



## DEVELOPMENT MANAGEMENT COMMITTEE

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

#### 1 DESCRIPTION

Planning permission in principle for the erection of a mixed-use building with 2 shops and 1 flat on ground floor and 4 flats on upper floors and conversion of public house to a flat at 1 Main Street, West Calder.

#### 2 DETAILS

<b>Reference no.</b>	<a href="#">0792/P/22</a>	<b>Owner of site</b>	Mr Hassan Mohammed
<b>Applicant</b>	Mr Hassan Mohammed	<b>Ward &amp; local members</b>	<b>Fauldhouse &amp; The Breich Valley</b> Councillor Pauline Clark Councillor Cathy Muldoon Councillor Craig Meek
<b>Case officer</b>	Kirsty Hope	<b>Contact details</b>	01506 282413 <a href="mailto:kirsty.hope@westlothian.gov.uk">kirsty.hope@westlothian.gov.uk</a>

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

#### 3 RECOMMENDATION

3.1 Refuse planning permission in principle.

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

4.1 Planning permission in principle is sought for the erection of a mixed-use building with 2 shops and 1 flat on ground floor and 4 flats on upper floors and conversion of a former public house to a flat at number 1 Main Street, West Calder. The application site is located within the town centre and settlement boundary of West Calder as identified in the adopted West Lothian Local Development Plan 2018 (LDP).

4.2 The site consists of a two storey traditional stone built building and adjacent parking / yard area at the junction of Main Street and Cleuch Brae. The ground floor of the building comprises the now closed Mason Arms public house and a hairdresser. It also has an access stair leading to the first floor. On the first-floor level is the Masonic Lodge, which is used for lodge meetings and as a function suite.

#### History

4.3 The relevant site history is set out below:

- LIVE/1201/FUL/06 - Part change of use from public house to form a hairdresser (class 1) was granted planning permission on 29 November 2006.
- LIVE/1347/FUL/05 - Part change of use to form hot food take-away was granted planning permission on 22 March 2006.
- LIVE/1305/FUL/05 - Formation of rear access stair and landing to first floor was granted planning permission on 22 March 2006.

### EIA Development

- 4.4 The proposal is not EIA development as it does not fall within Schedule 1 or Schedule 2 of the Environmental Impact Assessment (Scotland) Regulations 2017 (EIA Regulations).

### Equalities Impact

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

## 5. REPRESENTATIONS

- 5.1 One letter of objection has been received.

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

Comments	Response
<ul style="list-style-type: none"> <li>• Works have already commenced internally in retrospect</li> </ul>	<ul style="list-style-type: none"> <li>• Noted. No planning permission would be required for internal alterations, although a building warrant may be required from Building Standards.</li> </ul>
<ul style="list-style-type: none"> <li>• No detail to fully assess the impact of works already under way particularly with regard to materials being used, insulation both sound and fire.</li> </ul>	<ul style="list-style-type: none"> <li>• Noted, as above. The details provided for the planning application are sufficient.</li> </ul>
<ul style="list-style-type: none"> <li>• The impact on the occupant above the existing public house, including being a regular local venue for gatherings/funerals.</li> </ul>	<ul style="list-style-type: none"> <li>• Noted. Environmental Health has also raised concerns in regards to amenity.</li> </ul>
<ul style="list-style-type: none"> <li>• Concerns regarding the mutual water supply and surface water drainage routing and impact.</li> </ul>	<ul style="list-style-type: none"> <li>• Noted. Access to mutual utilities is not a material planning consideration, this is a private legal matter.</li> </ul>
<ul style="list-style-type: none"> <li>• Request that enforcement should suspend these works until all permissions are obtained.</li> </ul>	<ul style="list-style-type: none"> <li>• Noted. This is not considered necessary at this stage, however should permission not be granted enforcement action may be taken.</li> </ul>
<ul style="list-style-type: none"> <li>• Impact in regards to the noise, odour from cooking facilities, as well as fire risk.</li> </ul>	<ul style="list-style-type: none"> <li>• Noted. Whilst fire risk is possible this is not a reason to justify refusal of a planning application. See</li> </ul>

Comments	Response
	further notes from Environmental Health on amenity.
<ul style="list-style-type: none"> <li>Privacy concerns from bathroom and bedroom facilities.</li> </ul>	<ul style="list-style-type: none"> <li>Noted. Bathroom windows are usually opaque. Any overlooking of the existing footpath/access is not unacceptable.</li> </ul>
<ul style="list-style-type: none"> <li>Concerns of the proposed extension severely restricts access to/from fire escape.</li> </ul>	<ul style="list-style-type: none"> <li>Noted. No changes to the existing fire escape are proposed – this would be accessed via a pend.</li> </ul>
<ul style="list-style-type: none"> <li>Concerns regarding design and layout of the ground floor conversion to be inappropriate due to privacy concerns.</li> </ul>	<ul style="list-style-type: none"> <li>Noted. See further assessment below.</li> </ul>
<ul style="list-style-type: none"> <li>Concerns regarding the scale, design and layout of the extension which is overbearing and inappropriate.</li> </ul>	<ul style="list-style-type: none"> <li>Noted. See further assessment below.</li> </ul>
<ul style="list-style-type: none"> <li>Materials are not sympathetic to the historic building.</li> </ul>	<ul style="list-style-type: none"> <li>Noted. See further assessment below.</li> </ul>
<ul style="list-style-type: none"> <li>Parking and access concerns.</li> </ul>	<ul style="list-style-type: none"> <li>Noted. See Roads &amp; Transportation comments below.</li> </ul>
<ul style="list-style-type: none"> <li>Existing historic building should be respected.</li> </ul>	<ul style="list-style-type: none"> <li>Noted. See further assessment below.</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 & Transportation	Yes	There is no parking provision, 1 space per flat is required.	Noted.
WLC Environmental Health	Yes	Incompatibility of building uses with existing masonic hall.	Noted.
WLC Education	No	Contributions required.	Noted. Should planning permission be granted, then contributions would need to be secured.

WLC Waste Services	Yes	No waste or recycling is noted on the submitted plans. Commercial bins must be separate inside a bin store.	Noted.
WLC Housing	No	Requires a commuted sum to be paid in respect of affordable housing.	Noted. Should planning permission be granted, then contributions would need to be secured.
West of Scotland Archaeology Service	No	Attach a condition in relation to carrying out an archaeological watching brief during construction works.	Noted. A condition shall be attached, if granted.

## 7. PLANNING POLICIES

- 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 new building does not respect the character and appearance of the existing building nor the street on a prominent location within West Calder town centre.	No
West Lothian LDP Local Development Plan (LDP) (2018)  HOU 3 - Infill/Windfall Housing Development within Settlements	Housing development will only be permitted where it meets criteria a-i.	The proposed housing use is not compatible with existing nearby uses and there would be a potential for adverse impact on the residential amenity of the proposed flats.	No

<b>Plan and Policy</b>	<b>Policy Summary</b>	<b>Assessment</b>	<b>Conform?</b>
West Lothian LDP Local Development Plan (LDP) (2018)  HOU 4 – Affordable Housing	New housing developments shall require contributions in accordance with the SG on Affordable Housing	The council shall seek contributions in accordance with the SG on Affordable Housing.	Yes – Subject to the relevant contributions being secured.
West Lothian LDP Local Development Plan (LDP) (2018)  INF1 - Infrastructure Provision and development obligations	The council will seek developer obligations in accordance with Scottish Government Circular 3/2012.	The proposal does not raise any education capacity concerns. The required developer obligations and these are listed below: <ul style="list-style-type: none"> <li>• Education (Both Denominational Primary and Secondary as well as Non- Denominational Primary)</li> <li>• Cemeteries Provision</li> <li>• Affordable Housing</li> </ul>	Yes – Subject to the relevant planning obligations being secured.
West Lothian LDP Local Development Plan (LDP) (2018)  TCR 1 - Town Centres	Proposals will be supported where it can be demonstrated that the proposal is of appropriate scale. Residential uses on upper floors will only be supported where this does not prejudice the operation of existing businesses.	Retail use is accepted within the town centre location  The residential accommodation cannot achieve a satisfactory level of residential amenity for the prospective occupants of the new flats and no car parking provision is provided.	In part
West Lothian LDP Local Development Plan (LDP) (2018)  TCR 2 Town Centres First Sequential Approach	Developments appropriate to town centres should be located in accordance with the following sequential approach.	Retail use is accepted within the town centre location.	Yes

<b>Plan and Policy</b>	<b>Policy Summary</b>	<b>Assessment</b>	<b>Conform?</b>
West Lothian LDP Local Development Plan (LDP) (2018)  EMG 6 – Vacant, Derelict and Contaminated Land	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.	A site investigation (phase 1) report has not been submitted.	No
West Lothian LDP Local Development Plan (LDP) (2018)  TRAN 1 - Transport Infrastructure	Development will only be permitted where transport impacts are acceptable.	No parking provision has been provided.	No
West Lothian LDP Local Development Plan (LDP) (2018)  ENV 27 - Areas of Built Heritage and Townscape Value	Maintaining the architectural character and historic significance of built heritage and townscape value of West Calder village	Proposed building does not respect the local building context.	No
West Lothian LDP Local Development Plan (LDP) (2018)  ENV 32 - Archaeology	Development will not be permitted where it would have a significant adverse effect on an identified regionally or locally important archaeological or historic site.	A condition in relation to carrying out an archaeological watching brief during construction works is required.	Yes - by condition
West Lothian LDP Local Development Plan (LDP) (2018)  EMG 2- Flooding	Developers will be required to submit a full Flood Risk Assessment (FRA) for all developments	A flood risk assessment has not been submitted.	No

Plan and Policy	Policy Summary	Assessment	Conform?
	deemed to be at risk of flooding from any source in medium to high risk areas and developments.		
West Lothian LDP Local Development Plan (LDP) (2018)  EMG 3 - 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 surface water drainage information has been submitted.	No
West Lothian LDP Local Development Plan (LDP) (2018)  EMG 5 – Noise	There is a presumption against developments that are: a. likely to generate significant amounts of noise or b. residential sensitive developments being close to noisy land use.	Noise from the adjacent Masonic Lodge premises that has regular functions would have an adverse impact on future residents.	No
West Lothian LDP Local Development Plan (LDP) (2018)  EMG 6 - Vacant, Derelict and Contaminated Land	The developer will be required to undertake a site investigation to the satisfaction of the council.	A site investigation phase 1 report has not been submitted.	No

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

##### Statutory Supplementary Guidance (SG):

- Planning and Noise
- Residential Development Guide
- Flooding and Drainage
- Developer contributions towards cemetery provision
- Planning & Education
- Affordable Housing

<b>8. ASSESSMENT</b>
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- 8.1 The determining issues in respect of this application are listed below:
- 8.2 This application is for planning permission in principle for the erection of a three-storey mixed-use building with 2 shops and a 1 bedroom flat on ground floor, 2 flats on the first floor and 2 flats on the 2nd floor, plus the conversion of the existing public house to a flat. The application site is located within West Calder town centre.

### **Proposed extension**

- 8.3 Whilst it is noted that this application is for planning permission in principle, the submitted plans do show details of a new three-storey building that would tower above the existing two storey building ridge and eaves height. The proposed design does not respect the character and appearance of the existing building nor the street on a prominent location within West Calder, contrary to policies DES 1 (Design Principles), ENV 27 (Areas of Built Heritage and Townscape Value) and HOU 3 (Infill/Windfall Housing Development within Settlements) of the local development plan (LDP).
- 8.4 The proposed new building would constitute overdevelopment of the site, as it covers all of the existing parking / yard area, leaving no land for private amenity space, parking, bin store and cycle store, contrary to LDP policies DES 1 (Design Principles), TRAN 1 (Transport Infrastructure) and the SG, Residential Development Guide.
- 8.5 WLC Environmental Health has raised concerns given the potential impact of noise from the existing Masonic Lodge premises above the public house in relation to impacts on residential amenity, contrary to LDP policies TCR 1 (Town Centres), EMG 5 (Noise) and the Supplementary Guidance on Planning and Noise.
- 8.6 WLC Waste Services has raised concerns as no bin provision is noted on the plans.
- 8.7 A phase 1 site investigation report has not been submitted by the applicant, contrary to LDP policy EMG 6 (Vacant, Derelict and Contaminated Land).
- 8.8 No flood risk assessment nor surface water drainage information was submitted by the applicant contrary to policy EMG 2 (Flooding) and EMG 3 (Sustainable Drainage), as well as the SG on Flooding and Drainage.
- 8.9 The use of retail shops given this is a town centre location is accepted in principle however the design of the extension is not considered appropriate.

### **Conversion to flat**

- 8.10 The proposed conversion of the existing public house to a flatted property within the existing building is not acceptable given the existing function use on the first floor of the building. There would also be no parking, bin or cycle provision. Furthermore, the conversion would have an unacceptably poor level of amenity given its position within the ground floor with extremely limited outlook and daylighting to rooms. The proposal would be contrary to LDP policies EMG 5 (Noise), DES 1 (Design Principles), TRAN 1 (Transport Infrastructure) and TRC1 (Town Centres) and the Supplementary Guidance, Residential Development Guide and the Supplementary Guidance, Planning and Noise.



## **9. CONCLUSION AND RECOMMENDATION**

- 9.1 The proposed new building would result in potential adverse noise impacts from the adjacent Masonic Lodge. It would be over development of the site. The design is not appropriate. There is no external amenity space, parking, bin store and or cycle storage.
- 9.2 In relation to the conversion, there would be potential adverse noise impacts from the adjacent use – the Masonic Lodge. A poor level of amenity in terms of outlook / daylighting. No external amenity space, parking, bin store and / or cycle storage.
- 9.3 Furthermore, there was no site investigation (phase 1) submitted, nor was there a flood risk assessment or surface water drainage details submitted, contrary to policies EMG 6 (Vacant, Derelict and Contaminated Land), EMG 2 (Flooding) and EMG 3 (Sustainable Drainage), as well as the Supplementary Guidance on Flooding and Drainage within the West Lothian Local Development Plan, 2018.
- 9.4 The proposal does not comply with LDP policies DES1 (Design Principles), ENV 27 (Areas of Built Heritage and Townscape Value) and HOU 3 (Infill/Windfall Housing Development within Settlements), TCR 1 (Town Centres), EMG 5 (Noise), TRAN 1 (Transport Infrastructure) nor does it comply with the Supplementary Guidance on Planning and Noise or the Residential Development Guide within the West Lothian Local Development Plan, 2018.
- 9.5 It is therefore recommended that planning permission be refused.

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

- Draft reasons for refusal
- Location Plan
- Proposed Block Plan
- Elevations
- Representation
- Local Member Referral Form

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

Craig McCorriston

**Head of Planning, Economic Development and Regeneration**      **Date: 16 November 2022**

## DRAFT REASONS FOR REFUSAL – APPLICATION 0792/P/22

### Reasons for refusal

1. The proposed new build development is unacceptable in that it is overdevelopment of the site and fails to provide external amenity space, parking, bicycle provision or bin provision. The three-storey design and massing does not respect the adjoining existing traditional building or local character and context. Further, noise from the adjacent Masonic Lodge premises would have an adverse impact on future residents and it has not been shown how such noise impacts would be mitigated. The proposal is thus contrary to policies DES1 (Design Principles), HOU 3 (Infill/Windfall Housing Development within Settlements), TCR 1 (Town Centres), TRAN 1 (Transportation Infrastructure), ENV 27 (Areas of Built Heritage and Townscape Value) and EMG 5 (Noise) of the West Lothian Local Development Plan 2018 and the Supplementary Guidance Residential Development Guide and Supplementary Guidance Planning and Noise within the West Lothian Local Development Plan, 2018.
2. The proposed public house to flat conversion is unacceptable in that fails to provide external amenity space, parking, bicycle provision or bin provision. The position of the proposed flat within the building is such that there would be a poor level of residential amenity in terms of outlook / daylighting. Further, noise from the adjacent Masonic Lodge premises would have an adverse impact on future residents and it has not been shown how such noise impacts would be mitigated. The proposal is thus contrary to policies DES 1 (Design Principles), HOU 3 (Infill/Windfall Housing Development within Settlements), TCR 1 (Town Centres), TRAN 1 (Transportation Infrastructure) and EMG 5 (Noise) and the Supplementary Guidance Residential Development Guide and Supplementary Guidance Planning and Noise of the West Lothian Local Development Plan, 2018.
3. The applicant has not submitted sufficient information with regards to contaminated land. The proposal is therefore contrary to policy EMG6 (Vacant, Derelict and Contaminated Land) of the West Lothian Local Development Plan 2018.
4. The applicant has not submitted a flood risk assessment nor have they submitted surface water drainage details. The proposal is therefore contrary to policy EMG 2 (Flooding) and EMG 3 (Sustainable Drainage), as well as the Supplementary Guidance on Flooding and Drainage of the West Lothian Local Development Plan 2018.

Notes

1. Do not scale from this drawing. If in doubt ask.

2. Contractor to check all dimensions on site prior to the commencement of works and report any discrepancies to the Architect immediately.

3. To be read in conjunction with all other drawings, bills and specification documents.

4. Cross refer to structural engineers design for all structural information.

Rev

Date

Description

Rev by

Chkd

Status

Stage 2 - Concept Design

Suite 2005 Mile End Building  
Abbey Mill Business Centre  
12 Second Floor  
Paisley  
PA1 1JS

abbey

architectural

services

Suite 2005 Mile End Building  
Abbey Mill Business Centre  
12 Second Floor  
Paisley  
PA1 1JS

Agency Item 8

Phone: 01846 9708  
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Job / Client

Proposed Flat at 1 Main Street, West Calder, EH5 8BU  
For Mr Hassan Mohammed

Drawing Title

Existing Location Plan

Proj - Architect

JGW

Drawn by

JGW

Checked by

ICB

Scale 6AS

1:1250

Job Number

A 1156

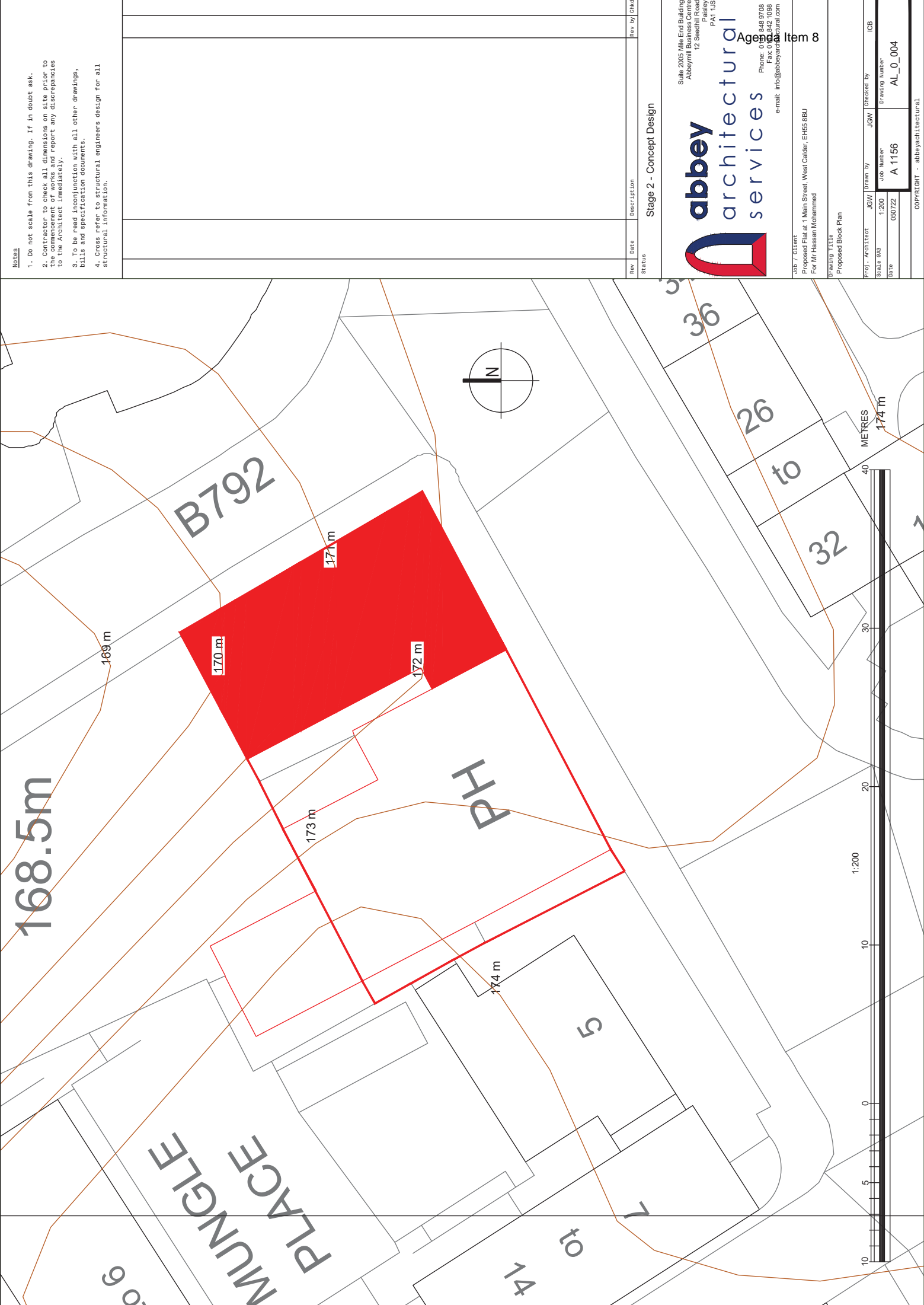
Drawing Number

AL\_0\_001

Date

05/07/22

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4. Cross refer to structural engineers design for all structural information.

Rev	Date	Description	Rev by	Chkd
Stage 2 - Concept Design				

Suite 2005 MIE End Building  
Aberystwyth Business Centre  
12 Sealand Road  
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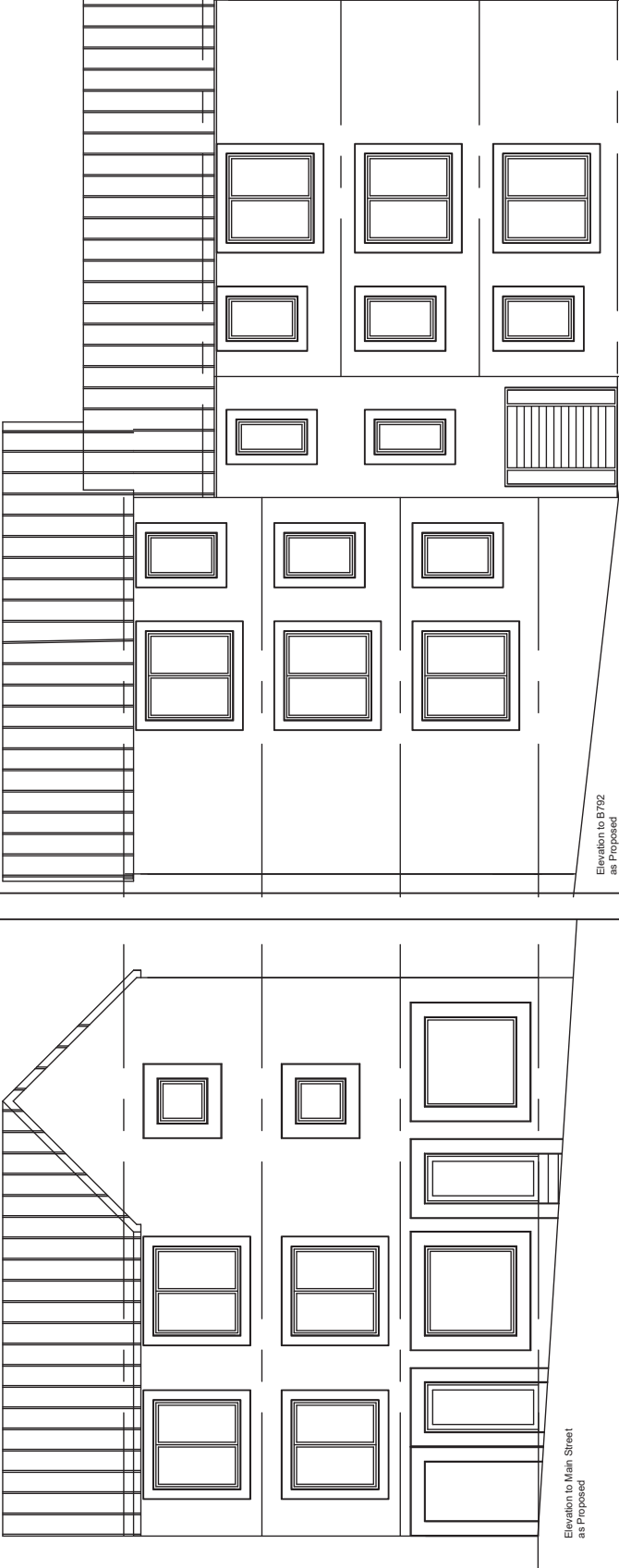
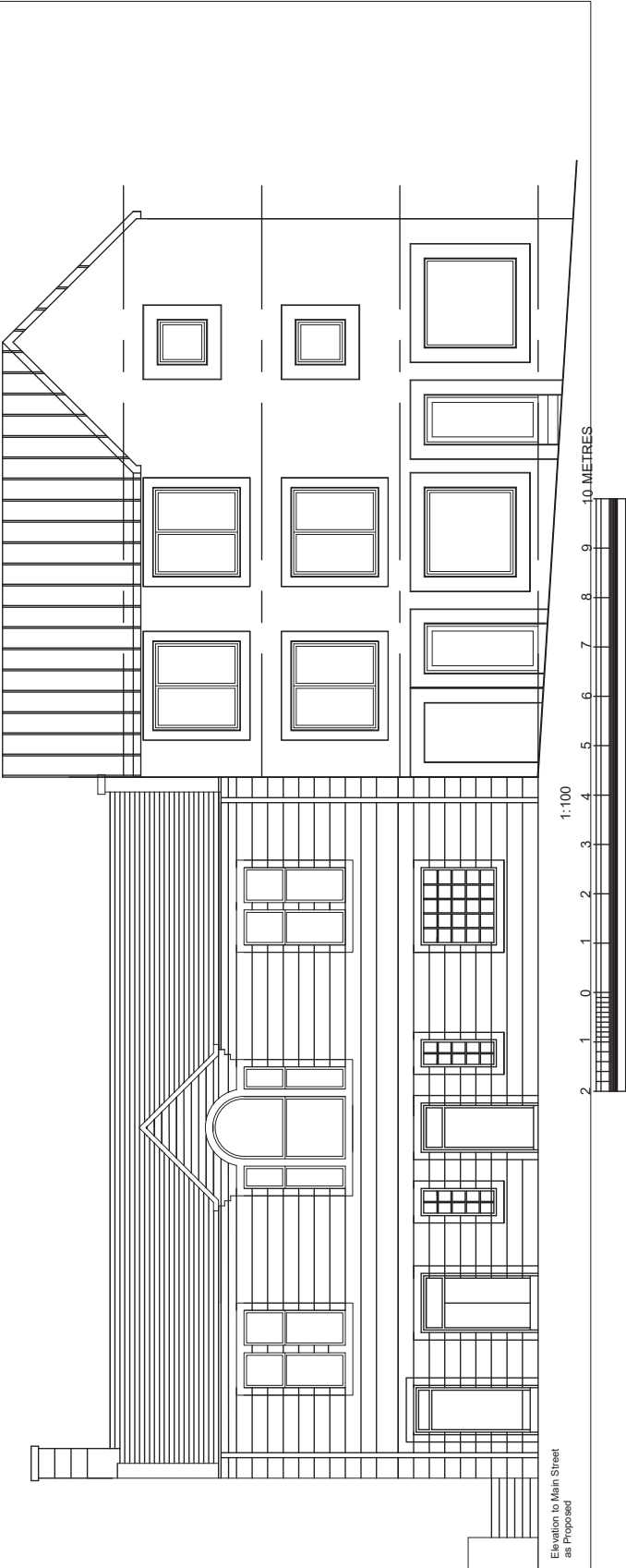
Agenda Item 8

Phone: 01846 9708  
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e-mail: info@abbeyarchitectural.com

Job / Client		Drawing Title	
Proposed Flat at 1 Main Street, West Calder, EH55 8BU For Mr Hassan Mohammed		Proposed Block Plan	
Proj. Architect	JGW	Drawn by	JGW
Scale 0A3	1:200	Job Number	A 1156
Date	05/07/22	Drawing Number	AL_0_004
ICB		ICB	

Notes

- 1. Do not scale from this drawing. If in doubt ask.
- 2. Contractor to check all dimensions on site prior to the commencement of works and report any discrepancies to the Architect immediately.
- 3. To be read in conjunction with all other drawings, bills and specification documents.
- 4. Cross refer to structural engineers design for all structural information.



Rev	Date	Description	Rev by	Chkd
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Stage 2 - Concept Design

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Agenda Item 8

Job / Client  
Proposed Flat at 1 Main Street, West Calder, EH55 8BU  
For Mr Hassan Mohammed

Drawing Title  
Main Elevations

Proj. Architect	JGW	Drawn by	JGW	Checked by	ICB
Scale 0AS	1:100	Job Number	A 1156	Drawing Number	AL_0_030
Date	160822				

# Comments for Planning Application 0792/P/22

## Application Summary

Application Number: 0792/P/22

Address: 1 Main Street West Calder West Lothian EH55 8BU

Proposal: Planning permission in principle for the erection of a mixed-use building with 2 shops and 1 flat on ground floor and 4 flats on upper floors and conversion of public house to a flat

Case Officer: Kirsty Hope

## Customer Details

Name: Mr Robert Smith

Address: 3 Main Street West Calder EH54 8PU

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We wish to object to planning application number 0792/P/22 relating to 1 Main Street, West Calder and I as The Secretary of Thistle Lodge have been instructed to raise this objection on behalf of the Thistle Lodge West Calder who have occupied the upstairs and ground floor entrance to the building since 1818.

We have noted that work has already commenced and has had a detrimental impact on the established usage of the section of premises owned by the Lodge. We consider that this is not a new application as described but an application in retrospect. It is our view the application does not provide enough detail to fully assess the impact of works already under way particularly with regard to materials being used, insulation both sound and fire, impact on the long-established use of the Masonic Lodge, including being a regular local venue for funerals, mutual water supply and surface water drainage routing and impact.

We would therefore ask that enforcement should be put in place to suspend these works until not only is this planning in principle considered but detailed planning and building standards are presented, considered and decided upon.

With specific regard to the application presented we would raise the following objections;

- There is little detail in the current plans to understand the installation materials being used in the works currently being carried out and how that will impact on our part of the building the change of use and the provision of living, dining and cooking facilities indicate an enhanced noise and fire risk to our existing premises as well as smell given that no provision for extract of cooking facilities are indicated.

- The provision of bathroom and bedroom facilities in the existing ground floor with windows opening directly onto our Ground Floor rear access path affect not only our privacy but seem inappropriate for those residing in the converted premises.

- The construction of an extension severely restricts access from our fire escape and since no dimensions are provided this may impact on the safety provisions from our building with the possible consequences of our facilities being required to restructure which should not be the case as they are long established.

- In the planning submission the applicant appears to indicate that altered water or drainage arrangements will be required however, given the fact that these alterations have already resulted in our water being cut off on two occasions while an unapproved development is underway, it appears that those alterations will result in no water being available in future to our section of the building. Indeed, the applicant has already indicated that he will be cutting off our supply which should not be allowed and detailed alterations, which he acknowledges are required, should be agreed as part of this development which as application currently stands is not the case.

- We consider the design and layout of the ground floor conversion to be inappropriate due to window locations to bedrooms and toilet impacting on our access but also consider that the design and layout of the extension is wholly inappropriate and should be refused as it is overbearing in size, changes the whole roofline and historic design concept of the existing roof, changes completely and inappropriately the height and streetscape with eaves and roofline being at variance with and considerably higher than the existing roof and at upper level changes a detached property into a semi-detached which has never been the historical intent of the existing design.

- We further consider that the implied materials and design in roofing, wall construction and window style are at total variance to the historic design of the existing building.

We would further advise that regarding road safety and access the difficulties in traffic management and parking in this location are well established from previous debates on planning applications. There is no safe parking in the vicinity and the applicant has not indicated any intent to provide any within the site. The junction at the Cleuch Brae, Kirkgate and A71 is well known as a point of regular congestion and any additional traffic can only lead to further danger. Equally since access to the extension and conversion is indicated to be directly off the A71 and Cleuch Brae any short term parking to drop off residents would lead to increased potential for traffic accident.

The only nearby parking is used for access to local shops and residents of this new development using these limited spaces, since no additional provision has been allowed for could only have detrimental impact on local business.

Finally, while the existing building may not be listed, it has been mentioned as being of historical interest and indeed this area of West Calder is all that remains of the heritage of the village. Many historical features around this corner were removed in the last century including on the land proposed for the extension.

We would therefore maintain that the built heritage of the village, or that which remains, should be maintained despite the destruction carried out under previous planning regimes and approval of

this development would remove one of the last few remaining buildings that are testimony to the villages past and should not be approved.

Yours Sincerely,

Robert C Smith  
Secretary  
Thistle lodge 270  
3 Main Street  
West Calder  
EH55 8BU



## 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>  .....0792/P/22	<b>Applicant Request</b> ..... <input type="checkbox"/>
<b>Site Address</b>  .....1 Main St. West Calder EH55 8BU .....  .....	<b>Constituent Request</b> ..... <input checked="" type="checkbox"/>
<b>Title of Application</b>  Planning permission in principle for the erection of a mixed-use building with 2 shops and 1 flat on ground floor and 4 flats on upper floors and conversion of public house to a flat	<b>Other (please specify)</b> ..... <input type="checkbox"/>
<b>Member's Name</b>  Cllr Pauline Clark	
<b>Date</b>  28/10/2022 .....	