

P42. Change of Use of Open Space to Extend Car Compound at Adjacent (Class 6) Storage and Distribution Business and Erection of 2.1m Boundary Fence at D J Manning Auctioneers, Bridgeness Road, Bo'ness EH51 9SF for John Pye Auctioneer Ltd – P/16/0127/FUL

With reference to Minute of Meeting of the Planning Committee held on 17 August 2016 (Paragraph P36 refers), Committee gave further consideration to a report by the Director of Development Services on an application for full planning permission for the change of use of an area of open space extending 748 square metres (forming part of a larger area of open space) for the extension of a car park (for the existing commercial premises) and the erection of a 2.1 metre boundary fence on a site at D J Manning Auctioneers, located on the north side of Bridgeness Road at the junction of Carriden Brae, Bo'ness.

The Convener introduced the parties present.

The Planning Officer (J Seidel) outlined the nature of the application.

Mr Reid, the applicant's agent, was heard in relation to the application.

Mr Hicking, the applicant's representative, was heard in relation to the application.

The Committee Services Officer, at the request of the Convener, read out an email from Mr Hunt, an objector, in relation to the application, having submitted his apologies for the meeting.

Mr McBlain, on behalf of his wife, an objector, was heard in relation to the application.

The objections included the following issues:-

- The existing noise nuisance from traffic and the additional vehicles, including HGVs;
- That the road was not designed to cope with the large volume of traffic associated with surrounding industrial and commercial uses;
- The accidents on Bridgeness Road at the junction of the site;
- The double yellow lines being ignored by drivers and the lack of monitoring by Police Scotland;
- That the adjacent commercial premises affected the residential amenity of surrounding residents resulting in them being pushed out of the area;
- The impact on the visual amenity of the area; and
- The traffic generation and road safety.

Questions were then asked by Members of the Committee.

Councillor Ritchie, a local Member for the area, was heard in relation to the application.

The Convener concluded by thanking the parties for their attendance. The matter would be determined at the Planning Committee on 14 September 2016.

Members thereafter viewed the rear car parking area of the site.