

MINUTE of MEETING of the DEVELOPMENT MANAGEMENT COMMITTEE held within COUNCIL CHAMBERS, WEST LOTHIAN CIVIC CENTRE, LIVINGSTON, on 18 JANUARY 2023.

Present – Councillors Stuart Borrowman (Chair), George Paul, William Boyle, Pauline Clark, Tom Conn, Damian Doran-Timson, Lawrence Fitzpatrick and Pauline Stafford

1. DECLARATIONS OF INTEREST

Agenda Item 6 (App No.0903/H/22) - Councillor L Fitzpatrick declared an interest in that he was known to one of the objectors and therefore would not participate in the item of business;

Agenda Item 6 (App No.0903/H/22) - Councillor G Paul declared an interest in that he was known to one of the objectors and therefore would not participate in the item of business; and

Agenda Item 5 (App No.0898/FUL/21) - Councillor Damian Doran-Timson stated that as he had not attended the committee meeting in August 2022 when the application was first discussed as he had not heard all the merits of the case he would not participate in the item of business

2. ORDER OF BUSINESS

To note the update from the Development Management Manager in respect of the recent approval of NPF4 by the Scottish Parliament and intended timescale for adoption by Scottish Ministers, and the letter issued by the Chief Planner which provided, amongst other things, that it was expected that the approved NPF4 should be treated as a significant material consideration in decision making prior to adoption.

3. MINUTE

The committee approved the Minute of its meeting held on 14 December 2022. The Minute was thereafter signed by the Chair.

4. APPLICATION NO.0898/FUL/21

Councillor Damian Doran-Timson having declared at the beginning of the meeting that he had not heard all the merits of the case took no part in the following item of business.

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

Application No.

Proposal

Recommendation

0898/FUL/21

Erection of a 60 bed care home with associated access, parking and landscaping works, GM Flooring, Falkirk Road, Linlithgow

Grant planning permission subject to conditions

The committee heard from Allan Haining, Hans Edgington (Linlithgow & Linlithgow Bridge Community Council), Mike Dunning (Linlithgow Civic Trust), Jean MacLeod (speaking on behalf of Mr and Mrs Galley and Hamilton Woodburn) who all spoke in support of their objections to the application. Committee noted that whilst Steven McDade was in attendance he did not wish to address committee either on his own behalf or on behalf of Duncan Wright but was available to answer any questions.

The committee then heard from Colin Rhodes, the applicant, speak in support of the application. Committee also noted that Stuart Dallas, the applicant's agent, was in attendance and available to answer questions.

Decision

To approve the recommendations of the report and grant planning permission subject to the draft conditions attached to the report and which was to include two additional conditions concerning car parking signage within the curtilage of the care home and screening in and around the car park area of the care home. The framing of the two additional conditions to be delegated to the Development Management Manager.

Councillor Conn having moved an alternative position which did not attract a seconder had his dissent to the decision recorded.

5. APPLICATION NO.0903/H/22

Councillors Fitzpatrick and Paul having previously declared an interest took no part in the following application.

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

<u>Application No.</u>	<u>Proposal</u>	<u>Recommendation</u>
0903/H/22	Two storey extension to rear and single storey extension to side of house, 1 Woodrush Glade, Adambrae, Livingston	Grant planning permission subject to conditions

The committee heard from Margaret Ann Potter, Bob Potter and Xavier Seneque all speak in support of their objections to the application. They

also heard Bob Potter read out a statement on behalf of Peter Wilson who had been unable to attend committee and who was also objecting to the application

The committee then heard from David Boyle, the applicant's agent, speak in support of the application. Committee also noted that whilst the applicant, Mohammad Arif, was in attendance, he did not wish to address committee but was available to answer questions from members.

Decision

To unanimously approve the recommendation of the report and grant planning permission subject to the draft conditions attached to the report.

6. APPLICATION NO.0982/FUL/22

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

<u>Application No.</u>	<u>Proposal</u>	<u>Recommendation</u>
0982/FUL/22	Erection of 6 houses with associated works (as amended), land south of Inchcross Park, Inchcross, Bathgate	Refuse planning permission

The committee heard from David Cowan, the applicant, and Neil Gray, the applicant's agent, both speak in support of the application.

Decision

To unanimously agree to continue the application for at least two cycles to allow for further dialogue between the Planning Authority and the applicant with respect to those matters detailed in section 8.16 of the committee report, and the submission of the technical reports listed to enable an assessment of the application against relevant development plan policy

7. LIST OF DELEGATED DECISIONS

The Head of Planning, Economic Development and Regeneration had delegated powers to issue decisions on planning applications and enforcement action.

A list (copies of which had been circulated) of delegated and enforcement action for the period 9 December 2022 to 6 January 2023 was submitted for the information of committee.

Decision

To note the list of delegated decisions.

8. APPEALS

Committee noted that the following appeal had been allowed: -

Application No.

Proposal

.0176/P/21

Planning permission in principle for a 8Ha residential development including access, open space, landscaping, suds and associated infrastructure (90 Units) at land at Oakbank Road, East Calder

Committee then took the opportunity to ask questions of the Development Management Manager with respect to Application No.0497/P/21 and its implications for local communities

Committee noted that the following appeal had been dismissed :-

Reference No.

Proposal

ENF/0253/22

Change of use from public open space to private garden ground and erection of 1.8M high Fence at 45 Longpark Place, Eliburn, Livingston

Committee noted that the following appeals had been submitted :-

Application No.

Proposal

0662/A/22

Display Of 1 Illuminated fascia sign (in retrospect) at 142 West Main Street, Whitburn

0881/A/22

Display of 1 illuminated digital advertising display with static images that change no more than once every 10 seconds at land to east of 133 Glasgow Road, Bathgate