

14. DRAFT PLANNING BRIEF: COUNCIL DEPOT SITE, WAVERLEY STREET, BATHGATE

The Council Executive considered a report (copies of which had been circulated) seeking approval of a draft planning brief for a council owned site at Waverley Street in Bathgate, and inviting the Council Executive to note comments from consultees, local members and neighbours. The report provided a copy of the draft brief and a location/site plan.

The draft planning brief indicated how the council, as planning authority, anticipated that the site would be developed, including the physical and financial contribution requirements that had to be met.

The brief made it clear that existing residential amenity for residents at Cochrane Street, Marmion Road and Waverley Street must not be adversely affected as a result of any redevelopment of the site.

The report advised that, although not allocated for development in the WLLP, the site could be suitable for infill residential development as it lay within a residential area within the settlement boundary of Bathgate and if there was full compliance with WLLP policies HOU2, HOU9, HOU10, TRAN2, IMP2, IMP3 and IMP15.

There were currently education constraints in Bathgate in terms of school capacities and Education Services and Planning Services were exploring how these constraints could be overcome. If and when these constraints could be overcome, developer contributions for various schools would be required. The scale of contributions could only be clarified once it was known how the constraints would be overcome. The report provided information in relation to other contributions.

In relation to consultation, it was noted that consultation had been undertaken with internal and external consultees, Bathgate Community Council, local members and local neighbours and residents to the site and the Development and Transport Policy Development and Scrutiny Panel. The outcome of the consultation exercise was detailed in the report.

The Planning Services Manager concluded that approval of the planning brief would enable Property Management to progress with the marketing of the site to secure a developer and obtain capital receipts towards the council's capital programme.

Accordingly, the Council Executive was recommended to:-

- note comments from consultees, local members and neighbours;
- note that the report was noted by the Development and Transport Policy Development and Scrutiny Panel of 31<sup>st</sup> March 2011 who permitted its referral to the Council Executive and recommended that it be approved; and
- approve the brief in order to allow Property Development and Management to market the site when it was deemed appropriate to

do so.

Decision

To approve the terms of the report.