

Application for planning permission

Town and Country Planning (Scotland) Act 1997 as amended

Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008



West Lothian
Council

Planning Services Development Management

Please refer to the guidance notes when completing this application form

1 Applicant's details (mandatory)

Name **OGILVIE HOMES LTD and UPHALL BUSINESS PARK LTD**
Company
Address **% UPHALL BUSINESS PARK
UPHALL
BROXBURN**
Postcode **EHS2 5NT**
Telephone [REDACTED] Fax
Email [REDACTED]

2 Agent's details (if applicable)

Name **J.S. MacGARVE**
Company **MacGARVE and Co LTD**
Address **LITTLEHILL
DUNBLANE**
Postcode **FK15 9NU**
Telephone [REDACTED]
Email [REDACTED]

3 Address or location of proposed development (please include postcode)

Address **SURPLUS LAND NEAR UPHALL RAILWAY STATION
UPHALL BUSINESS PARK
UPHALL
BROXBURN
EHS2 5NT**
Postcode

4 What are you applying for?

Please select one of the following:

- Planning permission Planning permission in principle
- Renewal of temporary permission* Modification, variation or removal of a planning condition*
- Application for approval, consent or agreement required by a condition imposed on a grant of planning permission

* Please give the reference number of the previous application and the date when permission was granted.

Reference number
(if this applies)

Date of consent

5 Site history

Have there been any previous applications on this site? Yes No

If yes, please give the reference number(s), if known, and any other relevant details.

Ref no(s).

Details

6 Description of the proposal

Please describe the proposal, including any change of use.

PLANNING PERMISSION IN PRINCIPLE FOR RESIDENTIAL DEVELOPMENT,
INCLUDING AFFORDABLE HOUSING, ACCESS AND IMPROVED CYCLEWAY/
WALKWAYS TO UPHALL RAILWAY STATION.

Are you applying for temporary permission? Yes No

If yes, please state how long the permission is required and why.

What is the present or most recent use of the site/building?

LIMITED ROUGH PASTURE

7 Has work started or is it complete?

Have the works been started or completed? Yes No

If yes, please give the start date and completion date, if applicable.

If yes, please explain why work has already taken place in advance of making this application.

8 Pre-application consultation / discussion

Have you had pre-application discussions with the council in relation to this process? Yes No

If yes, please provide details about the discussion below.

In what format was the correspondence given?

Meeting Telephone call Letter Email

Please provide a summary of the discussion you had and who it was with.

Name STEVE MCLUCAS

Date 2014 onwards.

Summary of discussion

PRINCIPLE OF RE-USE OF SITE AND CROSS FUNDING OF ADJACENT EMPLOYMENT SITE.

9 Size of land to which the proposed relates

Please state the site area

Hectares (ha) 12.93 ha. Square metres (sq.m.)

10 Existing use

Please describe the current or most recent use of the land or buildings on the site

VACANT - ROUGH PASTURE.

11 Access and parking

Are you proposing a new or altered vehicle access to or from a public road? Yes No

If yes, please show in your drawings the position of any existing, altered or new access and explain the changes you propose to make. You should also show existing footpaths and note any impact on these.

Are you proposing any changes to public paths, public rights of way or affecting any public rights of access? Yes No

If yes, please show on your drawings the position of any such affected areas and explain the changes you propose to make, including arrangements for continuing or alternative public access.

How many vehicle parking spaces (garaging and open parking) currently exist on the application site?

N/A

How many vehicle parking spaces (garaging and open parking) do you propose on the site?

AS PER COUNCIL GUIDELINES.

Please show on your drawings the position of existing and proposed parking spaces and identify if these are for the use of particular types of vehicles (e.g. parking for disabled people, coaches, HGVs, etc.).

12 Water supply and drainage arrangements

Will your proposals require new or altered water supply or drainage arrangements? Yes No

Are you proposing to connect to the public drainage network (e.g. to an existing sewer)?

- Yes, connecting to public drainage network
 No, proposing to make private drainage arrangements
 Not applicable

What private arrangements are you proposing for the new/altered septic tank?

- Discharge to land via soakaway
 Discharge to watercourse(s) (including partial soakaway)
 Discharge to coastal waters
 Not applicable

What private drainage arrangements are you proposing?

Treatment/additional treatment (relates to package sewer treatment plants, or passive sewage treatment such as a reed bed)

Other private drainage arrangement (such as chemical toilets or composting toilets)

- Not applicable

Please show details on your plans and supporting information.

Do your proposals make provision for sustainable drainage of surface water? Yes No
(e.g. SUDS arrangements) *Note: Please include details of SUDS arrangements on your plans*

Are you proposing to connect to the public water supply network?

- Yes No, a private water supply

If using a private water supply, please show on plans the supply and all works needed to provide it (on or off site).

13 Assessment of flood risk

Is the site within an area of a known risk of flooding? Yes No Don't know

If the site is within an area of known risk of flooding you may need to submit a flood risk assesment before your application can be determined. A drainage impact assesment may also be required (you may wish to contact the council or the Scottish Environment Protection Agency for advice on what information may be required).

Do you think your proposal may inczease the risk of flooding elsewhere?

Yes No Don't know

If yes, please explain why work has already taken place in advance of making this application

14 Trees

Are there any trees on or adjacent to the application site? Yes No

If yes, please mark on your drawings any trees, known protected trees and their canopy spread and indicate if any are to be cut back or felled.

15 Waste storage and collection

Do the plans incorporate areas to store and aid the collection of waste (including recycling)? Yes No

If yes, please provide details and illustrate on plans.

If no, please provide details as to why no provision for refuse/recycling storage is being made:

THESE WILL BE DETAILED IN THE RESERVED MATTERS APPLICATION.

16 Residential units including conversion

Does your proposal include new or additional houses and/or flats? Yes No

If yes, how many of each type of unit do you propose?

Please provide full details of the number and types of units on the plans. Additional information may be provided in a supporting statement.

THIS IS A PPP APPLICATION.

IT IS ANTICIPATED THE SITE CAN ACCOMMODATE SOME 188 UNITS, WITH ASSOCIATED AFFORDABLE HOUSING.

THE APPLICATION IS MADE IN JOINT NAMES BETWEEN THE DEVELOPER / LAND OWNER.

17 For all types of non housing development - new floorspace proposed

Does your proposal alter or create non-residential floorspace?

If yes, please provide details below:

Yes No

Type of floor space

Gross proposed floorspace (sq. m.)

Number of new or additional rooms

For retail proposals only; please give details of internal floor space:

Net trading space

Gross trading space

Total

18 Data protection

Please note that when you submit a planning application, the information, including the name and address of the application and agent, will appear on the Planning Register, the regulatory List of Current Applications and Pre-Applications, and the weekly list which is circulated. The completed forms and any associated documentation will also be available for public access at the Development Management office and published on the council's website.

Personal and sensitive information, as defined by the Data Protection Act 1998, including personal telephone numbers, signatures, personal email addresses and other information considered to be sensitive under the Act will be redacted from the published information.

19 Declaration

Please check that you have completed all the questions and the land ownership certificate correctly.

You must sign the declaration below to validate the application.

Please note failure to complete these forms may result in a delay in the registration and determination of your application.

I certify that the information given by me in this form is true and accurate to the best of my knowledge. The accompanying plans/drawings, land ownership certificate and additional information are provided as part of this application.

I understand that anyone who knowingly or recklessly makes a false declaration is liable, on conviction, to a fine of currently up to £5,000.

Signature

Name

Date

[Redacted Signature]

J. Stuart MacGarrig

3rd November 2015

Please tick the box if the applicant is an elected member or an officer involved in the planning process of West Lothian Council, or is a partner/close friend/relative of either.

FOR OFFICIAL USE ONLY

Fee

Receipt

Received by

Cheque

Cash

Postal order

Other

Customers with special requirements

Information is available in **Braille, tape, large print** and **community languages**. Please contact the **interpretation and translation** service on **01506 280000**

Text phones offer the opportunity for people with a hearing impairment to access the council. The text phone number is **18001 01506 464427**. A loop system is also available in all offices.

Development Management, West Lothian Civic Centre, Howden South Road, Livingston, EH54 6FF

tel 01506 280000 email planning@westlothian.gov.uk web westlothian.gov.uk

Land Ownership Certificate to accompany an application for planning permission



West Lothian Council

Town and Country Planning (Scotland) Act 1997
 Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008
 Section 35 Land Ownership Certificate

Planning Services Development Management

If you do not own all of the land or property to which this application relates, you **MUST** notify all owners of the site at the same time as submitting this application. (A form for this purpose can be obtained from the council's Development Management service).

Site address (including postcode)

LAND ADJACENT TO UPHALL BUSINESS PARK
 NEAR UPHALL RAILWAY STATION
 EH52 5NT

I CERTIFY THAT: (please choose only **one** option)

Twenty one days before the date of this planning application, the applicant owned **ALL** the land to which this application relates.

The applicant has given notice to all persons who, twenty one days before the date of this planning application, owned any part of the land which it relates. These are:

Name of owner	Address where notification sent	Date notified

The applicant is unable to give notice to every such person (Please set out steps you have taken to ascertain the names and addresses of such persons overleaf).

I FURTHER CERTIFY THAT: (please choose only **one** option)

Twenty one days before the date of this planning application, **NONE** of the land or part of the land to which this application relates, constitutes or forms part of agricultural land;

The applicant has given notice to every person (other than the applicant) who, twenty one days before the date of this planning application, was an agricultural tenant on any part of the land to which the application relates. These are:

Name of owner	Address where notification sent	Date notified

The applicant is unable to give notice to every such person (Please set out steps you have taken to ascertain the names and addresses of such persons overleaf).

Where necessary, continue on another sheet and attach to this certificate

If you do not know who owns land or who is an agricultural tenant, you **MUST** advise the council. If the council has to publish details of the application in the local press to remedy this, the advertisement cost will have to be paid in full by the applicant.

Steps taken to ascertain land ownership (if appropriate)

N/A.

APPLICANT IS OWNER.

1 If any person:

- (a) issues a certificate which purports to comply with any requirement imposed by virtue of this section and contains a statement which he knows to be false or misleading in a material particular, or
- (b) recklessly issues a certificate which purports to comply with any such requirement and contains a statement which is false or misleading in a material particular,

he/she shall be guilty of an offence.

A person guilty of an offence under this section shall be liable on summary conviction to a fine not exceeding level five on the standard scale.

2 In this section:

agricultural holding has the same meaning as in the [1991 c. 55.] Agricultural Holdings (Scotland) Act 1991; and **owner** in relation to any land means any person who:

- (a) under the Land Clauses Acts would be enabled to sell and convey the land to the promoters of an undertaking and includes any person entitled to possession of the land as lessee under a lease the unexpired period of which is not less than seven years, or
- (b) in the case of such applications as may be prescribed by regulations or by a development order, is entitled to an interest in any mineral so prescribed,

and the reference to the interests in the land to which an application for planning permission relates includes any interest in any mineral in, on or under the land.

3

Proceedings for an offence under this section may be brought at any time within the period of two years following the commission of the offence.

Declaration

Please tick the box if the applicant is an Elected Member, or an officer involved in the planning process, of West Lothian Council, or is a partner/close friend/relative of either

Signed

[Redacted Signature]

Date

3rd November 2015

On

behalf of

OGULIVE HOMES LTD / UPHALL BUSINESS PARK LTD

(if signed by an agent)

To be returned, signed, with the planning application

Development Management, West Lothian Civic Centre, Howden South Road, Livingston, EH54 6FF
tel 01506 280000 email planning@westlothian.gov.uk web westlothian.gov.uk