



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

Reference no.	0604/FUL/22	Owner of site	Z1 Properties Ltd.
Applicant	Z1 Properties Ltd	Ward & local members	Livingston South Councillor Lawrence Fitzpatrick Councillor Peter Heggie Councillor Maria MacAulay Councillor Moira Shemilt
Case officer	Steven McLaren	Contact details	01506 282404 steve.mclaren@westlothian.gov.uk

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 Members will recall the above planning application was heard on 19 October 2022 and continued for one cycle to 'allow for clarification to be provided in respect of existing parking and any proposed parking provision to ensure that it was adequate for the proposals.

Points of clarification

4.2 For clarification, the 298sqm quoted in the title of the application refers to the footprint of the building rather than the floor area. A Transport Note has been prepared by the applicant's transport consultant and this identifies the total proposed public floor area as 327sqm. This is the floor area used to calculate the number of parking spaces required for the development.

- 4.3 The applicant has confirmed that in terms of customer numbers, the 227 covers previously reported and shown on the originally submitted floor plans is unrealistic for this development. The applicant has provided revised floor plans which now incorporates additional staff and storage space that was not shown on the original drawings. These plans form part of a Transport Note attached and are included in the presentation pack.
- 4.4 The applicant has confirmed that the café and restaurant are intended to operate at different times however for clarity, at peak times, the expected maximum number of customers has been estimated to be around 70. It is also recognised that most restaurants and cafes do not operate at 100% capacity on a regular basis so whilst the number of 70 has been provided, it is likely that the actual daily peak number will be lower than this. The Transport Note also identifies the actual likely number of spaces required for the development.

Overview and current parking availability

- 4.5 The total current parking spaces in the Bankton Centre east car park is 26 and in the west car park is 19, giving a total of 45, as can be seen from the annotated aerial attached.
- 4.6 When assessing the number of parking spaces required for a development, the council's Roads & Transportation apply various standards based on public floor area, ground floor area, numbers of staff etc, depending on the end use of the premises. In this case, public floor area at a rate of 1 space per 13sqm is applied to determine the parking requirement for the restaurant/café development.
- 4.7 The Transport Note prepared by Local Transport Projects on behalf of the applicant confirms that the total number of spaces required for the development is 25 spaces, being 1 space per 13sqm for a public floor area of 327sqm.
- 4.8 The current uses within the east part of Bankton Centre include a hairdressers, a Co-op and a hot food take away. The parking standard for the hairdressers and the Co-op is 1 space per 20sqm and 1 space per 13sqm (public floor area) for the hot food take-away. The required spaces for each are 5 spaces, 22 spaces and 5 spaces respectively, giving a total requirement for the existing uses of 32 spaces.
- 4.9 The west part of Bankton Centre incorporates a florists, restaurant with take-away facility and a Day-Today store. Calculating the parking for the west part of Bankton Centre, a total of 26 parking spaces is required.
- 4.10 Based on floor area calculations and parking standards alone for the existing uses, the total parking requirement for the east and west car parks combined is 58 spaces (including disabled). Technically therefore, the available parking within Bankton Centre falls short of the current parking standard requirements by 13 spaces.
- 4.11 Whilst there is a technical shortfall based on current standards for the existing uses, the level of parking is acceptable and raises no concerns.

- 4.12 The application proposes 6 additional spaces within the application site boundary giving a shortfall of 19 spaces for this proposed restaurant/café development, however, within the Bankton Centre east car park, which is under the control of the applicant, there is an area marked as a loading bay which is currently used by customers to park. The applicant has intimated that this area will be re-lined to provide 2 additional parking spaces.
- 4.13 Taking these 2 additional spaces into consideration within the east car park, there is a technical shortfall of 17 spaces within the Bankton Centre east car park for the proposed development.
- 4.14 With any retail area, however, there are busy periods and quiet periods where parking availability fluctuates. Bankton Centre is also a local centre and designed to serve the needs of nearby residents. Visits to the area are generally short term and with a high turnover of parking spaces. It would also be expected that a number of visits are either by foot or bicycle.
- 4.15 The Transport Note carried out by the applicant's transport consultant considers 4 elements: the number of parking spaces required for the unit in its own right, the number of parking spaces available in the area, an assessment of the actual number of parking spaces required for the development using an industry standard (TRICS) database, which is a tool for predicting traffic and parking and finally, a survey of the actual available parking within the Bankton Centre area.
- 4.16 A key element to the availability of free parking spaces within the Bankton Centre car parks and the Livingston South Station car park has been the survey of free parking spaces at peak times. The existing parking demand is tabulated on pages 9 and 10 of the attached report. This shows that within the Bankton Centre car parks and during expected peak times, the number of free spaces range between 14 and 36 spaces.
- 4.17 The industry standard (TRICS) database projects an indicated maximum weekday parking demand for the proposed restaurant/cafe of 14 cars, and 11 on a weekend. These figures will fluctuate at different times of the day.
- 4.18 The Transport Note concludes that *'at the busiest time of day (12:30 Friday), there are 14 spaces currently available in the two Bankton Centre car parks. The proposed restaurant/café would increase this provision by 6, so a total of 20 spaces available. The expected parking demand from the proposed restaurant/café at this time is only 14 spaces, which can be accommodated within the existing car parks, even without the additional 6 proposed spaces.'*
- 4.19 The existing parking demand at other times of the day is lower and therefore there would be more spare capacity. The Transport Note also sets out the current underutilisation of the station car park therefore the station car park can provide overspill spaces if required.

- 4.20 Considering the Bankton Centre area as a whole, and including the train station car park within the overall parking assessment, there are 160 parking spaces and 10 disabled spaces available. It could be argued that rather than looking at the east parking area of Bankton Centre in isolation, the overall parking availability in the area should be considered, and this is part of the justification that is set out in the applicant's Transport Note.

5. CONCLUSION AND RECOMMENDATION

- 5.2 Roads & Transportation has reviewed the Transport Note and agrees with the findings set out. Transportation therefore does not object to the proposed development on the basis of the parking assessment carried out and the existing and proposed parking.
- 5.3 The applicant has demonstrated that overall within the Bankton Centre there is sufficient available parking to accommodate the additional development and this is not a reason to recommend refusal. Transportation agrees with this position.
- 5.4 Nevertheless, fundamentally, the development of the protected open space is unacceptable for the reasons detailed and set out in the committee report of 19 October 2022.
- 5.5 The proposals therefore remain contrary to the policies set out in section 7 of the committee report of 19 October 2022 and recommendation is to refuse planning permission in accordance with the reasons for refusal set out in that report.

6. BACKGROUND REFERENCES & ATTACHMENTS

- Transport Note.
- WLC Roads & Transportation response
- Aerial (parking availability)
- Committee report of 19 October 2022

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

Craig McCorriston

Head of Planning, Economic Development and Regeneration

Date: 14 December 2022



Z1 Properties Limited

**Proposed Restaurant/Café Development
Bankton Centre, Livingston
Transport Note**

November 2022

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Z1 Properties Limited

Proposed Restaurant/Café Development Bankton Centre, Livingston Transport Note

November 2022

Client Commission

Client:	Z1 Properties Limited	Date Commissioned:	November 2022
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LTP Quality Control

Job No:	LTP/22/5317	File Ref:	Bankton Centre TN Final Issue 1A
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Issue	Revision	Description	Author	Checked	Date
1	A	Minor text amendments	-	-	29/11/2022
1	-	Final Issue	AC	SW	23/11/2022
Authorised for Issue:				SW	

LTP PROJECT TEAM

As part of our commitment to quality the following team of transport professionals was assembled specifically for the delivery of this project. Relevant qualifications are shown and CVs are available upon request to demonstrate our experience and credentials.

Team Member	LTP Designation	Qualifications
Steven Windass	Technical Director (Developments)	BSc(Hons) MSc(Eng) CEng FIHE MCIHT
Annabel Carrick	Senior Transport Planner	BSc(Hons) EngTech MIHE

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PROPOSED RESTAURANT/CAFÉ DEVELOPMENT BANKTON CENTRE, LIVINGSTON TRANSPORT NOTE

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I. INTRODUCTION

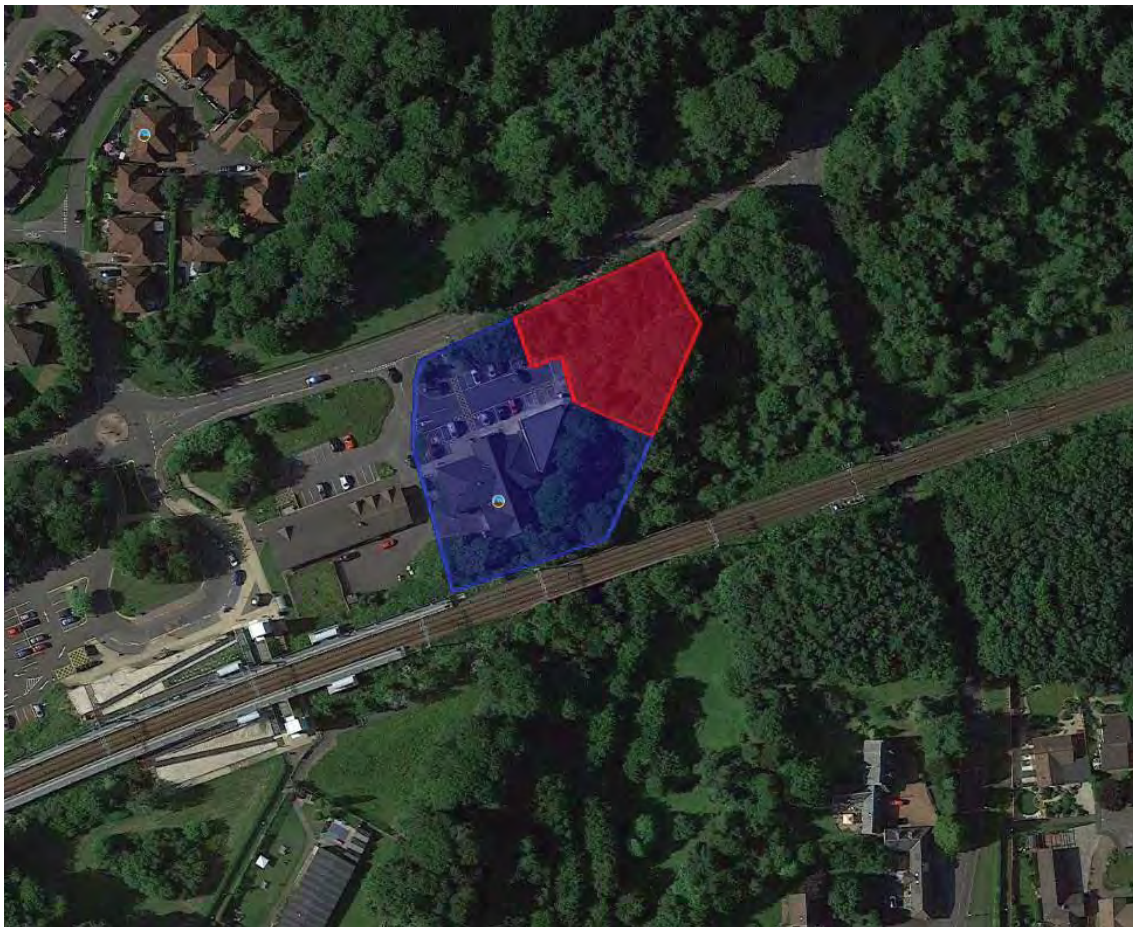
- 1.1.1 Local Transport Projects Ltd (LTP) has been commissioned to produce a Transport Note (TN) in support of an application (ref: 0604/FUL/22) for the *'erection of a 298m² restaurant/bar and café/hot food takeaway (class 3 and sui generis) with balcony terrace, staircase and extension to car park'* at Bankton Centre in Livingston. This TN provides an appraisal of the car parking requirements for the scheme, with reference to the applicable local parking standards and the expected level of parking demand for the proposed restaurant/café, as well as on-site parking surveys of the current demand generated by other uses at the Bankton Centre.
- 1.1.2 The local planning and roads authority for the site is West Lothian Council (WLC).
- 1.1.3 This TN report has been prepared in accordance with the above scope and reference has been made to the following documents where appropriate:
- Draft Our Fourth National Planning Framework – Scotland 2045 (SG, 2021);
 - The Adopted West Lothian Local Development Plan (WLC, 2018);
 - National Planning Framework 3 (NPF3) (SG, 2014a);
 - Scottish Planning Policy (SPP) (SG, 2014b);
 - National Roads Development Guide (SG, 2014c);
 - Development Planning – Planning Circular 6/2013 (SG, 2013);
 - Transport Assessment Guidance (TS, 2012);
 - Designing Streets (SG, 2010); and
 - Planning Advice Note 75 (PAN75) (SG, 2005).

2. SITE BACKGROUND

2.1 Site Location

- 2.1.1 The proposed development site is situated on greenfield land to the east of the Bankton Centre in Livingston. The site is bound by Murieston East Road to the north, vegetation to the east and south, and Bankton Centre to the west. The approximate location and boundary of the proposed development site is shown in red within Figure 1, with land under the Applicant's control shown in blue.

Figure 1: Site Location



Source Imagery: Copyright Google Earth Pro (License Key-JCPMR5M58LXF2GE)

- 2.1.2 Bankton Centre is a collection of existing businesses. It is split into an eastern and western section, with the proposed development to be situated within the eastern section. The operation/opening times of the existing businesses are understood to be as follows:
- Co-op Food – open every day between 06:00 and 22:00;
 - Food Takeaway – open from 16:00 onwards;
 - Salon (appointment only) – open Tuesday, Wednesday and Friday between the hours of 10:00-16:00, open Thursday 10:00-20:00, and Saturday between 10:00-17:00 (closed on Sundays and Mondays).

- 2.1.3 Bankton Centre is accessed via a simple priority T-junction connecting with Murieston East Road to the north. The access road connects with two separate car parks; one situated to the north of the eastern facilities and another to the north of the western facilities. A breakdown of the car parking spaces provided within each car park is provided below:

Eastern Car Park

- 25 standard car parking bays (including one 'parent and child' space, and a loading bay counted as 2 parking spaces); and
- 3 disabled bays.

Western Car Park

- 17 standard car parking bays; and
- 2 disabled bays.

- 2.1.4 Therefore, across the two car parks there are 42 standard car parking bays and 5 disabled bays, a total of 47 car parking spaces.

- 2.1.5 The Applicant proposes to change the surface markings of the parking area to delete the 2no. loading bays in the eastern car park (which are no longer used) to form 2no. new parking spaces.

2.2 Livingston South Rail Station Car Park

- 2.2.1 Livingston South Rail Station is situated to the south-west of the Bankton Centre, accessed via the southern arm of the Murieston East Road/Bankton Wood/Murieston West Road roundabout. The car park at the station is free, and provides approximately 120 car parking spaces, 5 disabled bays, a taxi rank and a drop-off/pick-up layby.

- 2.2.2 A footway to the west of the station car park connects with the western section of the Bankton Centre, providing a short walk between the facilities.

2.3 Development Proposals & Access Arrangements

- 2.3.1 The proposals are for the '*erection of a 298m² restaurant/bar and café/hot food takeaway (class 3 and sui generis) with balcony terrace, staircase and extension to car park*' (ref: 0604/FUL/22). The café is expected to be open between the hours of 08:00 and 18:00, with the restaurant to be open between 17:00 and 23:00.

- 2.3.2 The proposals involve the provision of an additional 6 car parking spaces within the Bankton Centre east car park, and this TN has been produced in order to investigate the parking requirements associated with the application, alongside the other existing uses at the Bankton Centre.

2.4 Planning History

- 2.4.1 The current planning application (ref: 0604/FUL/22) is for the *'erection of a 298m² restaurant/bar and café/hot food takeaway (class 3 and sui generis) with balcony terrace, staircase and extension to car park'*. A Transport Statement (TS) (ZG, 2022) has been prepared in support of the application.
- 2.4.2 A previous planning application (ref: 0240/FUL/21) was submitted in March 2021 and refused in April 2021 for the *'erection of a 284m² restaurant/bar and café/hot food takeaway with balcony and terrace, external timber stair and extension to car park.'* The Reasons for Refusal (RfR) were not transport-related.

3. CAR PARKING STANDARDS

- 3.1.1 WLC sets the maximum car parking standards for a range of development types, including restaurants. The standards outline that for restaurants outside of the town centre, 1 car parking space per 13m² of Public Floor Area (PFA) should be provided. Information provided by the architect shows that the PFA of the proposed development is 327m², as shown on the plans attached as Appendix 1. Therefore, there is a requirement for circa 25 car parking spaces to be provided at the site (327/13).
- 3.1.2 Furthermore, a minimum of 3 disabled bays should be provided, although it is unclear within the guidance whether these bays should be counted within the 25 spaces or provided as additional spaces. For the purposes of this report, it has been assumed that the disabled parking provision should be included within the 25 required spaces. However, it is also acknowledged that the car parking provision for the proposed restaurant/café will be shared with the adjacent Bankton Centre uses, also with sharing of the existing Bankton Centre parking provision, and so the existing provision of 5 disabled bays serving Bankton Centre (3 in the eastern car park and 2 in the western car park) is considered sufficient to serve the existing and proposed Bankton Centre uses.
- 3.1.3 The proposed development will provide an additional 6 car parking spaces at the Bankton Centre, which is below the maximum parking standard requirements. However, in order to ensure that there is not an under-supply of parking at the site, a more site-specific calculation of the likely parking demand has been predicted using data from the industry-standard TRICS database. Furthermore, the proposed restaurant/café will share parking with the other Bankton Centre uses, and there is significant reserve capacity in these car parks, so the parking provision and demand has been considered for the wider Bankton Centre site, not just the proposed restaurant/café in isolation.

4. PROPOSED PARKING DEMAND

- 4.1.1 In order to predict the likely level of demand for parking at the proposed restaurant/café, the maximum parking accumulation of the site has been estimated for weekdays and weekends separately, utilising data within the TRICS database, which is an industry-standard tool for predicting traffic and parking at development sites.
- 4.1.2 In order to derive reflective parking data, survey statistics within the 'Hotel, Food & Drink - Restaurant' (06-B) category from the TRICS database have been interrogated. To ensure that only survey statistics for comparable sites were used in calculations, the TRICS sites were filtered to the following criteria:
- Database version: 7.9.3;
 - Survey type: All survey types;
 - Size: Up to 800m² Gross Floor Area (GFA);
 - TRICS location type: 'Neighbourhood Centre', 'Suburban Area' & 'Edge of Town';
 - Regions: UK (excluding Ireland and Greater London);
 - One run using weekday data only, and one using weekend data only; and
 - Recent survey data only (exclusion of surveys undertaken prior to 01/01/2014); and
 - Exclusion of any survey undertaken during the 2020/2021 Covid-19 pandemic.
- 4.1.3 The above filtering returned 6 sites for weekdays, and 3 sites for weekends.
- 4.1.4 The TRICS Good Practice Guide 2022 (TCL, 2021) defines GFA as *'The total internal floor area of all floors within the site building(s), including mezzanine floors. There are exceptions to this (see Car Show Rooms, Garden Centres, Builders Merchants, Mixed Bargain Retail Units, Warehousing, and DIY Superstores (with garden centres) in the Guide to Land Use Classifications section). Internal floor areas will include all areas accessible to staff and visitors (e.g. office space, canteens, storage areas, toilets, etc), but will exclude service areas (e.g. lift shafts, stairwells, plant, staff and visitor car parks, etc). Trip rates are calculated per 100m² GFA.'*
- 4.1.5 The architect has confirmed that the GFA of the proposed restaurant/café is 335m² (see plans attached as Appendix 2), based on the specific TRICS definition (which TRICS acknowledge may differ from other definitions of GFA used for other purposes), therefore this has been used within the below calculations.
- 4.1.6 The TRICS trip rates allow a prediction of the number of vehicular arrivals and departures for the proposed restaurant/café, and this data can then be used to predict the parking accumulation/demand for the restaurant/café throughout the day. The projected parking demand for the proposed restaurant/café is shown in shown in Table 1, with the detailed calculations outlined within Appendix 3.

Table 1: Projected Parking Occupancy

Time Period	Weekday Parking Occupancy	Weekend Parking Occupancy
08:00-09:00	0	0
09:00-10:00	0	3
10:00-11:00	1	5
11:00-12:00	5	9
12:00-13:00	14	11
13:00-14:00	12	11
14:00-15:00	8	9
15:00-16:00	5	10
16:00-17:00	6	8
17:00-18:00	9	8
18:00-19:00	12	7
19:00-20:00	12	11
20:00-21:00	10	9
21:00-22:00	7	5
22:00-23:00	5	3
23:00-00:00	2	-2
MAXIMUM	14	11

- 4.1.7 The parking projections in Table 1 indicate that the maximum parking accumulation at the proposed restaurant/café is expected to be 14 during the week, occurring at 12:00-13:00, with a secondary peak in the evening (18:00-21:00), and 11 on a weekend at several times (12:00-14:00 and 19:00-20:00), with fluctuations throughout the day.

5. EXISTING PARKING DEMAND (PARKING SURVEYS)

5.1.1 As previously outlined, there are three car parks within the vicinity of the proposed site; Bankton Centre eastern car park, Bankton Centre western car park, and Livingston South Rail Station car park. Parking surveys were undertaken at each car park on a variety of days and times to establish the existing demand and the spare capacity of the car parks. The survey days and times were as follows:

- Friday 11th November 2022 at 12:30-13:10, 18:30 and 20:00;
- Saturday 12th November 2022 at 12:15, 18:15 and 20:00;
- Monday 14th November 2022 at 12:15, 18:15 and 20:00.

5.1.2 The results of the parking surveys are outlined in Table 2 below, with a sample of accompanying photos included as Appendix 4.

Table 2: Client Parking Survey Results

Time	Bankton Centre East Car Park Spare Capacity	Bankton Centre West Car Park Spare Capacity	Total Spaces Available
Friday 11th November 2022			
12:30	7 spaces + 1 disabled bay	5 spaces + 1 disabled bay	12 spaces + 2 disabled bays
12:40	6 spaces + 1 disabled bay	6 spaces + 1 disabled bay	12 spaces + 2 disabled bays
12:50	5 spaces + 1 disabled bay	9 spaces + 1 disabled bay	14 spaces + 2 disabled bays
13:00	6 spaces + 1 disabled bay	10 spaces + 2 disabled bays	16 spaces + 3 disabled bays
13:10	8 spaces + 2 disabled bays	10 spaces + 2 disabled bays	18 spaces + 4 disabled bays
18:30	14 spaces + 2 disabled bays	9 spaces + 2 disabled bays	23 spaces + 3 disabled bays
20:00	18 spaces + 2 disabled bays	9 spaces + 2 disabled bays	27 spaces + 3 disabled bays
Saturday 12th November 2022			
12:15	9 spaces + 3 disabled bays	15 spaces + 2 disabled bays	24 spaces + 5 disabled bays
18:15	18 spaces + 3 disabled bays	6 spaces + 1 disabled bays	24 spaces + 4 disabled bays
20:00	19 spaces + 3 disabled bays	12 spaces + 2 disabled bays	31 spaces + 5 disabled bays
Monday 14th November 2022			
12:15	13 spaces + 2 disabled bays	15 spaces + 1 disabled bay	28 spaces + 3 disabled bays
18:15	13 spaces + 2 disabled bays	13 spaces + 1 disabled bay	26 spaces + 3 disabled bays
20:00	17 spaces + 3 disabled bays	15 spaces + 1 disabled bay	31 spaces + 4 disabled bays

5.1.3 The survey results in Table 2 outline that there was significant spare capacity across the Bankton Centre east and west car parks across all surveys days and times, with a minimum of 14 spaces available at even the busiest time.

5.1.4 The results in Table 2 indicates the worst-case scenario in terms of spare parking capacity was 12:30-13:00 on the Friday, during which between 14 and 19 spaces were available across the Bankton Centre car parks. The Applicant has advised that schools in Livingston close at 12:30 on a Friday, with some parents expected to pick children up from school and then visit the local amenities, which results in this time period being the busiest period at the Bankton Centre.

5.1.5 WLC also undertook a parking survey at the three car parks, with the results outlined in Table 3 below:

Table 3: WLC Parking Survey Results

Time	Bankton Centre East Car Park Spare Capacity	Bankton Centre West Car Park Spare Capacity	Livingston South Rail Station Car Park Spare Capacity	Total Spaces Available
Friday 4th November 2022				
10:30	8 spaces	14 spaces	62 spaces	84 spaces
Tuesday 8th November 2022				
10:00	15 spaces	17 spaces	37 spaces	69 spaces
11:00	10 spaces	10 spaces	39 spaces	59 spaces

5.1.6 Table 3 shows broadly similar results to the survey results in Table 2, with significant spare capacity across the three car parks.

5.1.7 Based on the Officer's visits and those carried out on 11th, 12th and 14th November 2022, in the opinion of the Applicant, the station car park is currently underutilised and there is additional capacity available should it be required.

6. ACCOMMODATING PROPOSED PARKING DEMAND

- 6.1.1 As previously outlined, the proposed restaurant/café is expected to generate a maximum parking demand of 14 cars during a weekday and 11 on a weekend, with fluctuations expected throughout the day. Table 4 below looks to establish whether the expected parking demand for the proposed restaurant/café can be accommodated within the spare capacity at the Bankton Centre car parks and the 6 bays proposed as part of the development.
- 6.1.2 The survey results in Table 2 have been used for the purposes of the assessment as they provide a more detailed outlook (i.e. more day and time periods) and a worst-case scenario of spare parking capacity, compared to the WLC survey results.

Table 4: Accommodating Proposed Parking Demand

Time	Total Spaces Available (see Table 2 for existing spare capacity)	Development Parking Demand (see Table 1)	Over/Under Supply
Friday			
12:30	14 existing + 6 proposed = 20	14 spaces	+6
12:40	14 existing + 6 proposed = 20	14 spaces	+6
12:50	16 existing + 6 proposed = 22	14 spaces	+8
13:00	19 existing + 6 proposed = 25	12 spaces	+13
13:10	22 existing + 6 proposed = 28	12 spaces	+16
18:30	26 existing + 6 proposed = 32	12 spaces	+20
20:00	30 existing + 6 proposed = 36	10 spaces	+26
Saturday			
12:15	29 existing + 6 proposed = 35	11 spaces	+24
18:15	28 existing + 6 proposed = 34	7 spaces	+27
20:00	36 existing + 6 proposed = 42	9 spaces	+33
Monday			
12:15	31 existing + 6 proposed = 37	14 spaces	+23
18:15	29 existing + 6 proposed = 35	12 spaces	+23
20:00	35 existing + 6 proposed = 41	10 spaces	+31

- 6.1.3 Table 4 above highlights that the parking demand likely to be generated by the proposed development can suitably be accommodated within the Bankton Centre existing car parks and the 6 spaces proposed as part of the development throughout the different day and time periods, with further spare capacity to accommodate any peaks in demand and a turnover of vehicles. Furthermore, there are a large number of additional spaces available in the car park serving South Livingston Rail Station.
- 6.1.4 Furthermore, only three businesses will be open at any one time; cafe, salon and Co-op Food during the day, and the restaurant, Co-op Food and takeaway during an evening/night. Therefore, the parking associated with the Bankton Centre is expected to be relatively spread across the day, as seen within the above assessments.

7. SUMMARY

7.1.1 This Transport Note (TN) provides an appraisal of the car parking requirements for a proposed restaurant/café at Bankton Centre, Livingston, with reference to the applicable local parking standards and the expected level of parking demand for the proposed restaurant/café, as well as on-site parking surveys of the current demand generated by other uses at the Bankton Centre. A summary of the investigations into parking requirements for the scheme is provided below:

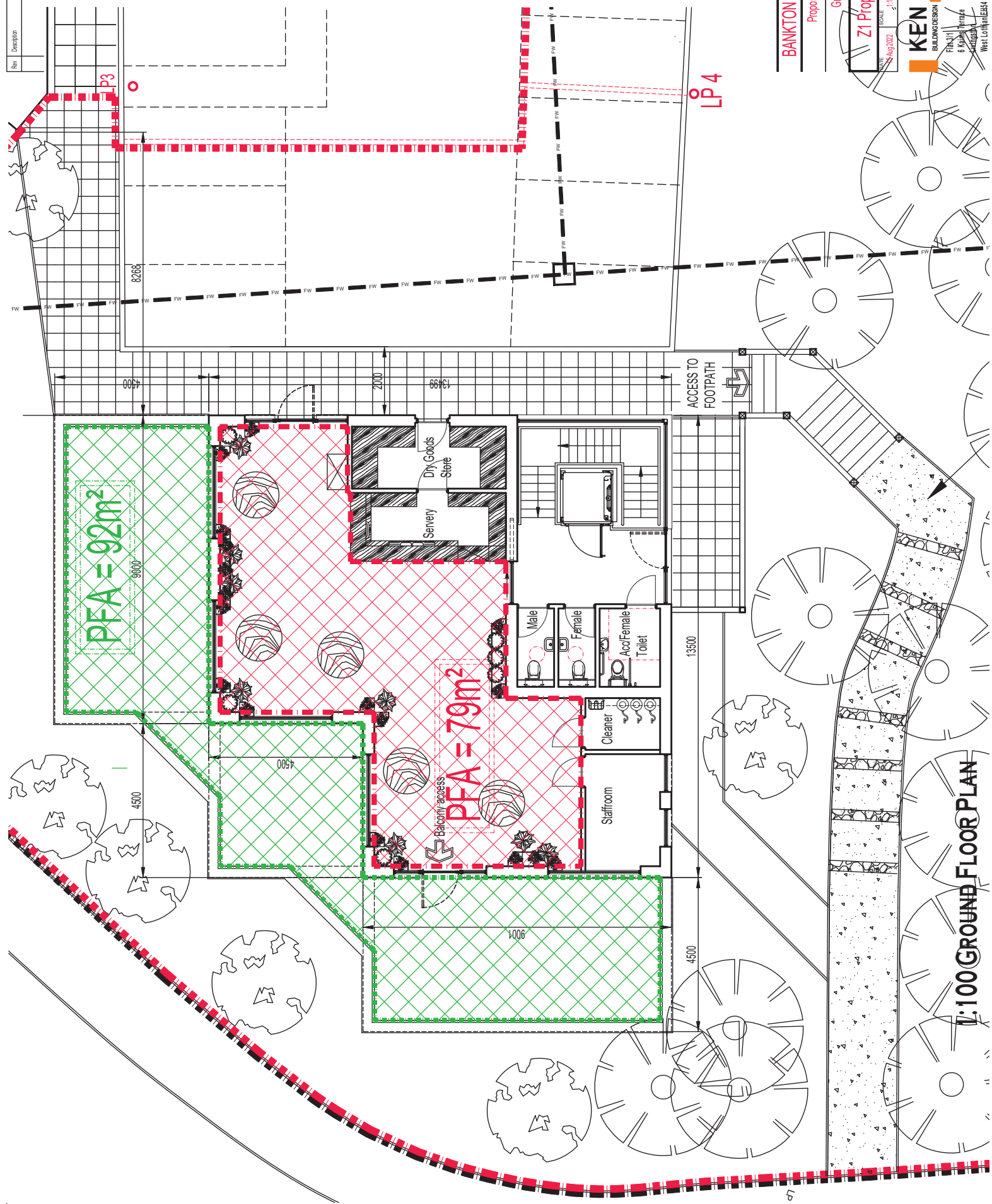
- Based on the WLC parking standards, 25 car parking spaces, which is understood to include 3 disabled bays, are required for the proposed development. The proposed development will provide an additional 6 car parking spaces, and would also have access to 47 existing spaces at the Bankton Centre, which are shared with other uses.
- In order to predict the likely level of demand for parking at the site on weekdays and weekends, data from real-world surveys at comparable sites within the industry-standard TRICS database has been analysed. These parking projections indicate that the maximum weekday parking demand at the site is likely to be 14 cars, and 11 on a weekend, with fluctuations at different times of day.
- A parking survey has been undertaken across the Bankton Centre east and west car parks and the Livingston South Rail Station car park across a variety of dates and times. Surveys of a similar nature were undertaken by WLC officers. The surveys indicate that there is significant spare capacity across the three car parks.
- At the busiest time of day (12:30 Friday), there are 14 spaces currently available in the two Bankton Centre car parks. The proposed restaurant/café would increase this provision by 6, so a total of 20 spaces available. The expected parking demand from the proposed restaurant/café at this time is only 14 spaces, which can be accommodated within the existing car parks, even without the additional 6 proposed spaces.
- At other times of day and days of the week, the existing parking demand is lower, with more spare capacity, and also the parking demand for the proposed restaurant/café is expected to be lower too.
- Therefore the assessments indicate that the parking demand likely to be generated by the proposed development can suitably be accommodated within the Bankton Centre existing car parks and the 6 spaces proposed as part of the development throughout the different day and time periods.

7.1.2 Based on the above assessments, it is reasonable to consider that the proposed parking provision at the site would be suitable, given that any additional demand generated by the site could be accommodated within the Bankton Centre east and west car parks, with additional spare capacity in the Livingston South Rail Station car park.

8. REFERENCES

- SG (Scottish Government), 2021. Draft Our Fourth National Planning Framework – Scotland 2045.
- SG, 2014a. National Planning Policy Framework 3 (NPF3).
- SG, 2014b. Scottish Planning Policy (SPP). June 2014.
- SG, 2014c. National Roads Development Guide. June 2014.
- SG, 2013. Development Planning – Planning Circular 6/2013. Scottish Planning Series.
- SG, 2010. Designing Streets – A Policy Statement for Scotland.
- SG, 2005. Planning Advice Note 75 (PAN75).
- TCL (TRICS Consortium Ltd), 2021. TRICS Good Practice Guide 2022.
- TS (Transport Scotland), 2012. Transport Assessment Guidance.
- WLC (West Lothian Council), 2018. West Lothian Local Development Plan 2018.

Appendix I – Proposed Site Layout Plans (PFA)



BANKTON CENTRE, LIVINGSTON. EH54 9DA

Proposed Erection of New Cafe/Restaurant Unit

Ground Floor - PUBLIC FLOOR SPACE

DATE	24-Aug-2022	SCALE	1:100	DRAWN	K. Duncan	CHECKED	AS	STATUS	7/27-20	REVIEW	Local Authority
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Z1 Properties Limited

KEN DUNCAN MC/AT

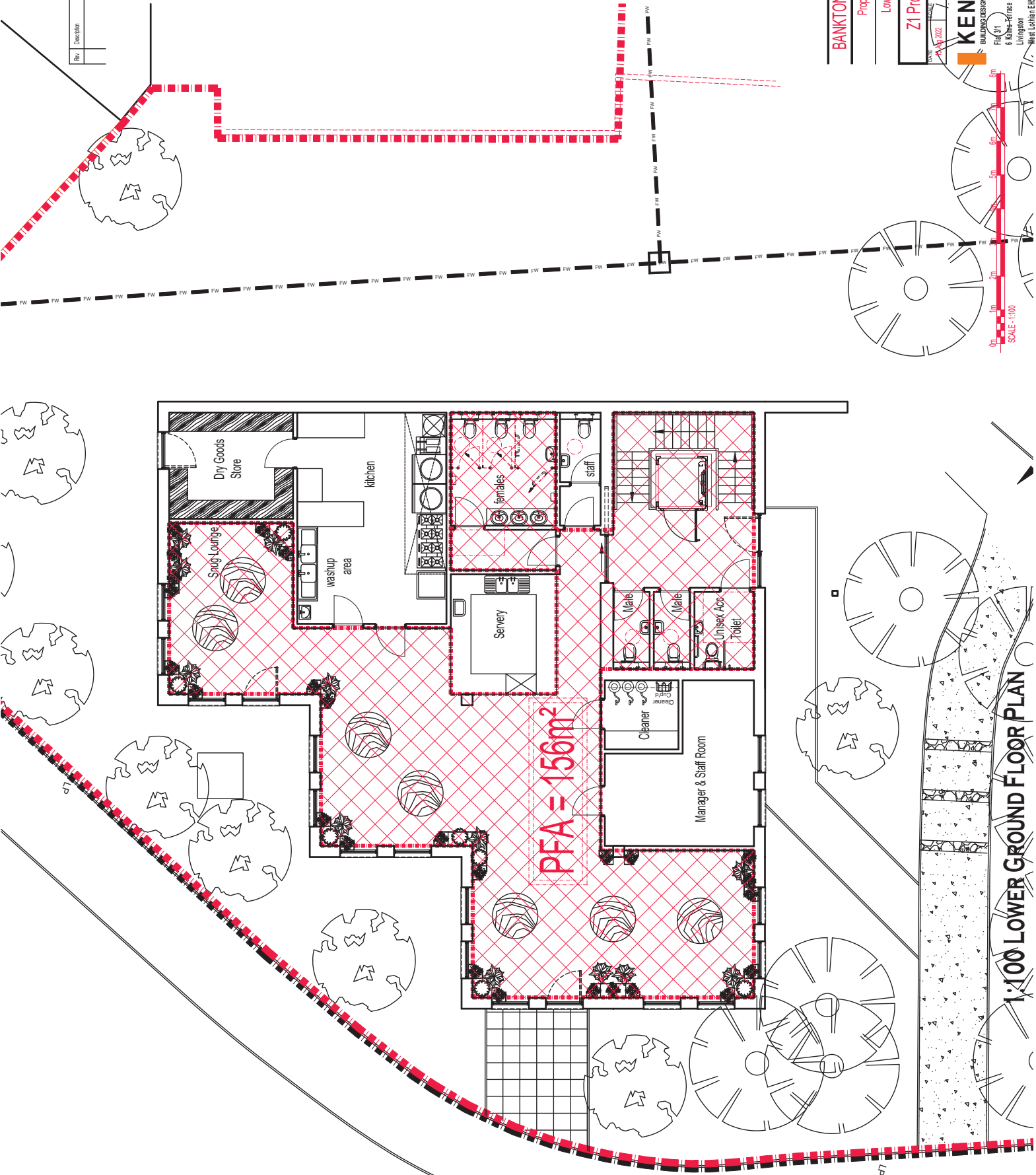
BUILDING DESIGN ARCHITECTURAL TECHNOLOGY INTERIOR DESIGN

6 Main Street
West Lothian EH54 7EX

Mobile: 07159 225573
e-mail: kerduncanltd@gmail.com

T: 100 GROUND FLOOR PLAN

Rev	Description	Date	By



BANKTON CENTRE, LIVINGSTON. EH54 9DA

Proposed Erection of New Café/Restaurant Unit

Lower Ground Floor - PUBLIC FLOOR SPACE

DATE	14-04-2022	SCALE	1:100	DRAWN	K. Duncan	CHECKED	A3	STATUS	727-21	REV	
Z1 Properties Limited										Local Authority	



File #11
6 Ramsay Terrace
Livingston
West Lothian EH54 7EX
Mobile: 07399 22573
e-mail: k.duncan1@gmail.com

1:100 LOWER GROUND FLOOR PLAN

Appendix 2 – Proposed Site Layout Plans (GFA)

“The total internal floor area of all floors within the site building(s), including mezzanine floors. Internal floor areas include all areas accessible to staff and visitors (e.g. office space, canteens, storage areas, toilets, etc), but exclude service areas (e.g. lift shafts, stairwells, plant, staff and visitor car parks, etc).”



BANKTON CENTRE, LIVINGSTON. EH54 9DA

Proposed Erection of New Cafe/Restaurant Unit

Ground Floor - INTERNAL FLOOR AREA

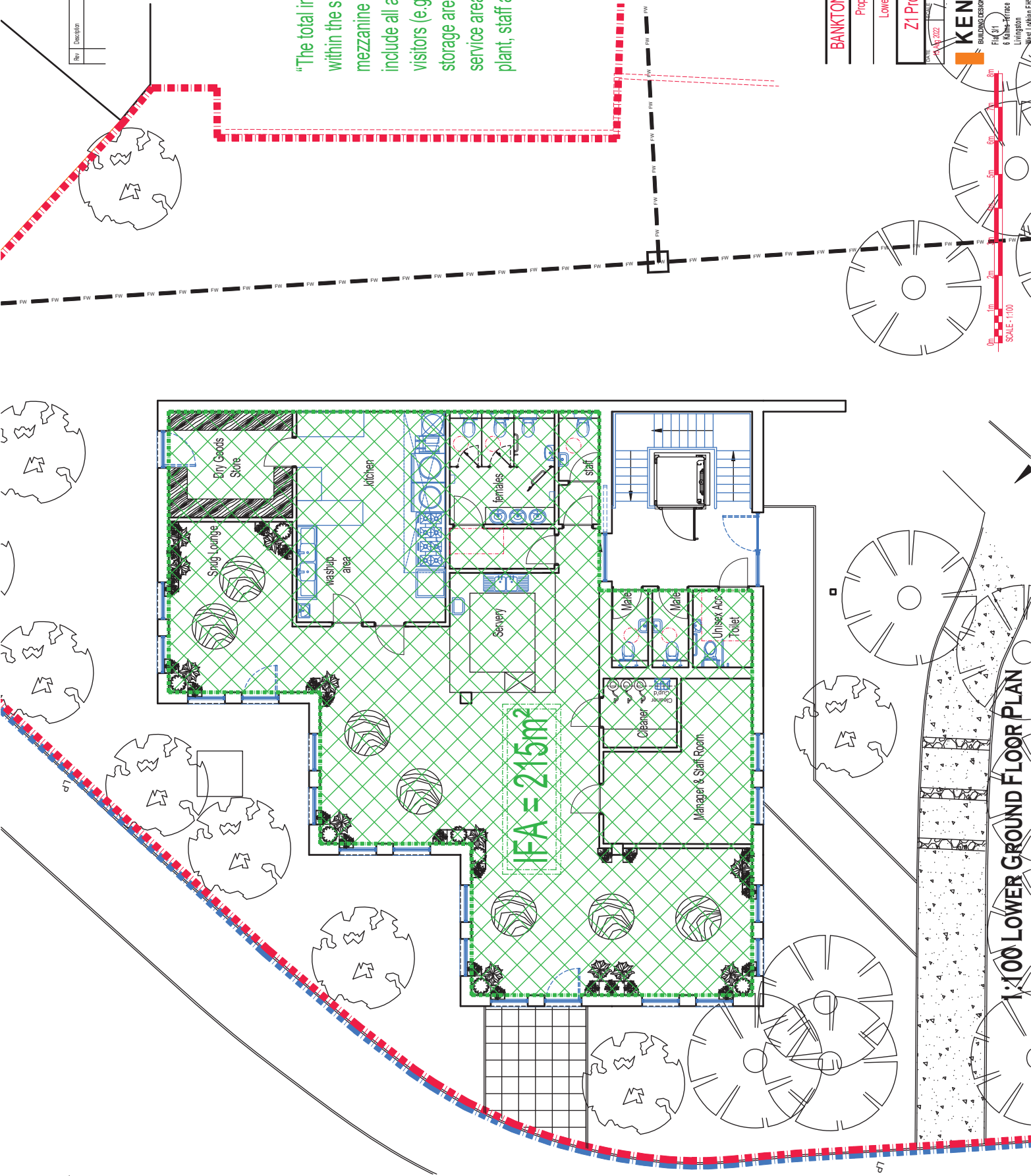
DATE	SCALE	DRAWN	SHEET	STATUS	REV
28 Aug 2022	1:100	K. Duncan	A3	727-20 - IFA	
Z1 Properties Limited					Local Authority



Mobile: 07359 225573
e-mail: kenduncan1td@gmail.com

West Lothian EH54 7EX

Rev	Description	Date	By



"The total internal floor area of all floors within the site building(s), including mezzanine floors. Internal floor areas include all areas accessible to staff and visitors (e.g. office space, canteens, storage areas, toilets, etc), but exclude service areas (e.g. lift shafts, stairwells, plant, staff and visitor car parks, etc)."

BANKTON CENTRE, LIVINGSTON. EH54 9DA

Proposed Erection of New Café/Restaurant Unit

Lower Ground Floor - INTERNAL FLOOR SPACE

DATE	14-04-2022	SCALE	1:100	DESIGNER	K. Duncan	PROJECT	727-21 - IFA	APPROVED BY	Local Authority
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KEN DUNCAN MC/AT
BUILDING DESIGN ARCHITECTURAL TECHNOLOGY INTERIOR DESIGN

File #11
6 Rams Terrace
Livingston
West Lothian EH54 7EX
Mobile: 07399 22573
e-mail: kenduncan@gmail.com

1:100 LOWER GROUND FLOOR PLAN

Appendix 3 – Parking Demand Calculations

Proposed Restaurant Traffic Generation

GFA **335** sq.m

Vehicle Trip Rates (per 100sq.m GFA)

Time	IN	OUT	TOTAL
09:00-10:00	0.571	0.571	1.142
10:00-11:00	1.018	0.479	1.497
11:00-12:00	1.437	0.419	1.856
12:00-13:00	3.772	1.317	5.089
13:00-14:00	1.976	2.754	4.730
14:00-15:00	0.659	1.796	2.455
15:00-16:00	0.539	1.422	1.961
16:00-17:00	0.931	0.735	1.666
17:00-18:00	1.471	0.686	2.157
18:00-19:00	2.353	1.471	3.824
19:00-20:00	1.471	1.618	3.089
20:00-21:00	1.324	1.912	3.236
21:00-22:00	0.882	1.667	2.549
22:00-23:00	0.147	0.588	0.735
23:00-00:00	0.049	0.833	0.882

TOTAL	18.600	18.268	36.868
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Vehicle Trips

Time	IN	OUT	TOTAL
09:00-10:00	2	2	4
10:00-11:00	3	2	5
11:00-12:00	5	1	6
12:00-13:00	13	4	17
13:00-14:00	7	9	16
14:00-15:00	2	6	8
15:00-16:00	2	5	7
16:00-17:00	3	2	5
17:00-18:00	5	2	7
18:00-19:00	8	5	13
19:00-20:00	5	5	10
20:00-21:00	4	6	10
21:00-22:00	3	6	9
19:00-20:00	0	2	2
20:00-21:00	0	3	3

TOTAL	62	60	122
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Difference	Parking	Starting Occupancy
0	0	0
1	1	1
4	5	
9	14	
-2	12	
-4	8	
-3	5	
1	6	
3	9	
3	12	
0	12	
-2	10	
-3	7	
-2	5	
-3	2	
MAX		
14		

Network PM Peak

TRICS v7.9.3 - All survey types, Mean 06-B, UK (exc. Greater Ireland & Ireland), up to 800sqm, exc. Sat/Sun, Edge of Town/Suburban Area/Neighbourhood Centre, 2014+, 6 sites, exc. COVID sites

Proposed Restaurant Traffic Generation

GFA 335 sq.m

Vehicle Trip Rates (per 100sq.m GFA)

Time	IN	OUT	TOTAL
08:00-09:00	1.000	0.750	1.750
09:00-10:00	1.412	0.471	1.883
10:00-11:00	1.633	1.020	2.653
11:00-12:00	2.551	1.633	4.184
12:00-13:00	1.939	1.224	3.163
13:00-14:00	2.347	2.347	4.694
14:00-15:00	2.041	2.551	4.592
15:00-16:00	1.429	1.327	2.756
16:00-17:00	1.122	1.939	3.061
17:00-18:00	1.633	1.531	3.164
18:00-19:00	1.327	1.531	2.858
19:00-20:00	1.735	0.714	2.449
20:00-21:00	1.020	1.531	2.551
21:00-22:00	0.204	1.429	1.633
22:00-23:00	0.204	1.020	1.224
23:00-00:00	0.769	2.308	3.077
TOTAL	22.366	23.326	45.692

Vehicle Trips

Time	IN	OUT	TOTAL
08:00-09:00	3	3	6
09:00-10:00	5	2	7
10:00-11:00	5	3	8
11:00-12:00	9	5	14
12:00-13:00	6	4	10
13:00-14:00	8	8	16
14:00-15:00	7	9	16
15:00-16:00	5	4	9
16:00-17:00	4	6	10
17:00-18:00	5	5	10
18:00-19:00	4	5	9
19:00-20:00	6	2	8
20:00-21:00	3	5	8
21:00-22:00	1	5	6
19:00-20:00	1	3	4
20:00-21:00	3	8	11
TOTAL	75	77	152

Network PM Peak

Difference	Parking	Starting Occupancy
0	0	
3	3	
2	5	
4	9	
2	11	
0	11	
-2	9	
1	10	
-2	8	
0	8	
-1	7	
4	11	
-2	9	
-4	5	
-2	3	
-5	-2	
MAX	11	

TRICS v7.9.3 - All survey types, Mean 06-B, UK (exc. Greater Ireland & Ireland), up to 800sqm, Sat/Sun only, Edge of Town/Suburban Area/Neighbourhood Centre, 2014+, 3 sites, exc. COVID sites

Appendix 4 – Parking Survey Photos

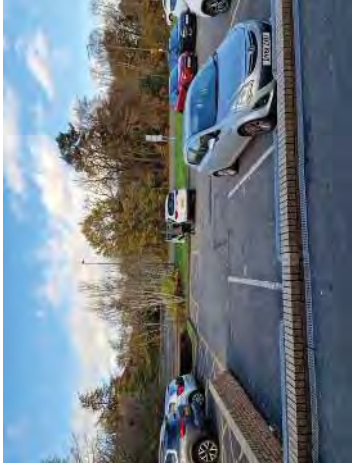
Friday 11th November 2022

Bankton Centre East and West Car Parks

12:40-12:45



12:50-12:55



13:00-13:10



Livingston South Rail Station Car Park
@ 12:50



Saturday 12th November 2022

Bankton Centre East and West Car Parks

12:20-12:25



18:00-18:10



20:00-20:05



Monday 14th November 2022

Bankton Centre East and West Car Parks

13:00



Livingston South Rail Station Car Park

13:00





OPERATIONAL SERVICES
ROADS & TRANSPORTATION
DEVELOPMENT MANAGEMENT & TRANSPORTATION PLANNING

ROADS & TRANSPORTATION CONSULTATION RESPONSE TO PLANNING APPLICATION

This proposal is (tick as appropriate)	
Acceptable without conditions	<input checked="" type="checkbox"/>
Acceptable with conditions noted below	<input type="checkbox"/>
Not acceptable & should be refused	<input type="checkbox"/>
HOLDING OBJECTION – The application is not acceptable in current format and applicant requires to submit additional information to enable the proposals to be fully assessed.	<input type="checkbox"/>

Signing Off	
DM & TP Officer Roads & Transportation	Chris Nicol
DM & TP Manager Roads & Transportation	
Date Issued to Development Management Officer	01 December 2022

Recommendation & Proposed Conditions	<p>From a Roads & Transportation view, this application is approved with no reasons</p> <p><u>Note</u> I accept the transport statement as it demonstrates sufficient parking due to underutilisation of parking from other retail uses. The busy times from the restaurant align with quieter times from other retail uses so parking is able to be shared.</p>
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DM Case Officer	Steve McLaren	Applicant	Z1 Properties Ltd
Application Ref	0604/FUL/22	Date Issued	15 July 2022
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		
Location	Land East of Murieston East Road, Livingston		

Legislation & Guidance Applicable (tick as appropriate)	Constraints (tick as appropriate)
Roads (Scotland) Act 1984 <input type="checkbox"/>	Public Footpath / Rights of Way <input type="checkbox"/>
Designing Streets <input type="checkbox"/>	Core Path Plan <input type="checkbox"/>
SCOTS National Roads Development Guide <input type="checkbox"/>	Car Parking standards <input checked="" type="checkbox"/>
SUDS for Roads <input type="checkbox"/>	Control of Advertisements (Scotland) 1984 <input type="checkbox"/>
Sewers for Scotland <input type="checkbox"/>	Residential Development Guide 2018 <input type="checkbox"/>
	Other (please specify) <input type="text"/>

Site Description	Woodland on edge of local centre
Quality Plan	N/A
Road Safety Audit	N/A
Transport Assessment or Statement	Revised and accepted with its content
Does the red line boundary reach the adopted public road	Yes
Is there a footway or footpath connecting the site to the existing adopted road network	Yes
Drawings & documents assessed	Location plan Site layout plan Supporting statement Transport statement
Does Road Layout comply with WLC Standards	Yes
Does Parking comply with WLC Standards (including disabled provision)	No suggested that 25 spaces are required but only 6 provided. Use of under provision from other retail uses allows parking levels to be accommodated.
Sightline Requirements	N/A
Do the proposals affect any existing TRO's (e.g) waiting restrictions, speed limits) or bus stop locations	No
Do the proposals affect any Core Paths, NCR's or Rights of Way	No
SUDS Details	

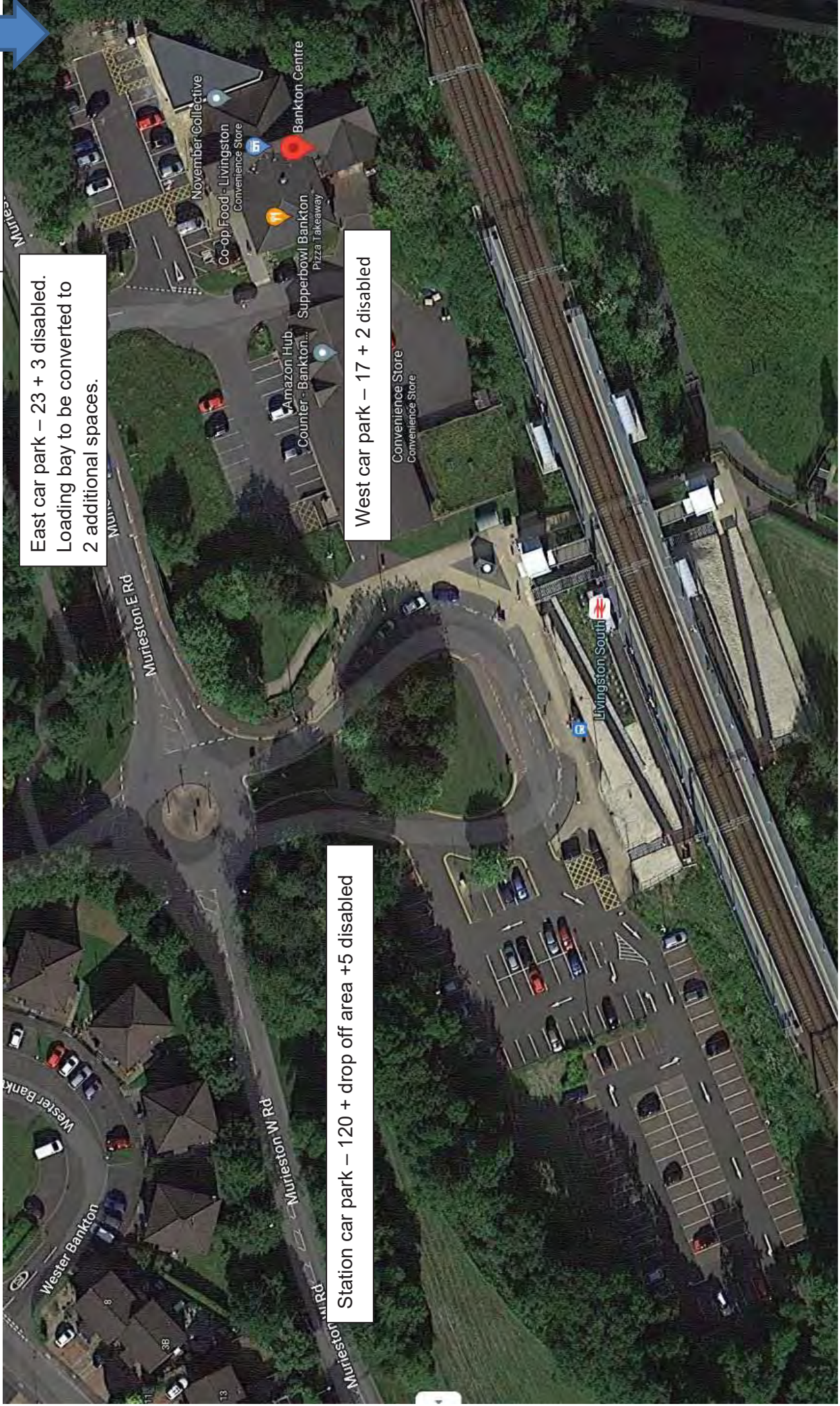
Site History
including any
previous planning
applications

0240/FUL/21

ROADS & TRANSPORTATION MANAGER
Operational Services
Whitehill Service Centre
4 Inchmuir Road
Whitehill Industrial Estate
Bathgate
West Lothian
EH48 2EP

Total spaces = 160 + 10 disabled

Planning application site **with 6 additional spaces proposed**



East car park – 23 + 3 disabled.
Loading bay to be converted to 2 additional spaces.

Station car park – 120 + drop off area +5 disabled

West car park – 17 + 2 disabled



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

Reference no.	0604/FUL/22	Owner of site	Z1 Properties Ltd.
Applicant	Z1 Properties Ltd	Ward & local members	Livingston South Councillor Lawrence Fitzpatrick Councillor Peter Heggie Councillor Maria MacAulay Councillor Moira Shemilt
Case officer	Steven McLaren	Contact details	01506 282404 steve.mclaren@westlothian.gov.uk

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.

5. REPRESENTATIONS

- 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"> No Landscape Ecological Management Plan provided. Loss of trees. Impact on character of public path. Impact on overall character of area. Impact on wildlife. 	<ul style="list-style-type: none"> Should planning permission be granted, an ecology report would be required prior to a site start. 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.
<ul style="list-style-type: none"> Lack of available parking. Building is over development. Restaurant not necessary. Additional hot food take-away not necessary. No substantial changes from previous refusal. 	<ul style="list-style-type: none"> Transportation has assessed the proposals and confirmed that parking standards are met. 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. 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. Agreed, there is no fundamental change from the previous refusal.
<ul style="list-style-type: none"> Potential target for vandalism, break-ins and anti-social behavior. Empty units available at Hamilton Square. 	<ul style="list-style-type: none"> This is not a material planning consideration. These units are not under the control of the applicant and are not a material planning consideration.

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.

Plan and Policy	Policy Summary	Assessment	Conform?
	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

8. ASSESSMENT

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 Mater 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
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- 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.



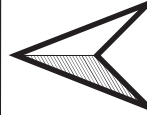
West Lothian
Council

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 'line green shadow gap' string courses
- Roof -** Anthracite Grey coloured single ply roofing membrane
- Doors/Windows -** Aluminium framed DG system powder coated colour - 'line green'
- Paved Areas -** All new paved areas to be buff coloured 500x500 square PCC paving slabs to match existing around Coop building
- Ballustrade -** Molded RIV 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 supplied 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.

MURIESTON EAST ROAD

1:200 SITE LAYOUT PLAN



Flat 1/1
6 Kiams Terrace
Livingston
West Lothian EH54 7EX
Mobile: 07559 225373
e-mail: kenduncanltd@gmail.com

KEN DUNCAN MCIAT
BUILDING DESIGN ARCHITECTURAL TECHNOLOGY INTERIOR DESIGN

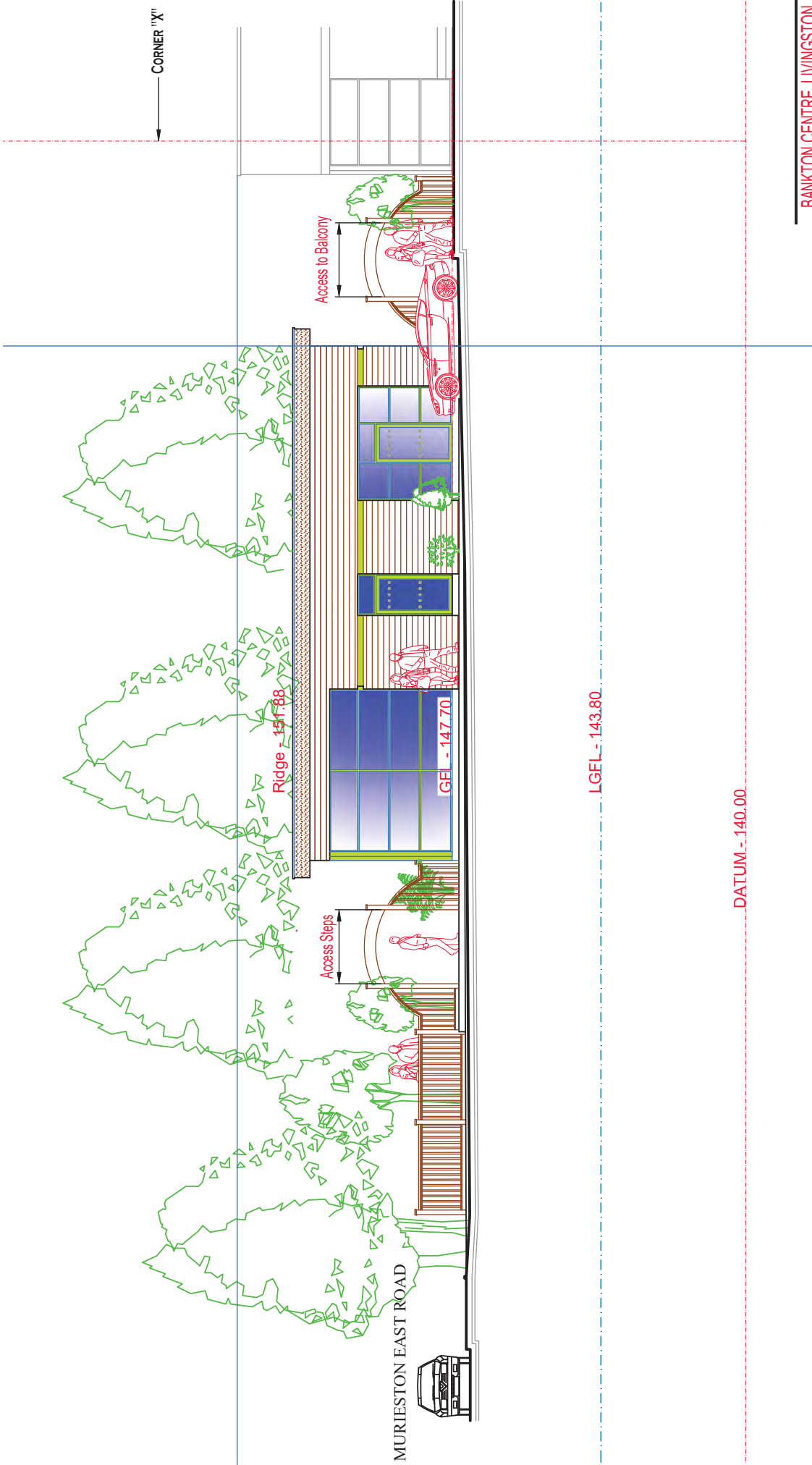
DATE	SCALE	DESIGNER	CHECKED	STATUS	REVIEW
May 2022	1:200	K. Duncan	AS	Local Authority	727-10 A

Site Layout Plan

Proposed Erection of New Cafe/Restaurant Unit

BANKTON CENTRE, LIVINGSTON. EH54 9DA

Agenda Item 7		
Rev	Description	By



BANKTON CENTRE, LIVINGSTON, EH54 9DA

Proposed Erection of New Cafe/Restaurant Unit

West Elevation

DATE	SCALE	DRAWN	CHECKED	STATUS	REV
21 June 2022	1:100	K. Duncan	AS	Local Authority	727:13



KEN DUNCAN MCIAT
BUILDING DESIGN ARCHITECTURAL TECHNOLOGY INTERIOR DESIGN

Flat 3/1
 6 Kaims Terrace
 Livingston
 West Lothian EH54 7EX
 Mobile: 07159 225573
 e-mail: kenduncanltd@gmail.com

1:100 WEST ELEVATION



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 ✓)
Application Reference Number 0604/FUL/22.....	Applicant Request✓
Site Address Land East of Murieston East Road, Murieston, Livingston, West Lothian	Constituent Request <input type="checkbox"/>
Title of 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	Other (please specify) <input type="checkbox"/>
Member's Name CllrPeter Heggie.....	
Date 22 Sep 2022.....	



Zetland Group Limited
The Innovation Centre
Vienna Court
Kirkleatham Business Park
Redcar
TS10 5SH

Tel: 01642 777 726
Email: info@zetlandgroup.com
www.zetlandgroup.com

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

Zetland Ref No: 502
Date: 28th September 2022

Dear Mr McLaren,

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

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
LOCATION	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 19th October 2022.

Further to our e-mail exchange 21st 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>

10th 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

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 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

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 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

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 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.

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: 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.

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 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

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: 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

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 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

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: 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:

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: 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.

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: 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

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 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

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 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.

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 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

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 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.

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 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

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 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:

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 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

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: 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.

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 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

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 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

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: 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.

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: 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.

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: 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:

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 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

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 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.

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: 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.

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 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.

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 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.

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 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

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 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:

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: 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:

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: 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

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: 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.

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: 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.

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: 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:

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 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:

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 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