



## **COUNCIL EXECUTIVE**

### **PLANNING GUIDANCE: THE VENNEL, LINLITHGOW**

#### **REPORT BY HEAD OF PLANNING, ECONOMIC DEVELOPMENT & REGENERATION**

##### **A. PURPOSE OF REPORT**

The purpose of this report is to advise Council Executive of the outcome of consultation on planning guidance for The Vennel, Linlithgow and to seek approval of the guidance.

##### **B. RECOMMENDATION**

It is recommended that Council Executive:

1. notes the comments received during consultation on the Draft Planning Guidance (appendix 2);
2. approves the responses to the comments received during public consultation (Appendix 2);
3. approves the Planning Guidance for The Vennel, Linlithgow (Appendix 1); and
4. notes that the Planning Guidance will be a material consideration in any future development proposals for the site.

##### **C. SUMMARY OF IMPLICATIONS**

###### **I Council Values**

Focusing on our customers' needs; being honest, open and accountable; making best use of our resources; and working in partnership.

###### **II Policy and Legal (including Strategic Environmental Assessment, Equality Issues, Health or Risk Assessment)**

The planning brief supports the terms of the West Lothian Local Development Plan and will assist in the development management process when considering any future planning applications for the site.

The planning guidance in itself is unlikely to have significant environmental effects and it is not anticipated that there will be a requirement to make it the subject of separate Strategic Environmental Assessment (SEA). The required 'screening' procedures will however be undertaken.

		There are similarly no equality, health or risk assessment issues associated with the proposed planning guidance.
<b>III</b>	<b>Implications for Scheme of Delegations to Officers</b>	None.
<b>IV</b>	<b>Impact on performance and performance Indicators</b>	None.
<b>V</b>	<b>Relevance to Single Outcome Agreement</b>	Outcome 8 - We make the most efficient and effective use of resources by minimising our impact on the built and natural environment.
<b>VI</b>	<b>Resources - (Financial, Staffing and Property)</b>	The site has the potential to generate a capital receipt and / or a revenue stream for the council.
<b>VII</b>	<b>Consideration at PDSP</b>	A report on the draft planning guidelines was considered by the Development and Transport PDSP on 3 April 2017. The PDSP was supportive of the terms of the draft guidance and was agreeable to it being made the subject of public consultation with the outcome to be reported to the Council Executive with a recommendation that the guidance be approved.
<b>VIII</b>	<b>Other consultations</b>	Head of Property and Finance; external consultation including Historic Environment Scotland and the Linlithgow & Linlithgow Bridge Community Council.

## **D. TERMS OF REPORT**

### **D1 Background**

The opening of the new partnership centre at the County Buildings (Tam Dalyell House) and the move of partnership services to this building has resulted in a number of properties in and around The Vennel becoming surplus to requirements.

Planning Guidance has been prepared to guide the potential re-use or redevelopment of land and buildings in the vicinity of The Vennel, Linlithgow. The proposed guidance is attached as Appendix One. The purpose of the guidance is to set out the considerations which will guide any future marketing of the site and redevelopment of the area.

### **D2 Planning Guidance**

Any redevelopment of The Vennel, in accordance with the Planning Guidance would be consistent with the policy and terms of the West Lothian Local Development Plan. The Planning Guidance complies with national guidance and seeks to ensure that the policy principles of 'placemaking' and sustainability' set out in Scottish Planning Policy (SPP 2014) are adhered to and that the terms of supporting documents such as the Scottish

Government's *Designing Streets, Creating Places* and *Designing Safer Places* are respected.

The guidance details potential uses for the site and sets a number of matters which would have to be addressed in any future redevelopment. It provides guidance on scale and massing of buildings on the site. Whilst the guidance allows for a range of potential uses and development options, the status of the site in the conservation area and its constrained nature create some design challenges but also some opportunities. For example the guidance supports recreating a frontage to the High Street. Potential uses include residential, retail and / or uses such as hotels and restaurants. An element of business uses, such as office space may also be acceptable as would other service uses including facilities for health care.

### **D3 Consultation**

The draft Planning Guidance was the subject of consultation over a nine week period during 2017. The consultation period was extended at the request of consultees. A Participation Request was also subsequently received and agreed. The draft guidance was published on the council web-site and consultees included Linlithgow Community Council and a number of local organisations and public bodies including Historic Environment Scotland (HES), Scottish Natural Heritage (SNH) and Scottish Environment Protection Agency (SEPA). Around 175 letters were sent to addresses in The Vennel area including the multi-storey flats and all properties adjacent to the site. Details of the draft guidance were also publicised in the local press.

A total of nineteen responses were received during the consultation period. These are set out in Appendix 2 together with the council's proposed response. In some instances comments have led to proposed amendments to the draft guidance. However, relatively few changes have been deemed necessary to the guidance in response to the comments received. However, the extent of the area covered by the planning guidelines has been reduced to focus on land which is solely in the control of the council and most likely to be appropriate for early development. Further opportunities to comment will be available if and when detailed redevelopment proposals are submitted.

The two main areas of change have been to ensure that access arrangements for neighbouring properties in the area are respected and that a direct access from High Street to the loch is considered. The plan associated with the guidance has also been refined to show the extent of the area considered most likely to be appropriate for redevelopment. This includes the Vennel Car Park area which is currently leased to a private operator.

Members will note that some consultees wished to see a much wider redevelopment of The Vennel area promoted. However, this included properties which were not in the council's ownership and these proposals have not been incorporated within the planning guidance. Nevertheless, if these areas were to become suitable for redevelopment in the future, the design principles set out in the Planning Guidance could equally be applied to these sites.

### **D4 Next Steps**

An initial soft market testing will be undertaken to ascertain the market viability to take any future development proposals forward. Once this is completed it is proposed that a report will be presented to the Council Executive outlining the findings and any intentions with respect to the site.

## **E. CONCLUSION**

The Planning Guidance will assist in any future marketing of the site and, in time, can be used to inform future development should the council look to bring the site to the market.

## **F. BACKGROUND REFERENCES**

West Lothian Local Development Plan

### **Appendices/Attachments: Two**

Appendix 1: Planning Guidance: The Vennel, Linlithgow

Appendix 2: Summary of Consultation Representations with proposed council Response

Contact Person: Fiona McBrierty, Development Planning and Environment Manager, 01506 282418

Email: [fiona.mcbrierty@westlothian.gov.uk](mailto:fiona.mcbrierty@westlothian.gov.uk)

**Craig McCorriston**  
**Head of Planning, Economic Development & Regeneration**

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