

MINUTE of MEETING of the DEVELOPMENT MANAGEMENT COMMITTEE held within COUNCIL CHAMBERS, WEST LOTHIAN CIVIC CENTRE, LIVINGSTON, EH54 6FF, on 18 MARCH 2026.

Present – Councillors Harry Cartmill (Chair), George Paul, Tony Boyle, William Boyle, Pauline Clark, Tom Conn, Damian Doran-Timson; and Pauline Stafford

1. DECLARATIONS OF INTEREST

Agenda Item 7 (App Nos.1014/A/25 and 1015/LBC/25 - Councillor Conn stated that he had called the application to committee for determination and had explained processes only to the applicant's agent. He would take part in the item of business.

2. MINUTE

The committee confirmed the minute of its meeting held on 18 February 2026 subject to a correction to Minute Item 4 (page 187) to reflect that Councillor Willie Boyle had not taken part in the item of business following a declaration of interest. The minute was thereafter signed by the Chair.

3. APPLICATION NO.0700/LBC/25

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>
0700/LBC/25	Listed Consent to former Academy Armadale	Building to demolish nursery, Street, Refuse Listed Building Consent

The committee then heard from David Howel, the applicant's agent, speak in support of the application.

Motion

To approve the recommendation of the report and refuse the application for Listed Building Consent with the additional reason outlined by the Development Management Manager that the loss of the listed building without the submission of details for a suitable replacement development would be detrimental to the historic townscape character and visual amenity of the area.

- Moved by the Chair and seconded by Councillor Tony Boyle

Amendment

To grant planning permission, contrary to the report recommendation, as the proposal did accord with NPF4 polices 7 and 14 and WLDP 2018 policies DES1 and HOU1 as the applicant had demonstrated that they had adequately marketed the property; they had also demonstrated that there was a conservation deficit; and the building was already negatively impacting on the local amenity and had been for some time.

- Moved by Councillor Willie Boyle and seconded by Councillor Damian Doran-Timson

An electronic vote was conducted. The result was as follows :-

Motion

Tony Boyle
Harry Cartmill
Pauline Clark
Tom Conn
George Paul
Pauline Stafford

Amendment

Willie Boyle
Damian Doran-Timson

Decision

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

4. APPLICATION NO.1011/FUL/25

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
1011/FUL/25	Formation of vehicular access road, land to south of B7015 and east of Five Sisters Business Park, West Calder	Refuse planning permission

The committee then heard from the applicant's agent, David Howel, speak in support of the application.

Motion

To approve the recommendation of the report and refuse planning permission

- Moved by the Chair and seconded by Councillor Tony Boyle

Amendment

To grant planning permission, contrary to the report recommendation, subject to the submission of a flood risk assessment and further information on habitat losses and ecology enhancements as the proposal would accord with NPF4 policies 1, 2, 3 and 6 and WLDP 2018 policies DES, ENV9 and ENV20 as the principle of a second access point to a business park was acceptable.

- Moved by Councillor Willie Boyle and seconded by Councillor Clark

An electronic vote was conducted. The result was as follows :-

<u>Motion</u>	<u>Amendment</u>
Tony Boyle	Willie Boyle
Harry Cartmill	Pauline Clark
Tom Conn	Pauline Stafford
Damian Doran-Timson	
George Paul	

Decision

Following a vote, the motion was successful by 5 votes to 3 and it was agreed accordingly.

5. APPLICATIONS NOS.1014/A/25 & 1015/LBC/25

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 Nos.</u>	<u>Proposal</u>	<u>Recommendation</u>
1014/A/25 1015/LBC/25	& Display of two illuminated wall-mounted signs and Listed Building Consent for the display of two illuminated wall-mounted signs, 89-91 High Street, Linlithgow	Refuse Advertisement Consent and Listed Building Consent

The committee then heard from the applicant's agent, Bill Crawford, speak in support of the application.

Motion

To grant Advertising Consent and Listed Building Consent contrary to the report recommendation with conditions including the size and position of the signage delegated to the Development Management Manager as committee agreed by a majority that the proposal did accord with NPF4 policies 7 and 14 and WLLDP 2018 policies DES1, ENV24 and ENV28 as it would not detract from the appearance and character of the listed

building, would integrate with the local context, would not negatively impact on the visual amenity of the area; and was acceptable in the historic environment setting.

- Moved by Councillor Conn and seconded by Councillor Willie Boyle

Amendment

To approve the recommendation of the report and refuse advertisement consent and listed building consent

An electronic vote was conducted. The result was as follows :-

Motion

Tony Boyle
Willie Boyle
Tom Conn
Damian Doran-Timson
George Paul

Amendment

Harry Cartmill
Pauline Clark
Pauline Stafford

Decision

Following a vote, the motion was successful by 5 votes to 3 and it was agreed accordingly.

6. APPEALS SUBMITTED

The committee noted that the following appeals had been submitted to the Department of Planning and Environment Appeals :-

- ADA/400/2026 - Advertisement consent appeal against 0837/A/25), land at Deer Park Avenue, Deer Park Drive and Deer Park Road, Livingston, display of 1 illuminated totem sign and 2 non-illuminated totem signs
- ENA/400/2064 - Enforcement notice appeal against ENF/0146/25, 16 Cameron Gardens, East Calder, EH53 0UB, without planning permission the alleged erection of fence
- ENA/400/2063 - Enforcement notice appeal against ENF/0235/25, Thomas Plant Hire Ltd, Polbeth Industrial Estate, Polbeth, change of land from countryside to storage yard for plant and construction equipment

7. APPEALS DETERMINED

The committee noted that the following appeals had been determined by the Department of Planning and Environmental Appeals :-

- PPA/400/2024 - Planning permission appeal against 0311/FUL/25, 57-61 South Bridge Street, Bathgate, change of use from retail shop (Class 1A) unit to form short term let accommodation (Class

- 7) with associated alterations to building, appeal upheld and consent granted.
- b) ADA/400/2024 - Advertisement consent appeal against 0808/A/25, land at Deer Park Road (Starbucks), Knightsbridge, Livingston, display of 2 illuminated free standing menu signs, 1 illuminated height clearance sign, 1 illuminated canopy sign, 2 illuminated pole mounted signs and 1 illuminated totem sign, appeal upheld and consent granted.
- c) CLUD/400/2013 - Certificate of lawfulness appeal against 0696/CLU/25, 2 Preston Court, Linlithgow, Appeal dismissed consent refused
- d) HHA/400/10 - High hedge appeal against 0762/HHN/25, 2 Deanswood Park, Livingston, revised high hedge notice issued.