

5. DRAFT PLANNING BRIEF - ALMONDVALE ROUNDABOUT SOUTH WEST, LIVINGSTON

Councillor Muir, a local ward member, did not participate in the following item of business

Deputation

Mr Jim Wilkie addressed the Council Executive with regards to his concerns for any proposed development of the site identified to the south west of the Almondvale Roundabout. Mr Wilkie expressed his regret that if the site was developed an important green belt site, used and enjoyed by the local community would be lost forever. He also explained that it was essential that the area was maintained in its current form to allow for peace and serenity to those visitors at the nearby cemetery and as a natural haven for wildlife.

Mr Wilkie also submitted a petition that had been signed by members of the local community.

Report by Planning Services Manager

The Council Executive considered a report (copies of which had been circulated) by the Planning Services Manager advising of the terms of a draft planning brief for a site at the Almondvale Roundabout South West, Livingston, as attached to the report at Appendix 1.

The Planning Services Manager advised that under the terms of the Local Plan, adopted in 2005, the site was allocated for town centre uses and that such an allocation allowed for a broad range of uses including retail, leisure, offices, business, recreation and housing (including flats).

The brief was intended to guide development of the site and identify key design, environmental and infrastructural requirements of the council as well as any additional community benefits that would be required as a result of development. As was standard practice with planning briefs it had been subject to extensive consultation, which had concluded on 10th June 2011, and responses received were outlined in the report. It was noted that three community councils, Bellsquarry, Dedridge and Livingston Village had all been consulted on the proposal and no comments had been received.

Further details were contained within the report regarding the proposed responses to any issues that had been raised throughout the consultation period, including matters concerning the Adabrae Cemetery and the impact on wildlife.

In conclusion the draft planning brief allowed for a range of uses on the site and would act as a guide for potential purchasers. However Finance and Estates had in the meantime advised that there were no immediate plans to market the site.

It was recommended that the Council Executive :-

- Approve the draft planning brief;
- Note that if the site was marketed, the brief would form part of the marketing particulars for the site; and
- Delegate authority to the Planning Services Manager to make any non-substantive revisions to the planning brief as matters arose.

At the invitation of the Chair Councillor Lawrence Fitzpatrick, a local ward member, addressed the Council Executive in terms of the report.

Motion

To approve the terms of the report and agree the terms of the draft planning brief.

- Moved by the Chair and seconded by Councillor Day

Amendment

To not approve the draft planning brief and to review the status of the site in terms of the Local Plan.

- Moved by Councillor McGinty and seconded by Councillor Muldoon.

Decision

Following a vote, the motion was successful by 6 votes to 2, with 1 abstention, and it was agreed accordingly.