

MINUTE of MEETING of the LOCAL REVIEW BODY held within COUNCIL CHAMBERS, WEST LOTHIAN CIVIC CENTRE, LIVINGSTON, on 25 JANUARY 2023.

Present – Councillors Danny Logue (Chair), Alison Adamson, Stuart Borrowman, William Boyle and Pauline Clark

Apologies – Councillor Tom Conn

1. DECLARATIONS OF INTEREST

Agenda Item 5 (App No.02342/H/22) - Councillor A Adamson declared an interest in that she had not been able to attend the site inspection for the application so would not participate in the item of business and would withdraw from the Chamber

Agenda Item 7 (App No.0714/FUL/22) - Councillor W Boyle declared an interest in that a constituent had approached him on the matter and he had referred it to Planning Enforcement so would not participate in the item of business and would withdraw from the Chamber.

2. MINUTE

The committee confirmed the Minute of its meeting held on 23 November 2022. The Minute was thereafter signed by the Chair.

3. NOTICE OF REVIEW APPLICATION NO.0242/H/22 - EXTENSION TO HOUSE AND ERECTION OF DETACHED DOUBLE GARAGE, OLD CLAPPERTON HALL, EAST CALDER

Councillor Adamson took no part in the following item of business having been unable to attend the site visit.

The committee considered a report (copies of which had been circulated) by the Clerk and Legal Adviser to the Local Review Body regarding an application to review the decision by the Appointed Person to refuse planning permission for extension to house and erection of detached double garage, Old Clapperton Hall, East Calder

Attached to the report were the Notice of Review and other relevant documents. The documents identified the policies in the development plan and relevant guidance that had been referred to in the review documents.

The committee decided that the review documents in conjunction with the site visit conducted prior to the meeting provided sufficient information to enable the review to be determined without any further procedure.

The committee then determined the review application in terms of the statutory test and to have regards to the development plan unless material consideration indicated otherwise.

The Local Review Body also took account of the views expressed in the Notice of Review documents.

#### Decision

To uphold the review application and grant planning permission subject to the draft conditions attached to the committee report as committee agree that the proposal did conform with policy DES1 (Design Principles) of the WL Local Development Plan 2018 and the guidance provided in the Housing Extension and Alteration Design Guidelines 2020 in that it would integrate with the existing property in terms of scale and design and would not be to the detriment of the buildings character and appearance.

4. NOTICE OF REVIEW APPLICATION NO.0610/FUL/22 - CHANGE OF USE FROM HOUSE (CLASS 9) TO FORM 8 LETTING BEDROOMS, WILLOWBANK, 1 BURNSIDE ROAD, BATHGATE

The committee considered a report (copies of which had been circulated) by the Clerk and Legal Adviser to the Local Review Body regarding an application to review the decision by the Appointed Person to refuse planning permission for a change of use from house (class 9) to form 8 letting bedrooms, Willowbank, 1 Burnside Road, Bathgate

Attached to the report were the Notice of Review and other relevant documents. The documents identified the policies in the development plan and relevant guidance that had been referred to in the review documents.

The committee decided that the review documents in conjunction with the site visit conducted prior to the meeting provided sufficient information to enable the review to be determined without any further procedure.

The committee then determined the review application in terms of the statutory test and to have regards to the development plan unless material consideration indicated otherwise.

The Local Review Body also took account of the views expressed in the Notice of Review documents.

#### Decision

To uphold the decision of the Appointed Person and refuse the review application.

5. NOTICE OF REVIEW APPLICATION NO.0714/FUL/22 - ERECTION OF SUMMER HOUSE, HUTS AND SMALL STORAGE ROOM (IN RETROSPECT) AND OPERATION OF SMALL PET BUSINESS, 11 STEVENSON TERRACE, BATHGATE

The committee considered a report (copies of which had been circulated) by the Clerk and Legal Adviser to the Local Review Body regarding an application to review the decision by the Appointed Person to refuse

planning permission for erection of summer house, huts and small storage room (in retrospect) and operation of small pet business, 11 Stevenson Terrace, Bathgate

Attached to the report were the Notice of Review and other relevant documents. The documents identified the policies in the development plan and relevant guidance that had been referred to in the review documents.

The committee decided that the review documents in conjunction with the site visit conducted prior to the meeting provided sufficient information to enable the review to be determined without any further procedure.

The committee then determined the review application in terms of the statutory test and to have regards to the development plan unless material consideration indicated otherwise.

The Local Review Body also took account of the views expressed in the Notice of Review documents.

### Decision

To uphold the decision of the Appointed Person and refuse the review application.