



**Minutes of Linlithgow and Linlithgow Bridge Community Council Meeting on
Tuesday 28th February 2017 in the Burgh Halls at 7.30pm.**

Present: Chair Martin Crook (MC), Pamela Barnes (PB), Ian Kelly (IK), John Kelly (JK), Des Martin (DM), Scott Oliver (SO), Ron Smith (RS) Mike Vickers (MV) Craig McCorrison (CM - Head of Planning, Economic Development & Regeneration West Lothian Council), Councillor Tom Conn (TC), Councillor David Tait (DT), Craig Turnbull - Gazette and 4 members of the public.

Apologies: Fraser Falconer (FF), Fiona Low (FL), Maire McCormack (MM), Councillor Tom Kerr (TK), Police Scotland – Andrew Murray (AM) and Neil Drummond (ND),

Declarations of interest: no new declarations of interest noted.

(1) Minutes of previous meeting on Tuesday 24th January 2017. These were approved proposed SO and seconded RS.

(2) Actions from previous meetings not covered elsewhere on the agenda

| Ref: | Action and By whom | Current status |
|------|--|----------------|
| | There were no actions not covered elsewhere on the agenda. | |

(3) Matters arising from the previous minutes - There were no matters arising which are not covered elsewhere on the agenda.

(4) Spotlight Sessions

4a. Linlithgow Academy and Future Development in Linlithgow. JK introduced a discussion on the impact of housing developments within the Linlithgow Academy catchment area on school places at Linlithgow Academy and the consequential impact on development in Linlithgow. A summary of the discussion points is as follows:

1. No development can occur in Linlithgow until a solution is found for the funding of a non-denominational secondary school at Winchburgh.
2. A legal agreement between the developer and West Lothian Council (WLC) requires that following an educational review, a new non-denominational secondary school or its first phase, will be required prior to the occupation of the 551st residential unit.
3. Although there is a "roof tax" applied by WLC to each completed house to fund denominational school provision there is no fund accruing to fund a non-denominational school. The provision of the non-denominational secondary school is an obligation tied by a provision in the planning permission. This obligation legally binds the owner of the land, regardless of identity, to build the non-denominational secondary school. The Winchburgh development is being undertaken by Winchburgh Developments Ltd., a firm owned by West Coast Capital. Winchburgh Developments Ltd has sold development plots to 5 house builders who are in the process of building 492 houses for sale. Additionally, 96 social rented houses and flats are under construction. West Coast Capital has cash flow issues hence the slowdown in the build out rate.
4. CM confirmed that Winchburgh Developments Ltd are not obligated to fund the whole of the new non-denominational secondary school since the school will also take pupils from communities other than Winchburgh, notably Broxburn.

5. Even with a new non-denominational secondary school at Winchburgh, pupils from Winchburgh attending Linlithgow Academy will be entitled to continue their studies in Linlithgow although past experience is that many pupils will transfer to the new school.
6. CM confirmed WLC commitment to finding a solution and is to attend a meeting on Friday 3rd March.
7. RS introduced a brief discussion on the benefits of infrastructure being funded from a levy on the land value which would prevent the issues being experienced at Winchburgh.
8. JK highlighted the problem of Linlithgow Academy being oversubscribed in 2019/20 which means that a solution for Winchburgh is required now. CM confirmed that it may be necessary to refuse requests for Linlithgow Academy places for those outside of the catchment area and also to introduce temporary classrooms. No Linlithgow pupil will be denied a place at Linlithgow Academy.
9. The total number of pupils attending Linlithgow Academy from Bridgend, Winchburgh, Torphichen and Westfield is currently 245 (19% of the school population) of which 117 are from Winchburgh, a number which is expected to rise.
10. CM believed that the application by a developer for £8.87m from the Scottish Government for infrastructure development at Westfield has been given an amber light and if granted will facilitate the private construction of 481 houses and 69 flats. This will have an impact on Linlithgow Academy.

4b. **Coat of Arms.** A reception is to be organised for the official handover of the Linlithgow Coat of Arms.

Action MC/JK

4c. **Pedal for Scotland.** A meeting is to be held in the Burgh Halls on 1st March attended by MC, MM and PB.

Action MC

(5) Working Group Updates

- **Planning** – JK referred to the previously circulated planning report and highlighted the following points:
 - **Weekly Planning List**
 - 0735/MSC/16 An application for planning permission by Bellway for an additional 8 houses at Winchburgh has been approved.
 - **Places, People and Planning - A Scottish Government Consultation:**
 - JK summarised the Planning Forum’s response to the consultation document. The full document, summary paper and proposed response is at www.llbcc.org.uk/planning. A point was made by a member of the public that the response was based upon the experience of the Community Council and did not reflect the experience of a member of the public in dealing with the planning system. JK confirmed that Scottish Government had asked specifically for a response based upon the experience of the Community Council and that this was the final stage in a process which has been ongoing for over a year. MC advised that any comment received from members of the public before the March meeting would be reported to the meeting and a response forwarded to Scottish Government.

Action JK
 - **Edinburgh airport flightpath consultation:**
 - The “lets go further” consultation has moved into phase 2 with a number of routes being proposed. The consultation ends on 30th April 2017. Discussion postponed until March meeting.
 - **Planning Forum:**
 - JK reported the meeting of the Planning Forum on 16th February. The minutes are on the LLLBCC website.
 - **Membership of Groups:**
 - Papers outlining group structures and membership were circulated but discussion postponed until the March meeting.

(6) Police Scotland Update – MC advised that the verbal report from the police was focused on a break-in at a house in Grange Knowe where 3 cars and jewellery were taken.

(7) Treasurer's Report - IK stated that the current balance in the bank is £2790. This includes grant funding shortly to be invoiced. Two replacement cheques require to be issued - £49.76 to the 4th West Lothian Scouts and £25.00 to Aileen Boyle.

(8) Any Other Business and questions from the floor - the following points were raised.

- JK raised the idea that the West Lothian Association of Community Councils would be best served by an annual or bi-annual conference rather than by monthly meetings which are currently suspended. DT asked what the purpose of the conference would be. JK suggested that it would be to discuss current topics of common interest but the main purpose would be to enable Community Councils to share ideas and experiences. It was agreed to make this suggestion to Lorraine McGrorty. **Action JK**
- RS queried the removal of the bottle bank at County Buildings. TC said the he would investigate. **Action TC**
- There was no other business or questions from the floor.

Meeting closed at 9.05 pm.

John Kelly
16th March 2017