

# Development Management Sub Committee

Wednesday 25 June 2014

## Application for Consultation from West Lothian Council 14/02354/WLC At Weigh Bridge, Site Access And Turning Area At, Land At Merryhall Farm Erection of 2 grain sheds.

Item number	4.21
Report number	
Wards	WLC - West Lothian Council

### Summary

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This consultation on a west lothian planning application raises no strategic planning policy issues and would not appear to have any cross-boundary impacts that would adversely affect this Council's area. The planning issues raised are for West Lothian Council to decide.

### Links

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[Policies and guidance for this application](#)

# Report

## Recommendations

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1.1 It is recommended that this application be raise no objection .

## Background

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### 2.1 Site description

The applicant's site, which is presently used for growing arable crops, is located to the west of Kirkliston just outside the Council's boundary. The site is bounded by the B9080 to the north, the M9 to the south, is open farmland to the west, and has a tree belt along its eastern edge. The site is designated in the West Lothian Local Plan as countryside policy area.

### 2.2 Site History

The planning history for this site in unknown.

## Main report

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### 3.1 Description Of The Proposal

The proposal is for the erection of two grain storage sheds, a weigh bridge, site access and a turning area. The proposal has been located to take advantage of an existing tree belt to the east of the site to provide screening from Kirkliston. In addition, the site has been chosen on the basis that it is the least productive parcel of land in the farm's ownership.

### 3.2 Determining Issues

### 3.3 Assessment

To address these determining issues, the Committee needs to consider whether:

The proposal is for an agricultural related use within the countryside policy area. While the proposal may have some visual landscape impact on the countryside it has been located as to minimise the impact by taking advantage of an existing tree belt on the eastern boundary of the site. Therefore, the proposal is not visible from Kirkliston. It is not anticipated that the proposal will generate much traffic flow that would have an adverse effect on Kirkliston.

### Conclusion

This application raises no strategic planning policy issues and would not appear to have any cross-boundary impacts that would adversely affect this Council's area. The planning issues raised are for West Lothian Council to decide.

It is recommended that this application be raise no objection

### **3.4 Conditions/reasons/informatives**

**Conditions:-**

## **Financial impact**

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### **4.1 The financial impact has been assessed as follows:**

There are no financial implications to the Council.

## **Risk, Policy, compliance and governance impact**

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5.1 Provided planning applications are determined in accordance with statutory legislation, the level of risk is low.

## **Equalities impact**

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### **6.1 The equalities impact has been assessed as follows:**

The application has been assessed and has no impact in terms of equalities or human rights.

## **Sustainability impact**

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### **7.1 The sustainability impact has been assessed as follows:**

This application is not subject to the sustainability requirements of the Edinburgh Design Guidance.

## **Consultation and engagement**

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### **8.1 Pre-Application Process**

### **8.2 Publicity summary of representations and Community Council comments**

No representations were received for this consultation.

## **Background reading / external references**

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- To view details of the application go to
- [Planning and Building Standards online services](#)

## **Statutory Development**

### **Plan Provision**

**Date registered** 11 June 2014

**Drawing numbers/Scheme** ,

## **David R. Leslie**

Acting Head of Planning and Building Standards

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## **Links - Policies**

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# Appendix 1

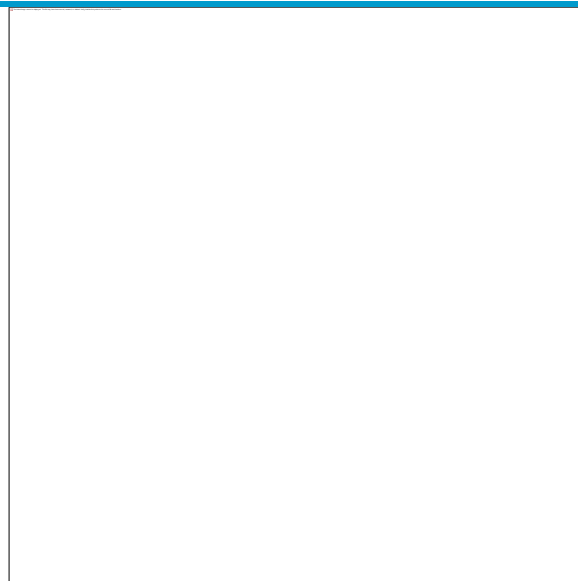
## Consultations

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No consultations were carried out for this inter-authority consultation.

## Location Plan

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