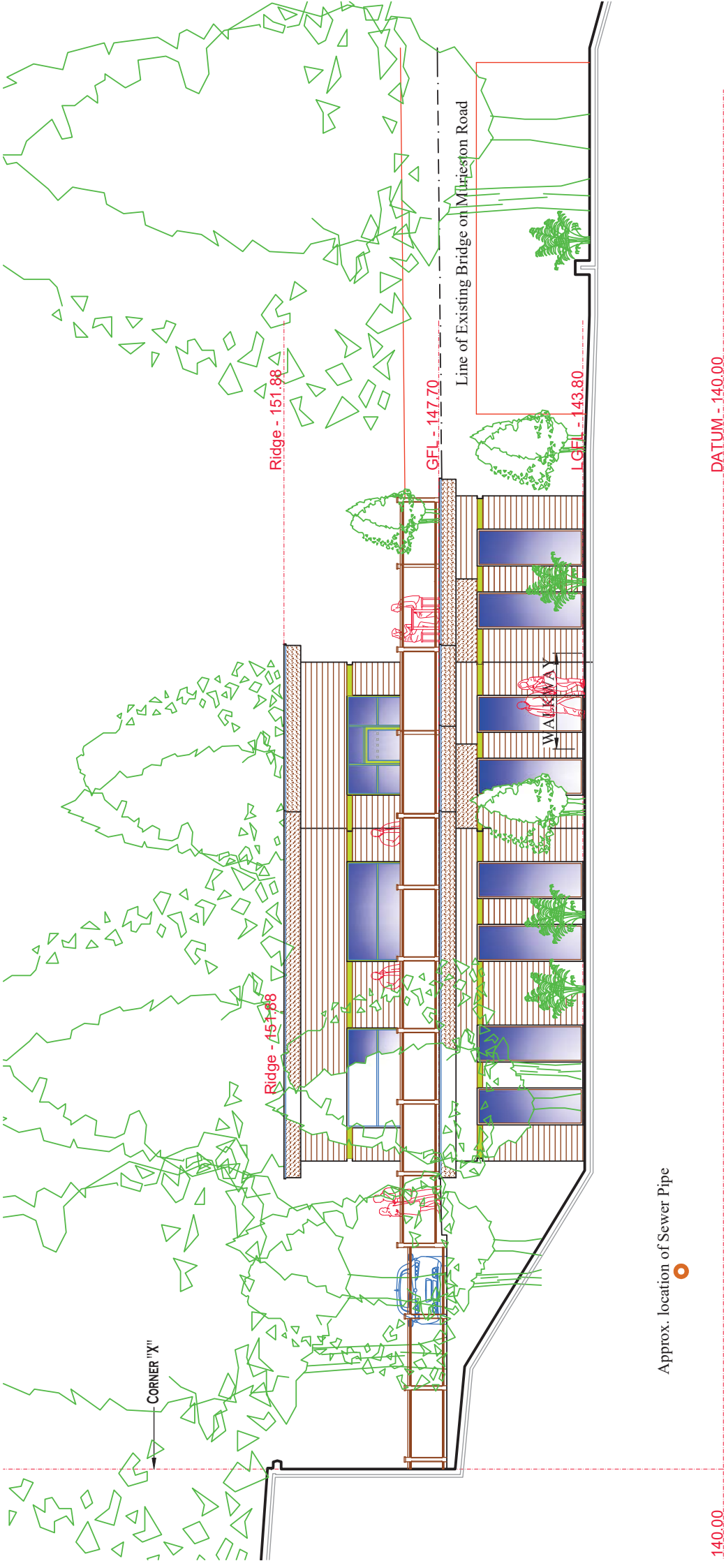
File# 3/1  
8 Mains Terrace  
Livingston  
West Lothian EH54 7EX  
Mobile: 07159 225573  
e-mail: kerduncan1@gmail.com



1:100 EAST ELEVATION D-D



Rev	Description	Date	By



**BANKTON CENTRE LIVINGSTON, EH54 9DA**

**Proposed Erection of New Cafe/Restaurant Unit**

**South Elevation**

DATE	SCALE	DRAWN	CHECKED	STATUS	REV
May 2022	1:100	K. Duncan	AS	Local Authority	727-19

**KEN DUNCAN MCIAT**  
 BUILDING DESIGN | ARCHITECTURAL TECHNOLOGY | INTERIORDSIGN

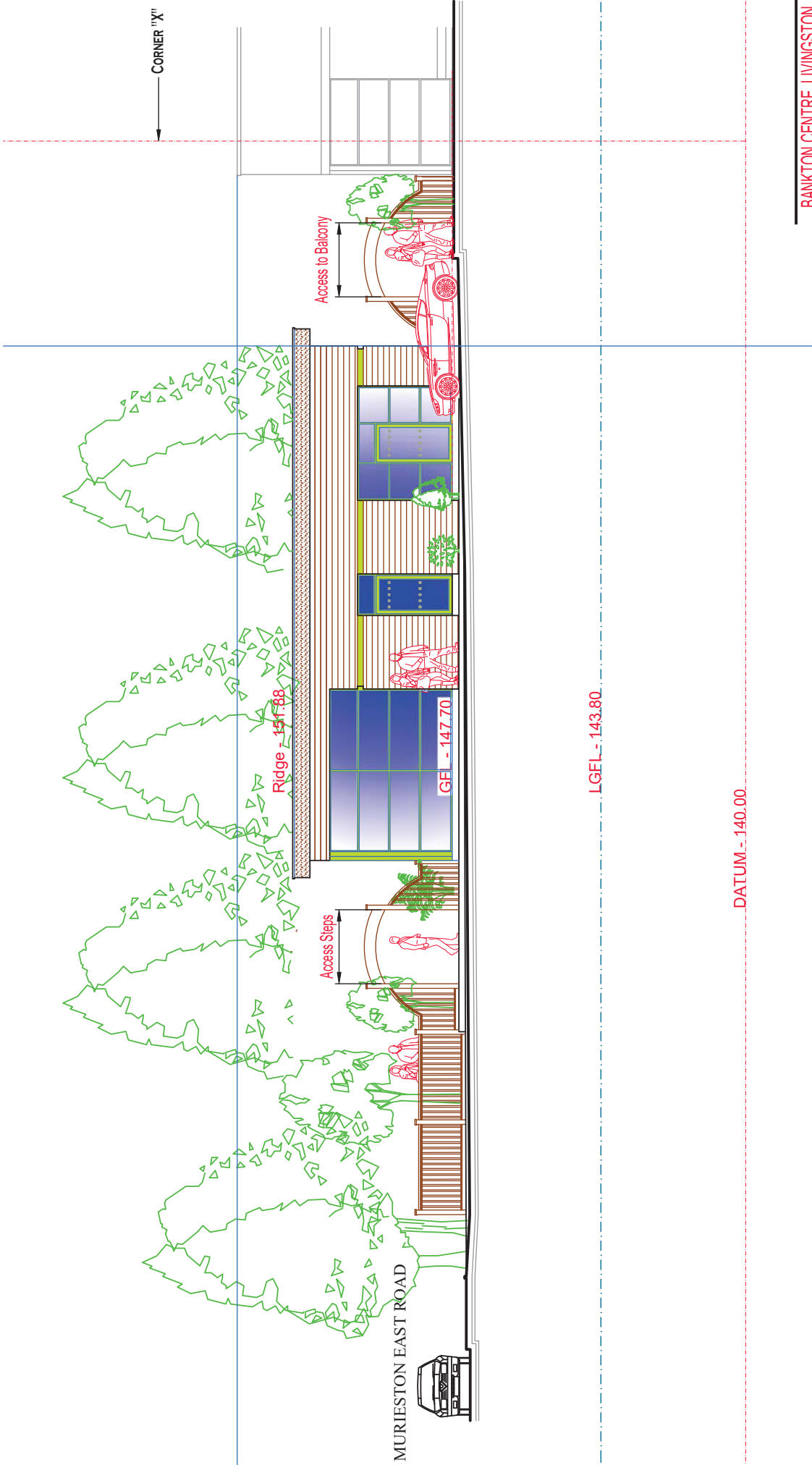
Fig. 3/1  
 6 Xams Terrace  
 Livingston  
 West Lothian EH54 7EX

Mobile: 07393 225373  
 e-mail: kerduncanltd@gmail.com



**1:100 SOUTH ELEVATION F-F**

Rev	Description	Date	By



1:100 WEST ELEVATION



KEN DUNCAN

MCIAT

BUILDING DESIGN  
 ARCHITECTURAL TECHNOLOGY  
 INTERIOR DESIGN

FILED 311  
 6 KINGS TERRACE  
 LIVINGSTON  
 WEST LOTHIAN EH54 7EX

MOBILE: 07159 225573  
 E-MAIL: kenduncan1@gmail.com

## PROPOSED DELEGATED PLANNING DECISIONS

### ☒ LOCAL MEMBER REFERRAL REQUEST ☒

In accordance with standing orders members wishing a planning application to be heard at the Development Management Committee have to either represent the ward in which the application site is located or be chair of Development Management Committee and complete and return this form to Development Management within 7 days and by 12 Noon.

*The planning application details are available for inspection within the Planning & Building Standards web site by clicking on the link below.*

<https://planning.westlothian.gov.uk/publicaccess/>

<u>Application Details</u>	<u>Reason For Referral Request</u> (please tick ✓)
<b>Application Reference Number</b>  .....0604/FUL/22.....	<b>Applicant Request</b> .....✓
<b>Site Address</b>  Land East of Murieston East Road, Murieston, Livingston, West Lothian	<b>Constituent Request</b> ..... <input type="checkbox"/>
<b>Title of Application</b>  Erection of a 298 sqm restaurant / bar and cafe /hot food takeaway (class 3 and sui generis) with balcony terrace, staircase and extension to car park	<b>Other (please specify)</b> ..... <input type="checkbox"/>
<b>Member's Name</b>  Cllr .....Peter Heggie.....	
<b>Date</b>  .....22 Sep 2022.....	

Steven McLaren - Planning Officer  
West Lothian Council - West Lothian Civic Centre  
Howden South Road  
Livingston  
EH54 6FF.

**Zetland Ref No:** 502  
**Date:** 28<sup>th</sup> September 2022

Dear Mr McLaren,

**WEST LOTHIAN COUNCIL (WLC) PLANNING APPLICATION 0604/FUL/22**

<b>PROPOSAL</b>	ERECTION OF A 298 SQM RESTAURANT / BAR AND CAFE /HOT FOOD TAKEAWAY (CLASS 3 AND SUI GENERIS) WITH BALCONY TERRACE, STAIRCASE AND EXTENSION TO CAR PARK
<b>LOCATION</b>	LAND EAST OF MURIESTON EAST ROAD MURIESTON LIVINGSTON WEST LOTHIAN

I refer to the above-named application and I understand it will be determined by the Council at the Development Management Committee of the 19<sup>th</sup> October 2022.

Further to our e-mail exchange 21<sup>st</sup> September 2022 (18:24hrs) and I write to establish that the investment and expenditure impacts of the proposed development are a material consideration when performing the final planning balance. For the avoidance of doubt, I have extracted the relevant e-mail text:

- *The Applicant is a local businessman who has brought forward retail and office space in Livingston over the past 20 years and has owned the Bankton Centre for the past 15 years.*
- *In 2020/21 he built the adjacent unit using local tradesmen thereby keeping the investment and expenditure within the Livingston economy. The unit is now occupied by a beauty salon employing 16 full-time staff.*
- *A further £400k was invested re-surfacing the carpark and upgrading the street-lighting to make the Centre a safe and accessible place within which to investment. This unlocked a further £950k of investment from the Co-op who, in November 2021, chose to upgrade their retail store.*
- *If the current application were to be approved it would unlock a further £800k of capital investment creating 20-30 jobs construction jobs and a further 12-20 jobs once operational.*

The proposed development would benefit the local economy which is a consideration that weighs in favour of approval. If you contest this assessment then I would respectfully request that you share the evidence upon which this counter case relies in advance of the Committee meeting.

Please do not hesitate to come back to me if you have any concerns or queries.

Yours sincerely,



Nigel Moore (Hons), B.Pl, MRTPI  
Planning Manager

# Comments for Planning Application 0604/FUL/22

## Application Summary

Application Number: 0604/FUL/22

Address: Land East Of Murieston East Road Murieston Livingston West Lothian

Proposal: Erection of a 298 sqm restaurant / bar and cafe /hot food takeaway (class 3 and sui generis) with balcony terrace, staircase and extension to car park

Case Officer: Steven McLaren

## Customer Details

Name: Ms Kirstin McMillan

Address: 1 Kaims Walk Livingston EH54 7ED

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I have read through this planning application and strongly believe that it should be rejected in full due to many reasons that I will outline here. First of all, and most importantly, the building is far too large for the space on top of the hill and will therefore significantly impact on the Murieston path that runs adjacent to the river. The building will be erected all the way down the hill directly next to the path and is being sold as a positive addition to the greenspace. This area is not akin to a city lifestyle, such as Leith in Edinburgh whereby a glass terrace overlooking a river might be seen as attractive. Instead, this is small town living and therefore the green spaces are very much appreciated and valued by local residents. It's also highly unlikely that the business will pick up "passing trade" along that path. This building will result in the removal of trees and greenspace which will be detrimental to the area. I am not convinced that this revised application has given enough credence to the removal of trees, nor the impact on wildlife and the tranquil, highly valued pathway. Secondly, the commercial space is already heavily saturated with businesses- there is currently a hairdresser, two supermarkets and a florist, as well as a Chinese takeaway and a fish and chip shop. In addition, there is an Italian restaurant further up the road. There is no need for more food outlets in this area. Thirdly, there has been a lot of discussion in the community about the need for a local cafe, which is why residents may support this, however this is not a cafe, but a restaurant and takeaway on a large scale. I feel it is disingenuous to sell this as a cafe that sells soup and scones, which is actually what the locals would like. Fourthly, there are existing buildings that could be utilised, such as the Murieston unit with the Italian restaurant- are there not still spaces in there? Fifthly, the car park is already at capacity and at peak times impossible to park there. It's a really busy area and the application does not give enough attention to the car parking extension. Finally, this area has recently been targeted with vandalism with the hairdressers being broken into and the Co-op has also been robbed in recent times. How has the issue of potential vandalism been taken into consideration?

# Comments for Planning Application 0604/FUL/22

## Application Summary

Application Number: 0604/FUL/22

Address: Land East Of Murieston East Road Murieston Livingston West Lothian

Proposal: Erection of a 298 sqm restaurant / bar and cafe /hot food takeaway (class 3 and sui generis) with balcony terrace, staircase and extension to car park

Case Officer: Steven McLaren

## Customer Details

Name: Mr Scott McMillan

Address: 1 Kaims Walk Livingston EH54 7ED

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I would like to object to this planning application for two main reasons. One, there are already sufficient food outlets in this area and two, the building would remove trees and greenspace which would be detrimental to the Murieston path walkway.



## MURIELSTON COMMUNITY COUNCIL

Chair: Chris Dryden E-mail: [REDACTED]

Secretary: Davidson McQuarrie E-mail: [REDACTED]

Planning Secretary: Ian Brown Email [REDACTED]

Web: <http://murieston.communitycouncil.org.uk>

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10<sup>th</sup> August 2022

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

Your Ref. 0604/FUL/22

Dear Mr McLaren

**Planning Application: Erection of a 298 sqm restaurant / bar and cafe /hot food takeaway (class 3 and sui generis) with balcony terrace, staircase and extension to car park | Land East of Murieston East Road Murieston Livingston.**

Murieston Community Council wish to lodge an objection to the above planning application for the following reason.

- The Planning Statement refers to a 'Landscape Ecological Management Plan (LEMP). However, it appears that the developer proposes only to present such a plan should the planning application be approved. The Community Council considers this plan as forming a crucial part of the information required to make a valid judgement of the planning application and as such the application is seen as incomplete.

Yours sincerely

[REDACTED]  
Ian Brown  
Planning Secretary  
Murieston Community Council



# Comments for Planning Application 0604/FUL/22

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Case Officer: Steven McLaren

## Customer Details

Name: Mr Ian Shemilt

Address: 25 Murieston Drive Livingston West Lothian EH54 9AU

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: PARKING

Car parking in this area is already at a premium and the area adjacent to the development is frequently congested. This development will result in higher traffic flow in and out a narrow entrance and exit. There have been recent accidents in this area, which can be attested by Police Reports. Vehicle access for deliveries and customers for 2 supermarkets, a hairdressers, a florist and four hot food outlets would not cope with increased traffic as a result of this development.

The application includes the provision of yet another hot food takeaway, which will increase traffic congestion even further.

Williamston primary school recently decided to restrict parental vehicular access. It provided alternative dropping off advice to parents which included parking at the retail park and walking children to school. This will possibly add an additional burden to an already stretched facility.

## TREES

The developer's application referred to "dead or moribund" woodland. This is not the case. There are at least 30 mature trees of at least 10 inches radius which would be destroyed if this application goes ahead. This woodland is part of the extensive woodland along the riverside adjacent to Murieston Trail which is frequently used by dog walkers and pedestrians. The removal of these trees is contrary to the climate change agenda, supported by West Lothian Council.

## AMENITY VALUE

The application claims to add to the location, citing amenity value. The area already supports 3 other restaurants and no evidence that yet another would add value. On the other hand, the

development will encroach on what is currently a peaceful, leafy, quiet walkway by Murieston Water, which is used and enjoyed by many in the locality. It will abut this walkway and change its character for ever.

It should also be noted that there exists facilities next to the Murieston Medical Practice. This building has mostly been lying empty for some years. It would make more sense, in terms of minimising carbon footprints, if this building were maximised, rather than chopping down more trees and ruining quiet, green areas for the sake of yet another food emporium.

# Comments for Planning Application 0604/FUL/22

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Case Officer: Steven McLaren

## Customer Details

Name: Ms Fiona Donaldson

Address: 16 Bankton Drive Livingston EH54 9EH

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I wish to object to this proposal on the following grounds:

- there have been no substantial changes made since this application was originally submitted and refused. I do not see any information that satisfactorily refutes or mitigates the original reasons for refusal.
- encroachment onto the walkway along the river with no screening (the whole point of the development is to look onto the river)
- removal of existing trees contrary to existing local plans with losses of biodiversity and amenity
- there are already existing commercial units sitting empty in the vicinity that could easily be used for the proposed purpose. To me this does not demonstrate a need for another building and the carbon emissions this will generate.
- development of another fast food outlet right beside two existing units would increase antisocial behaviour in the area

# Comments for Planning Application 0604/FUL/22

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Case Officer: Steven McLaren

## Customer Details

Name: Ms Gail Wallace

Address: 63 East Bankton Place Murieston Livingston EH54 9BZ

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The surrounding wildlife and countryside has had to endure the installation of a replacement railway station, Millar and Belway housing schemes and more recently the erection and installation of a hairdressing salon. It is only just beginning to show signs of recovery and now this! This restaurant is not necessary to this area and will incur vandalism and break ins taking up already stretched all blue light services. What's wrong with using the empty units beside Murieston Medical Practice? They have lain empty for a long time now so why destroy what little we have left in our nature, environment and wildlife just for what? What about the badger setts, the roe deer and the foxes who live there? All for the sake of Something that is not needed. We need to protect our countryside not allow it to be demolished. It's not only the surrounding trees but the habitat and wildlife that goes hand in hand with them.

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Case Officer: Steven McLaren

## Customer Details

Name: Mrs Anne Seenan

Address: 38 East Bankton Place Mureiston Livingston EH54 9DB

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Having read the plans for this development I have been struck that "extension to car park" gives no indication as to how many more spaces will be made available. The existing car park barely copes with the capacity generated by the current businesses . The adjacent car park for the florist, takeaway and new mini market is marked as Private, Customers only and I believe a 2 hour wait time. Given the size of the build for the proposed development use of that car park will not be possible. The building of this over large development will have a detrimental effect on the existing amenity No one will go for a meal /drink and spend 30 minutes.

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Case Officer: Steven McLaren

## Customer Details

Name: Mr John Sharp

Address: 4 Murieston Road Murieston South LIVINGSTON EH54 9BB

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Building would intrude on the character of the walkway alongside the Murieston Water (to the east of the proposed location). There would be inevitable removal of existing trees, and unlikely to be sufficient space for any effective screening.

# Comments for Planning Application 0604/FUL/22

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Case Officer: Steven McLaren

## Customer Details

Name: Miss Sophie Rodger

Address: 124 Huron Avenue Howden Livingston EH54 6LQ

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:



# Comments for Planning Application 0604/FUL/22

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Case Officer: Steven McLaren

## Customer Details

Name: Mr Aryaan Ali

Address: 20 Beech Place Livingston Eh546rb

## Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:

# Comments for Planning Application 0604/FUL/22

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Case Officer: Steven McLaren

## Customer Details

Name: Mrs Taslim Bashir

Address: 20 Beech place Livingston Eh546rb

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:

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Case Officer: Steven McLaren

## Customer Details

Name: Mrs Kirsty Peters

Address: 56 Martin Brae Livingston Eh546ut

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:I fully support this development bringing together our community for much needed socialising on our doorstep and helping to beat loneliness and mental health especially for those who can't travel to the restaurants within Livingston centre or further a field. This will also bring jobs and financial support to the local community/ area.

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Case Officer: Steven McLaren

## Customer Details

Name: Miss Jessica Forde

Address: 29 Lochbank Ladywell Livingston EH546EQ

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:I support this planning application as i believe it would be a great addition to the area.

# Comments for Planning Application 0604/FUL/22

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Case Officer: Steven McLaren

## Customer Details

Name: Mr ross stevens

Address: 116 netherwood park deans livingston eh548rw

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:I use the local train station and the area would benefit from somewhere for users to meet and have a hot drink while waiting on the train as there is nothing else in the area that supplies this .

# Comments for Planning Application 0604/FUL/22

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Case Officer: Steven McLaren

## Customer Details

Name: Mr dennis moran

Address: 48 bankton brae murieston Livingston EH549LA

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:Murieston is in need of more good quality restaurants. We all ready have a couple but turning this area into a small hub of high quality venues would be a boost to all local residents and would also see a welcome injection of income from non-local patrons. This addition in my option would boost income of the existing bars and restaurants too.

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Case Officer: Steven McLaren

## Customer Details

Name: Mr Jagir Dhe

Address: 20 Westkip walk Livingston eh549fa

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:A nice Coffee shop/Cafe will be a great addition to this area as a local I would like to see this happen



# Comments for Planning Application 0604/FUL/22

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Case Officer: Steven McLaren

## Customer Details

Name: Mr Sean Callaghan

Address: 30 Wester Bankton Murieston Livingston EH549DY

## Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:I stay in the area and a cafe would be good for the community.

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Case Officer: Steven McLaren

## Customer Details

Name: Mr barry peters

Address: 56 martin brae ladywell west livingston eh54 6ut

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:Be a great boost to the Murieston economy and handy for the train station as nothing else of this type in the area

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Case Officer: Steven McLaren

## Customer Details

Name: Mr David Svraka

Address: 80 Queens crescent Livingston Eh54 8eg

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:

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Case Officer: Steven McLaren

## Customer Details

Name: Mr william miller

Address: 15 alderstone place kirkton livingston village eh54 7fe

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:it would be nice to have a coffee shop/bar in muriston it would bring a new fresh vibe that I feel is well needed and also would create jobs in the local area.

# Comments for Planning Application 0604/FUL/22

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Case Officer: Steven McLaren

## Customer Details

Name: Miss Saima Ali

Address: 4 Eliburn South Livingston Eh54 6sw

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: This would make a great addition to Murrieston.

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Case Officer: Steven McLaren

## Customer Details

Name: Mr nikhil reddy kayathi

Address: 197 waverley crescent livingston eh54 8jt

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:I support this application as it would nice to have a cafe whilst waiting for the train.

# Comments for Planning Application 0604/FUL/22

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Case Officer: Steven McLaren

## Customer Details

Name: Mr Salman Ali

Address: 4 Eliburn south Livingston EH546SW

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:I would like to see this happen and I hope the right decision is mad this time

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Case Officer: Steven McLaren

## Customer Details

Name: Mrs Laura Ross

Address: 25 Whitedalehead Road Whitburn Bathgate EH47 8JS

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:It would be great for the local community and would allow new jobs in the area.



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Case Officer: Steven McLaren

## Customer Details

Name: Miss Holly Smart

Address: 20 Heatherbank Ladywell Livingston EH54 6EE

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:I support this application, as I think it would be a great addition to the area due to this type of establishment is needed.

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Case Officer: Steven McLaren

## Customer Details

Name: Miss Courtney Hudson

Address: 33 riddochhill road Blackburn EH477et

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:

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Case Officer: Steven McLaren

## Customer Details

Name: Mr Ali Haider

Address: 22 Westkip Walk Livingston EH549FA

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:I believe a nice coffee shop/cafe/restaurant will be a great addition to the area specially with a balcony which will be great for the dog walkers in the area.

I Support this application which will be great for this area which is needed.

Haider

# Comments for Planning Application 0604/FUL/22

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Case Officer: Steven McLaren

## Customer Details

Name: Mr John Caldwell

Address: Sutherland Way 88 Livingston EH548HX

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: This proposal looks like it would bring in a venue that would compete with the better eating establishments in the surrounding area. Please do not let this opportunity pass by.

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Case Officer: Steven McLaren

## Customer Details

Name: Mrs Linda Caldwell

Address: 88 Sutherland Way Knightsridge West Livingston EH54 8HX

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: This is a wonderful opportunity for Livingston and indeed Muiriston in particular. Apart from the obvious benefits of a financial injection to the retail owners that this would bring into the community, who could wholeheartedly enjoy an evening meal in a place with an ambience quite unique to Livingston. Instead of the hustle and bustle of typical restaurants, this one would present a much more pleasant atmosphere in a beautiful woodland and river setting, that would be quite unique for the town and, an opportunity that the town really shouldn't let pass by.

The artists impression really excites me and at long last an opportunity to dine in a quality establishment you don't have in this area.

# Comments for Planning Application 0604/FUL/22

## Application Summary

Application Number: 0604/FUL/22

Address: Land East Of Murieston East Road Murieston Livingston West Lothian

Proposal: Erection of a 298 sqm restaurant / bar and cafe /hot food takeaway (class 3 and sui generis) with balcony terrace, staircase and extension to car park

Case Officer: Steven McLaren

## Customer Details

Name: Mr James Murray

Address: 51 Ochiltree Drive Mid Calder Livingston EH53 ONX

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:I support this application due to the area needing this type of establishment, giving somewhere for us locals to go and enjoy ourselves.

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## Customer Details

Name: Ms Nasreen Akhtar

Address: 4 Eliburn South Livingston Eh54 6sw

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:Great to have a restaurant local.

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## Customer Details

Name: Mr paul leggat

Address: 159 dixon road whitburn eh470py

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:I support this application any development that brings business and jobs has my blessing and full support

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## Customer Details

Name: Mr James Bryce

Address: 126 beech place Livingston Eh546re

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:

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## Customer Details

Name: Mrs Rabeena Ali

Address: 39 Sutherland Way Livingston Eh54 8ht

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:

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Case Officer: Steven McLaren

## Customer Details

Name: Miss Zoe Arthur

Address: 28 The willows Fife KY12 8FG

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:I support the build

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Case Officer: Steven McLaren

## Customer Details

Name: Mrs Rabeena Ali

Address: 39 Sutherland Way Livingston Eh54 8ht

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:A nice Coffee shop/Cafe will be a great addition to this area as a local I would like to see this and will bring more jobs in the community.

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Case Officer: Steven McLaren

## Customer Details

Name: Miss Tracy Sutherland

Address: 126 beech place Eliburn Livingston Eh546re

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:I would like to support this development in the community.

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Case Officer: Steven McLaren

## Customer Details

Name: Abbie Ingram

Address: 18 Eden drive Livingston EH54 5LB

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:

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Case Officer: Steven McLaren

## Customer Details

Name: Mr Brendan Cantwell

Address: 24 bankton Gardens Livingston Eh549dz

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:



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Case Officer: Steven McLaren

## Customer Details

Name: Mr Thomas Mcconnell

Address: 123 Beech place Livingston eh546re

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: this would be great for Livingston as we need more nice places in the area