

12. DRAFT PLANNING BRIEF - CALDER ROAD, BELLSQUARRY, LIVINGSTON

The Council Executive considered a report (copies of which had been circulated) by the Planning Services Manager seeking approval of a draft planning brief for the council owned development site at Calder Road, Bellsquarry, as attached to the report at Appendix 1.

The Planning Services Manager advised that the site at Calder Road was allocated for housing in the West Lothian local plan and that the planning brief was intended to guide the development of the site and identify key design requirements whilst ensuring respect and amenity of the site and wider area.

Additionally whilst the brief confirmed that housing was the most appropriate use for the site, there could be impediments to implementation whilst there were capacity issues with the catchment schools. Furthermore access to any housing would be via individual drives from Calder Road and it was intended to ensure ongoing access to the public space to the south for effective maintenance.

Comments received following consultation of the draft-planning brief were contained within the report and included information relating to the retention of a hedgerow along the south side of Calder Road.

It was recommended that the Council Executive: -

1. Note the principles of development contained within the draft planning brief;
2. Note the responses received to the public consultation on the draft; and
3. Approve the draft-planning brief.

Motion

To approve the terms of the report.

- Moved by the Chair and seconded by Councillor Boyle.

Amendment

To approve recommendations 1 and 2 of the report and agree the following additional points: -

- Agree with the proposal from Bellsquarry Community Council that the site be marketed as five single plots.
- Agree that the established hedgerow which was a natural rustic feature of the village be retained and that the planning brief for a

single point of access and shared driveway for the five individual plots to be taken from the Eastern end of the site.

Decision

Following a vote the motion was successful by 10 votes to 2 and it was agreed accordingly.