

Pre Application Consultation Report

Main Street, Dechmont

0042/PAC/14

July 2014

Clarendon Planning and Development Ltd





# Pre Application Consultation Report July 2014

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# Pre Application Consultation Report July 2014

## Introduction

### Introduction

This statement has been prepared on behalf of Messrs J & C Macfarlane and outlines the pre-application community consultation undertaken in advance of an Application for Planning Permission in Principle to West Lothian Council for a residential development on land north west of Dechmont roundabout, Main Street, Dechmont.

In this respect, the proposal is classed as a 'Major Development' as defined by the Town and Country Planning (Hierarchy of Developments) (Scotland) Regulations 2009, with a statutory requirement for formal pre-application consultation.

This statement outlines the formal consultation process and summarises the issues raised and discussed which have assisted with informing the preparation of the planning application.

A Proposal of Application Notice (0042/PAC/14) was submitted to West Lothian Council on the 10th of January 2014 (Appendix A).

The Proposal of Application notice was approved on the 22nd of January by West Lothian Council. Appendix F.

The following parties were notified of the proposed development at the same time as the PAN submission;

Dechmont Community Council  
Uphall Community Council

Councillor Tony Boyle  
Councillor Alex Davidson  
Councillor Janet Campbell  
Councillor Diane Calder

The approved PAN stated the event would be held at Dechmont Memorial Hall between 4pm and 8pm on the 13th of February 2014.

An additional day of Pre Application Consultation was conducted at the same venue on the 11th of June 2014 between 3pm and 7pm. This additional consultation provided information on a slight red line boundary amendment and was also an opportunity to provide additional design detail.

# Pre Application Consultation Report July 2014

### Local Press

The public notice was placed in the West Lothian Courier on the 6th of February 2014. A copy of which can be found in Appendix B. The second event was advertised in the West Lothian Courier on the 29th of May 2014 as agreed with West Lothian Council. Flyers were also distributed for the second pre-app event.

### Publicity Flyer

Approximately 400 flyers were posted through local resident's letterboxes on the 6th of February 2014. This allowed the first consultation event to be widely advertised and generate a healthy turnout. The second event was also advertised with the same number of flyers, as agreed with West Lothian Council. (Appendix C)

### Public Exhibition

The events were held at Dechmont Memorial Hall between 4 and 8 pm on the 13th of February 2014 and between 3 and 7pm on the 11th of June 2014.

The display boards were erected at one end of the exhibition room and attendees were invited in, talked through the consultation process and then directed to the information boards, whereby the public could ask informed questions after reading the information provided.

After question and discussion time with the public, questionnaires were provided (Appendix E) which could either be completed on the day or taken home and returned by post to Clarendon Planning and Development. The questionnaires and display boards were also available to view online at [clarendonpd.co.uk/dechmont](http://clarendonpd.co.uk/dechmont). A copy of the display boards can be found in appendix D.

A3 copies of the boards and questionnaires were delivered to the local post office for display. This was at the request of the post office and supplementary to the approved PAN.

### Attendance

Approximately 70 members of public attended the first event and 40 the second. A register of names and addresses was taken for those who wished to be posted or emailed additional information. 8 contacts were sent extra copies of questionnaires or presentation boards. An additional 50 questionnaires were issued to the local post office with a copy of the boards for public to view in the shop.

### Consultant Attendees

Antony Duthie \_\_\_\_\_ Clarendon Planning and Development Ltd (Planning Consultant)(First event only)  
David Howel \_\_\_\_\_ Clarendon Planning and Development Ltd (Planning Consultant)  
Ross Manson \_\_\_\_\_ Clarendon Planning and Development Ltd (Planning Consultant)  
Derek Rhind \_\_\_\_\_ Clarendon Planning and Development Ltd (Architect)(Second event only)



## First Pre App Event Presentation Format

The format of the event was explained to visitors in terms of being a prelude to a Planning Permission in Principle application in the early stages of development and therefore sought to present the planning context for the application. The wider design and landscape issues taken into account were presented an indicative design framework of how the site could be developed, as opposed to a fixed layout plan.

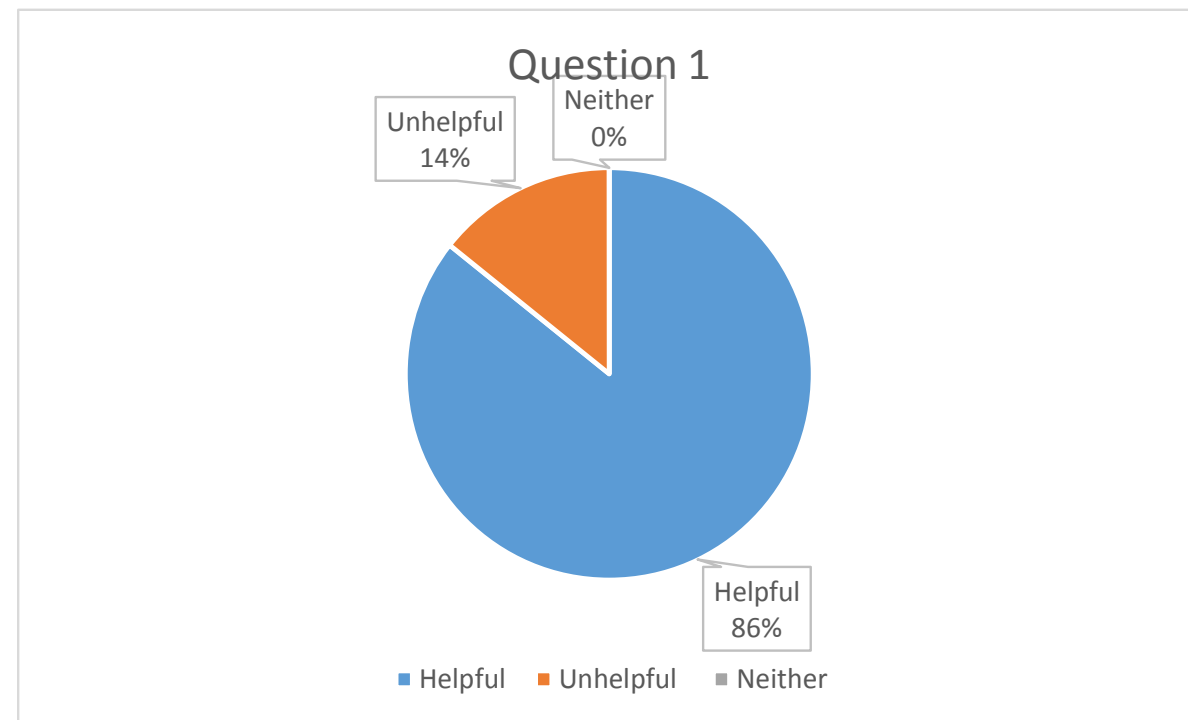
The questions put forward were intended to raise the key issues, allow for discussion on the main principles, and create the opportunity for further general comment.

The consultation process was explained so that visitors understood that whilst comments relating to the exhibition event would be taken into account in the progression of the planning application, the formal period for representations would be via West Lothian Council once the application had been submitted.

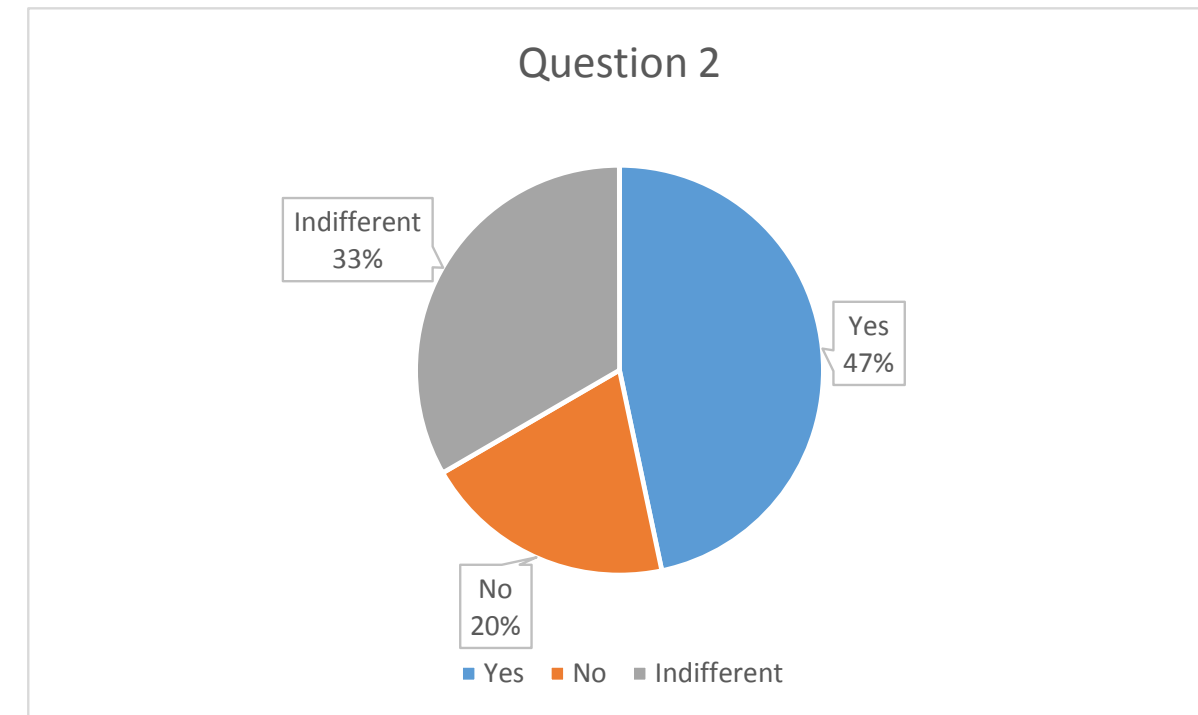
## Questionnaire findings

Members of the public were encouraged to complete questionnaires either on the day or at their own leisure via [www.clarendonpd.co.uk/dechmont](http://www.clarendonpd.co.uk/dechmont) The following pie charts demonstrate the questions posed and questionnaire results.

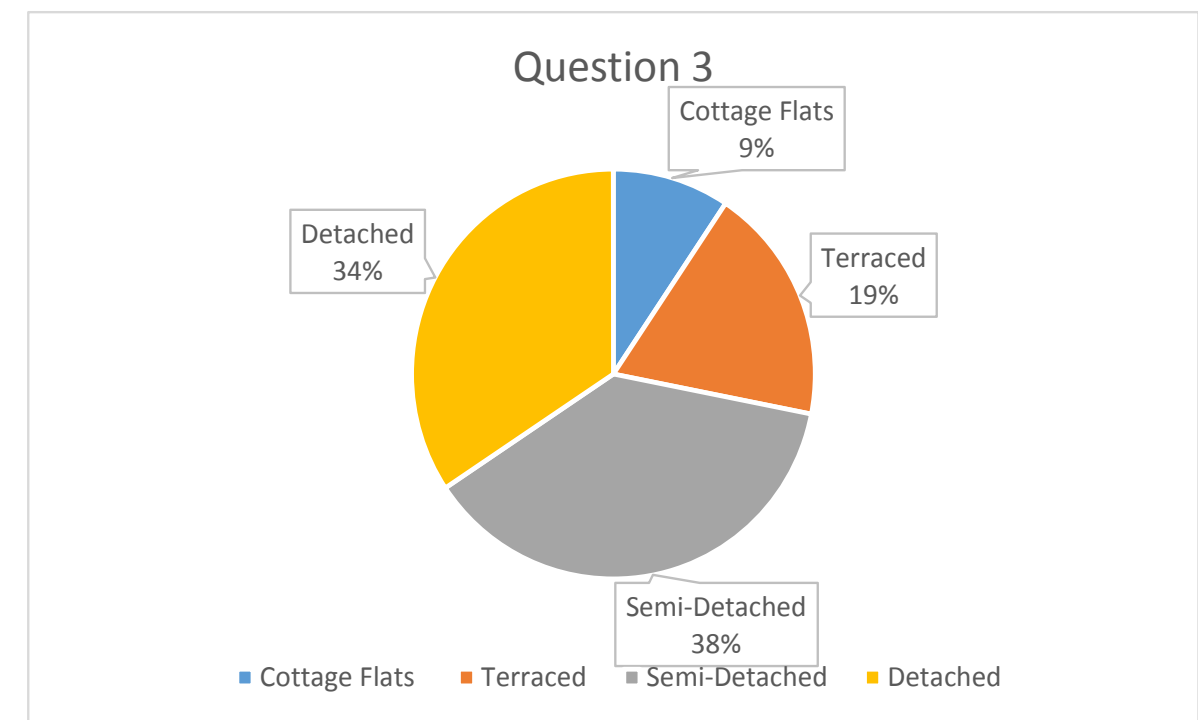
1. How useful did you find the Public Consultation Event?



2. Are you in favour of the proposed development?



3. What type of housing would be most suitable for the site?



4. Based on the indicative proposal, are there any elements you would change?

As this question was not a multiple choice, such does not attract a pie chart. The following, however, summarises the main points exercised in the questionnaires.

- Extend the footpath from the riding school all the way along to Dobbies Garden Centre.
- Provide a safe area for children.

In terms of the footpath, the proposals are intended to provide a new footpath along the site's eastern boundary (A899) to connect with the existing path network. In terms of children's play areas, the proposal is for new open space with play provision within the south-east of the site, which will be overlooked by housing providing natural surveillance.

5. Which aspects of the proposed development are you likely to comment on once the planning application has been submitted?

The main aspects which were considered important by the public were;

- Access
- Amenities
- Larger Homes
- Education
- Road congestion
- Impact to adjacent towns

With regard to the considerations raised, a Transport Assessment has been prepared to address access proposals and traffic impact and the design proposals outline the increased recreational amenity alongside a proposed housing mix. Additionally, an Education Capacity Appraisal will support the application.

The questionnaire findings show the public found the Pre-App Consultation Event helpful and informative, with the majority of those formally responding being in favour of the principle of the proposals.

There was community support for a range of house types including a preference for some larger homes for local families to move to due to lack of supply in the immediate area.

### Second Pre App Event Presentation Format

The second event was used to present an indicative layout prepared in the interim period to consider in more detail housing types and design. As with the first event, flyers were delivered to local residents and an advert was placed in the West Lothian Courier on the 29th of May 2014.

The event was reasonably well attended with a number of people attending that were absent from the first event. The members of public who attended the first event were pleased to see how the proposal had progressed and were interested to see how their initial comments have been accommodated within the layout.

The same generic issues from the first event were discussed again, although the indicative layout and removal of the second access point were well received.

### Questionnaires

The second event also provided the opportunity for questionnaires to either be completed on the day, online or returned by post. A lack of responses at the second pre app event negated the requirement for pie charts demonstrating the questionnaire results. Instead, a summary of the responses has been provided. The questions posed were as follows;

1) *How useful did you find this 2nd Public Consultation Event?*

The majority of people found the event helpful.

2) *Are you in favour of the proposed development now that more detail has been provided?*

The majority of responses were in favour of the proposal with some negative feedback.

3) *In terms of the proposed housing, do you support the following, i. Housing mix, ii. Housing Layout, iii. Housing Numbers, iv. Housing Fronting Streets.*

Those whom completed this question confirmed they supported the housing mix and the creation of housing fronting the street as opposed to back gardens and harsh plot delineation.

4) *In terms of the indicative street layout, do you support the access arrangements, central square and connecting paths to south and east?*

Traffic issues were again raised in response to this question, which are considered in the Transport Assessment supporting the application. The open space provision of the development was well received.



5) *In terms of the proposed greenspace, do you support the central park and retained open area for woodland drainage, amenity and play area?*

The responses received for this particular question were in favour of the open space provision.

6) *Do you have any other comments on the proposal at this stage?*

General responses to the foregoing question was minimal, including the following quotes;

"Happy only two storey housing."

"Would oppose it strongly due to impact of lack of ancillary facilities."

"We need to see housing design etc. the buildings must be in-keeping with the cottage styles of the villages."

Compared to the attendance number at the event, only a small number of people completed and returned a questionnaire. Only 14 questionnaires were completed in total out of approximately 40 attendees. Additional questionnaires (approx.30 No) were requested by the local shop but no further completed responses were received.

### **Other Consultation**

In addition to the two events, a meeting was also held with Dechmont Community Council on the 28th May 2014 at the Dechmont Memorial Hall. This additional engagement afforded a further opportunity to disseminate proposals to the public.

### **Conclusions**

The number of questionnaires completed was disproportionate to footfall and the large number of questionnaires distributed. The positive turnout was seen to be a direct correlation to the leaflet drop advertising the events thereby ensuring effective public consultation.

A total of 110 people attended the consultation events over both days and 22 questionnaires were completed and returned. This equates to 20% of the total attendees submitting a questionnaire which is a fairly low response rate but looks to suggest no significant opposition to proposals in principle.

The first pre app consultation provided time to progress the proposal and provide more detail for the second event. The public were pleased their suggestions, where possible, had been incorporated into the updated proposal allowing further discussion into specific details of the proposed development.

The consultant team welcomed the input from attendees on the day.

### **Post Consultation Changes**

The issues raised by the local community were valuable in developing the emerging design proposals for the site as the application progressed. The main issues were identified and addressed thereby informing the design framework and indicative site layout where possible.

Since conducting the consultation event, the layout of the proposal has changed by reducing the number of access points into the site to 1 from the initial proposal of 2. The main access to the site is now from Main Street. This similarly accords with West Lothian Council's Officials road requirements.

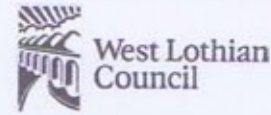
The approximate number of houses on the proposed layout has reduced in number with the updated plan showing a greater area of woodland planting on the site's eastern edge, creating a stronger long-term boundary.

Given the application is for Planning Permission in Principle detailed design will still be subject of a Reserved Matters application.



**Proposal of application notice**

(to be completed in respect of national and major categories of development)  
Town & Country Planning (Scotland) Act 1997 as amended



Planning Services Development Management

Submit by Email Print Form

The planning authority will respond within 21 days of receiving the notice. It will advise whether the proposed pre-application consultation (PAC) is satisfactory or if additional notification and consultation above the statutory minimum is required. The minimum consultation activity includes consultation with the relevant community council(s), the holding of one public event and its advertisement in a local newspaper.

**1 Applicant's details**

Name MESSRS J+C MACFARLANE  
 Address CO AGENT  
 Postcode \_\_\_\_\_  
 Telephone \_\_\_\_\_  
 Email \_\_\_\_\_

**2 Agent's details (if applicable)**

Name CLARENDON PLANNING & DEVELOPMENT LTD  
 Address EXCHANGE PLACE 2, 5 SEMPLE STREET, EDINBURGH  
 Postcode EH3 8BL  
 Telephone 0131 306 0115  
 Email d.howel@clarendonpd.co.uk

**3 Address or location of proposed development**

Please state the postal address of the prospective development site. If there is no postal address, describe its location. Please outline the site on an Ordnance Survey plan and attach it to this completed notice.

LAND SOUTH OF MAIN STREET, DECHMONT. NORTH WEST OF DECHMONT ROUNDABOUT.

**4**

Describe in general terms the proposed development.

RESIDENTIAL DEVELOPMENT WITH ASSOCIATED LANDSCAPING, FOOTPATHS, OPEN SPACE, PARKING ETC.

State Class  National  Major

**5 Please state which other parties have received a copy of this proposal of application notice**

Community Council(s)	Date notice served
<u>DECHMONT COMMUNITY COUNCIL</u>	<u>10.01.2014</u>
<u>UPHALL COMMUNITY COUNCIL</u>	<u>10.01.2014</u>
Any other parties	Date notice served
<u>COUNCILLORS; TONY BOYLE, DIANE CALDER JANET CAMPBELL, ALEX DAVIDSON</u>	<u>10.01.2014</u>

**6 Please give details of proposed consultation**

Proposed public event	Venue	Date and time
<u>PUBLIC EXHIBITION</u>	<u>DECHMONT MEMORIAL HALL</u>	<u>13.02.2014 4pm - 8pm</u>
Proposed newspaper advert date <u>6.02.2014</u>		
Where published <u>WEST LOTHIAN COURIER</u>		
Details of any other consultation methods (date, time and with whom) <u>DETAILS OF CONSULTATION DELIVERED TO DECHMONT RESIDENTS VIA LEAFLET THROUGH LETTERBOX. 7 DAYS PRIOR.</u>		

A planning application for this development cannot be submitted less than 12 weeks from the date the proposal of application notice is received and without the statutory requirements having been undertaken. The application must be accompanied by the PAC report.

**7 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.

**8 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] Date 09.01.2014

On behalf of MESSRS J+C MACFARLANE (if signed by an agent)

Development Management, West Lothian Council,  
 County Buildings, High Street, Linlithgow, West Lothian EH49 7EZ.  
 tel: 01506 282456 fax: 01506 282449 email: [planning@westlothian.gov.uk](mailto:planning@westlothian.gov.uk) web: [westlothian.gov.uk](http://westlothian.gov.uk)



West Lothian, EH48 2PE. Owners or occupiers of land (including buildings) near the operating centre(s) who believe that their use or enjoyment of that land would be affected, should make written representations to the Traffic Commissioner at: Hillcrest House, 386 Harehills Lane, Leeds LS9 6NF stating their reasons, within 21 days of this notice. Representatives must at the same time send a copy of their representations to the applicant at the address given at the top of this notice. A Guide to making representations is available from the Traffic Commissioner's office.

visitor/education facility (Grid Ref.303051 666067) at 1-5 MACINTOSH ROAD, KIRKTON CAMPUS, LIVINGSTON, EH54 7BW

Any comments you make may be publicly available as part of the planning file, which will also appear on the internet.

Applications submitted within the Linlithgow ward or the Winchburgh Community Council boundary will be advertised solely in the Linlithgow Gazette. A full list of all planning applications received by the Council is available at [www.westlothian.gov.uk](http://www.westlothian.gov.uk) and click on the 'Online Planning Applications' for the 'current weekly list of planning applications'.

## Town & Country Planning (Scotland) Act 1997 as amended by the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008 (Regulation 7 (2) (b))

### PUBLIC CONSULTATION EVENT

In respect of 'pre-application' consultation for proposed residential development south of Main Street and north west of Dechmont Roundabout, Dechmont on behalf of Clarendon Planning and Development's clients Messrs J & C MacFarlane. The event will be held on 13th February 2014 between 4pm and 8pm, at Dechmont Memorial Hall, 71 Main Street, EH52 6LJ. Further information relating to proposals may be obtained from Clarendon Planning & Development Ltd., Exchange Place 2, 5 Semple Street, Edinburgh EH3 8BL - Tel. 0131 306 0115 - Email: [info@clarendonpd.co.uk](mailto:info@clarendonpd.co.uk). Please note that comments made to Clarendon will not be classed as representations to the planning authority. They will, however, be considered in the finalisation of proposals. An opportunity to make formal representations to the Council will exist when a formal application is made.

## your Public Notices



42 29.5.2014 Public Notices West Lothian Courier

### North Lanarkshire Council Councillors' Remuneration and Expenses

The Local Government (Allowances and Expenses) (Scotland) Amendment Regulations, The Local Governance (Scotland) Act 2004 (Remuneration) Amendment Regulations and The Local Governance (Scotland) Act 2004 (Allowances and Expenses) Regulations. The Council is required to maintain and make available a record of remuneration and expenses made to councillors of North Lanarkshire Council for year 2013/2014. This record will be available for inspection by any Local Government Elector for the area of North Lanarkshire from the 1st June 2014 during normal working hours from Finance & Customer Services, Civic Centre, Motherwell ML1 1AB. This record will also be available to view on North Lanarkshire Council's website ([www.northlanarkshire.gov.uk](http://www.northlanarkshire.gov.uk)) from 1st June 2014. Alistair Crichton, Executive Director of Finance & Customer Services, North Lanarkshire Council, Civic Centre, Windmillhill Street, Motherwell ML1 1AB

### NORTH LANARKSHIRE COUNCIL COUNCILLORS' SURGERIES JUNE 2014

WARD/CLLR	LOCATION	DATE	TIME
12 C Cefery	Shotts Social Work Office	9 June	6:00pm
	Hartmill Community Education Centre	9 & 23 June	7:00pm
	Allanton Senior Citizens Centre	16 June	6:00pm
T Cochrane	Springshill Senior Citizens Centre	16 June	7:00pm
	Allanton Senior Citizens Centre	3 June	12:00noon - 1:00pm
	Springshill Senior Citizens Centre	3 June	2:00pm - 3:00pm
J Robertson	Hartmill Community Education Centre	10 June	12:00noon - 1:00pm
	Shotts Community Education Centre	17 June	1:00pm - 2:00pm
	Shotts Social Work Office	2, 9, 16	8.30am - 6.30pm
	Hartmill Community Education Centre	10 & 24 June	6:00pm

In some cases, home visits can be arranged for the disabled and/or elderly. For further details, please contact Members' Services on 01698 302522.

### PLANNING SERVICES

#### TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATIONS 2013

Notice of applications to be published in a local newspaper under regulation 20(1)

Applications for planning permission listed below together with the plans and other documents submitted with them may be examined at Planning Department offices at Linlithgow House, 3 Beveridge Square, Dechmont, Livingston EH54 6D between the hours of 08.30 to 17.00 Monday to Friday and 08.30 - 16.00 on Fridays. Written representations should be made to Chris Norman, Development Management Manager at County Buildings, High Street, Livingston EH49 7EJ or to [planning@westlothian.gov.uk](mailto:planning@westlothian.gov.uk) no later than 14 days from the date of this notice or 21 days for Listed Building Consent (LBC) or applications affecting conservation areas. You can also view or comment on planning applications online at [www.westlothian.gov.uk](http://www.westlothian.gov.uk) List of applications for planning permission

Application Number	Proposal
0483/9/10	Planning permission in principle for a 38.5ha mixed use development comprising housing, community facilities and associated infrastructure with associated infrastructure (amended plans - updated May 2014) (grid ref 509/26 673237) at Land to the north and east of East Main Industrial Estate, Broxburn EH12 2ET
0325/FUL/14	Erection of a hydro power generation plant (grid ref. 299368 664711) at 7 Blackburnhall Holdings, Blackburn EH47 7AB
0324/FUL/14	Alterations to existing workshop to form ATF and MOT line and erection of a wash bay facility (grid ref. 202091 672338) at Volvo Group Ltd, Drovers Road, Broxburn, EH52 5NB
014/FUL/14	Change of use of land from Class 10 (non-residential institution) to Class 1 (shops) (grid ref. 299484 668898) at 31 ELIZABETH DRIVE, Bognhall, Bognhall, EH48 1SU
0323/FUL/14	Application under Section 42 for the variation of Condition 7 of planning permission 0494/99 to accept up to 30,000 tonnes of household waste (grid ref. 286305 666458) at Whitburn Road, Ford Industrial Estate, Bognhall
0315/FUL/14	Change of use from shop (class 1) to food takeaway and installation of a flue (grid ref. 292824 666425) at 123 Main Street, Fauldhouse
0321/MSC/14	Approval of matters specified in conditions of planning permission in principle 0222/F/08 for the erection of 76 houses with associated works (grid ref. 301986 664293) at Gavelston, West Calder
0318/FUL/14	Erection of a 280 sqm agricultural building (grid ref. 303738 666748) at LIVINGSTON MILL FARM, MILLHEAD, LIVINGSTON VILLAGE, LIVINGSTON, EH54 7AB

Any comments you make may be publicly available as part of the planning file, which will also appear on the internet.

Applications submitted within the Linlithgow ward or the Winchburgh Community Council boundary will be advertised solely in the Linlithgow Gazette. A full list of all planning applications received by the Council is available at [www.westlothian.gov.uk](http://www.westlothian.gov.uk) and click on the 'Online Planning Applications' for the 'current weekly list of planning applications'.

### ROAD CLOSURES, BATHGATE JOHN NEWLANDS DAY CELEBRATION SATURDAY 7TH JUNE 2014

NOTICE IS HEREBY GIVEN that the West Lothian Council made an Order in terms of Section 62 of the Roads (Scotland) Act 1984 to the effect that in connection with Bathgate Procession and John Newlands Day Celebrations the roads specified in the Schedule below will be closed to vehicular traffic on 7th June 2014, at the times specified, with the exception of any vehicles involved in the events. Waiting restrictions will also apply to both sides of the roads as specified in said Schedule during the stated periods. The provisions of the Order will be enforced at the discretion of Chief Constable. Alternative routes for vehicular traffic are available by way of adjoining roads and diversions will be sign posted.

West Lothian Civic Centre  
Howden South Road, Livingston  
Carol Johnston  
Acting Chief Solicitor

SCHEDULE
<b>ROADS CLOSED</b> - From 0900 hours until 1400 hours: Marjoribanks Street and Kirk Road. From 1645 hours to 1730 hours: Glasgow Road and North Bridge Street, Bathgate.
<b>WAITING RESTRICTIONS</b> - From 0800 hours to 1800 hours Both sides of Marjoribanks Street, Drumcross Road, Torphichen Street, Waverley Street, Livery Street, Sutherland Crescent, South Bridge Street, Glasgow Road, Muir Road, Mill Road, Kirk Road and Cochrane Street and North Bridge Street, Bathgate.
<b>DIVERSION</b> - From Quiddyhaugh roundabout by way of Kirk Road, Marjoribanks Street, Drumcross Road, Torphichen Street, Waverley Street, Cochrane Street, Burnside Road and Muir Road to Glasgow Road. Note: All times open to variation at discretion of Chief Constable.

### ROAD CLOSURE

#### ALMONDELL ROAD, BROXBURN

The West Lothian Council has made an Order under Section 14(1) of the Road Traffic Regulation Act 1984, as amended, the effect of which will be that for a temporary period the road specified in the Schedule below will be closed to enable the works in the said Schedule to be carried out for the period also there specified. The Order shall have effect from 9/6/14 until 10/6/14. Pedestrians will be unaffected. Further information is available from the Roads Manager on 01506 776546.

West Lothian Civic Centre  
Howden South Road  
Livingston  
Carol Johnston  
Acting Chief Solicitor

SCHEDULE
AlmondeLL Road from its junction with Station Road to a point 20m East of this junction. Repairs to a Scottish Water main. Dates and Times: 0001 hours on 9/6/14 to 2359 hours on 10/6/14. Diversion Route: Station Road, the A99, the A999 East Main Street and Easter Road, Broxburn.

### ROAD CLOSURE

#### ALMONDELL ROAD, BROXBURN

The West Lothian Council has made an Order under Section 14(1) of the Road Traffic Regulation Act 1984, as amended, the effect of which will be that for a temporary period the road specified in the Schedule below will be closed to enable the works in the said Schedule to be carried out for the period also there specified. The Order shall have effect from 9/6/14 until 10/6/14. Pedestrians will be unaffected. Further information is available from the Roads Manager on 01506 776546.

West Lothian Civic Centre  
Howden South Road  
Livingston  
Carol Johnston  
Acting Chief Solicitor

SCHEDULE
AlmondeLL Road from its junction with Station Road to a point 20m East of this junction. Repairs to a Scottish Water main. Dates and Times: 0001 hours on 9/6/14 to 2359 hours on 10/6/14. Diversion Route: Station Road, the A99, the A999 East Main Street and Easter Road, Broxburn.

### Goods Vehicle Operator's Licence

Stevenswood Ltd of 21 Napier Square, Houston Industrial Estate, Livingston, West Lothian, EH54 5DQ is applying to change an existing licence as follows: To add an operating centre to keep 6 Goods Vehicles and 2 Trailers at 14 Grange Road, Houston Industrial Estate, Livingston, West Lothian, EH54 5DQ.

Owners or occupiers of land (including buildings) near the operating Centre who believe that their use or enjoyment of that land would be affected, should make written representations to the Traffic Commissioner at North Western Traffic Area, Hillcrest House, 386 Harehills Lane, Leeds LS9 6NF stating their reasons, within 21 days of this notice. Representatives must at the same time send a copy of their representations to the applicant at the address given at the top of this notice. A guide to making Representations is available from the Traffic Commissioner's Office.

### Public Notices

### PLANNING SERVICES

#### THE TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) REGULATIONS 2011

##### NOTICE UNDER REGULATION 18

The proposed development at land to the north and east of East Main Industrial Estate (East Broxburn CDA) is subject to assessment under the Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2011.

Notice is hereby given that additional information in relation to an environmental statement has been submitted to West Lothian Council by Overton Farm Developments Limited, relating to the planning application ref 0483/9/10 for Planning permission in principle for a 38.5ha mixed use development comprising housing, community facilities and open space provision with associated infrastructure and landscaping.

Possible decisions relating to the application are: (i) approval of the application without conditions; (ii) approval of the application with conditions; (iii) refusal of the application.

A copy of the additional information together with the environmental statement, the associated application and other documents submitted with the application may be inspected at Linlithgow House, Beveridge Square, Livingston, EH54 6DF or online at [www.westlothian.gov.uk](http://www.westlothian.gov.uk) during the period of 28 days beginning with the date of this notice. Copies of the additional information may be purchased from: Nicola Planning, 5 South Charlotte Street, Edinburgh, EH2 4AN.

Any person who wishes to make representations to West Lothian Council about the additional information should make them in writing within that period to the council at Linlithgow House, Beveridge Square, Livingston, EH54 6DF.

Signed: Chris Norman, Development Management Manager  
Date: 28 May 2014

### Thanks to UKIP Voters (2014)

From the bottom of my heart I thank all the other 5,227 West Lothian voters, who joined Nigel Farage's People's Army, by voting for UKIP. We have more than trebled our numbers! Years ago Tony Blair forecast that by joining the EU, we would be discarding our democracy. The out of touch established parties have done just that. They now take their orders from the EU Commissioners and the European Court of Human Rights. UKIP's splendid election results show that the people of the United Kingdom do wish to return to ruling themselves. I predict that we will free ourselves from unwarranted foreign interference in the end! J.L. Mumford

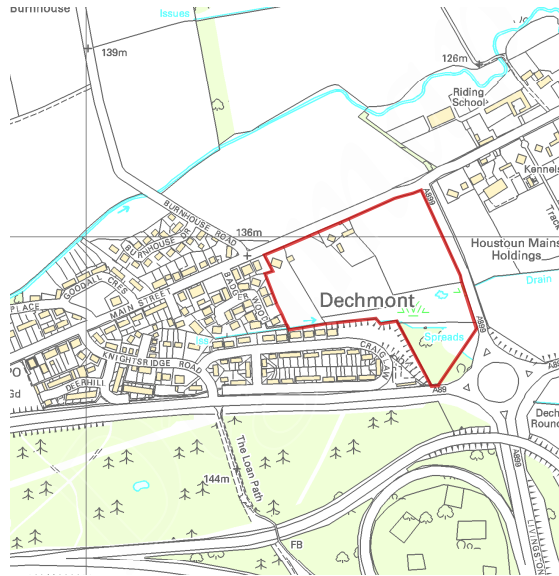
### Town & Country Planning (Scotland) Act 1997 as amended by the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008 (Regulation 7 (2) (b))

#### PUBLIC CONSULTATION EVENT

In respect of 'pre-application' consultation for proposed residential development south of Main Street and north west of Dechmont Roundabout, Dechmont on behalf of Clarendon Planning and Development's clients Messrs J & C MacFarlane. The event will be held on 11th of June 2014 between 3pm and 7pm, at Dechmont Memorial Hall, 71 Main Street, EH52 6LJ. Further information relating to proposals may be obtained from Clarendon Planning & Development Ltd., Exchange Place 2, 5 Semple Street, Edinburgh EH3 8BL - Tel. 0131 306 0115. Email: [info@clarendonpd.co.uk](mailto:info@clarendonpd.co.uk). Please note that comments made to Clarendon will not be classed as representations to the planning authority. They will, however, be considered in the finalisation of proposals. An opportunity to make formal representations to the Council will exist when a formal application is made.



## Proposed Housing Main Street, Dechmont, West Lothian 2nd Pre-Application Consultation Event



Following an introduction to the above proposal at our previous consultation event in February, you are invited to attend a second exhibition which will present an indicative site layout plan to support an application to West Lothian Council for Planning Permission in Principle on behalf of the landowner in June 2014.

We look forward to seeing you at Dechmont Memorial Hall on Wednesday 11th June between 3pm and 7pm.

For more information please refer to our website at [www.clarendonpd.co.uk](http://www.clarendonpd.co.uk), email us at [info@clarendonpd.co.uk](mailto:info@clarendonpd.co.uk) or call 0131 306 0115.



## Proposed Housing Main Street, Dechmont, West Lothian Pre-Application Consultation

### What is happening?

Clarendon Planning & Development are preparing a planning application 'in principle' on behalf of the landowner for housing with associated landscaping and open space.

### Why now?

West Lothian has a shortage of deliverable housing land to meet targets and the site can offer much needed private and affordable housing in the short term.

### What is Pre-application consultation?

You are invited to attend an exhibition and give your views on the proposals and indicative design solution to help with developing the final planning application.

We look forward to seeing you at Dechmont Memorial Hall on Thursday 13th February 2014 between 4pm and 8pm.

Clarendon Planning and Development Ltd  
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