

Minutes of Linlithgow and Linlithgow Bridge Community Council Meeting Tuesday, 23rd April 2013 held in the Burgh Halls

Present: Chair – Bruce McCallum (BM), Lyn Aitken (LA), Nick Davis (ND), Debbie Dow (DD), Clive Dyson (CD), Ian Kelly (IK), John Kelly (JK), Fiona Low (FL), David Tait (DT), Ron Smith (RS), Jack Thompson (JT), Mike Vickers (MV), Bob Salter – Wallace Land (until 19.30), Greg Limb – Gladman Developments (19.30 – 20.00), Constable Brian Reid (BR), Councillor Martyn Day and 9 members of the public.

Apologies: Councillor Tom Conn (TC), Councillor Tom Kerr (TK)

Minutes of Previous Meeting: Previously circulated – approved as a true record of the meeting of Tuesday 26th March 2013.

1. Presentation by Wallace Land

A presentation was given by Bob Salter (BS) of Geddes Consulting acting for Wallace Land Ltd of the proposals for the Burghmuir A housing development. BS outlined that the 200 house proposal is anticipated to be similar in concept to that previously presented for a part of the proposed development south of the Blackness Road. 15% of the proposed development will be affordable housing. It is anticipated that the master plan and supporting documentation will be the same as that for the Phase 2 part of the withdrawn Burghmuir application. Wallace Land has an environmental impact assessment screening opinion request with West Lothian planners at this time. BS did not believe that the 200 houses together with the extended the Regent Centre would trigger air quality issues. The 200 homes are within the catchment area of Springfield Primary School and the anticipated 60 children can be accommodated at the primary school and at Linlithgow Academy without extension or disruption. The proposed contribution towards education in Winchburgh is a matter to be discussed with West Lothian Council. A public consultation will take place in Low Port Centre on 15 May and a planning application will be submitted after the 12 week consultation period.

In addition to the current 200 house proposal, which is overtly acknowledged to be in response to a similar application by Gladman Developments Ltd, Wallace Land are committed to continuing the dialogue with the planning officers of West Lothian Council regarding the Main Issues Report and the Local Development Plan in order to fulfil their ambitions for the completion of a modified version of the development proposals previously submitted for planning permission. Wallace Land was 'committed' to building the extra slip roads at M9 J3 even though it has now dropped the proposal to build a supermarket and will not raise this again unless the extension to Tesco at the Regent Centre is not built. Wallace Land would set money aside for the slip roads from the construction of the 200 houses on the south side but this would not be sufficient to pay for them and the remainder would come from building the additional 400 houses on the north side. BS stated that extending the Regent Centre and building 600 homes works for the town.

In answer to questions BS stated:

- The impact of the proposed Regent centre expansion will be taken into account in the revised proposals for phase 2 of the development which may include a neighbourhood retail facility rather than the 40,000 ft.² supermarket previously proposed.
- It was acknowledged that prime agricultural land was being used for the development
- Consideration of a northern relief road (Bonnytoun to St Ninians) in lieu of the M9 slips had not been considered.
- The exact proposals that Sigma Capital Group have for the Winchburgh retail development are not currently known.

2. Presentation by Gladman Developments Ltd – Clarendon Farm

Greg Limb (GL) of Gladman Developments Ltd gave a presentation on the proposed development of 195 houses at Clarendon farm. The site is approximately 26 ha (65 acres) on which development is considered practical on about one third of this area with approximately 28 houses to the hectare. The site will be developed in two parts a more dense northern part and a less dense southern area abutting the houses on Clarendon Road.

139 people attended the public exhibition and consultation at Low Port Centre on Tuesday, 19 March. Of those that completed the post-event questionnaire 27% were in support of the scheme, 59% were opposed to the scheme and 14% were undecided. Two issues dominated the comments, the access roads to the scheme and the educational impact of the scheme. GL advised that Hyder Consulting has been appointed to address the traffic management issues and EPDS consultants have been appointed to investigate the educational position.

Gladman has been advised that to submit a planning application before the main issues report would be premature and therefore any application will follow further consultation and discussion with officers of West Lothian Council prior to the submission of an application. In answer to questions GL stated:

- There was no intention to develop the remainder of the site in future and Gladman were amenable to the idea of setting aside the remainder of the site, in trust, for the benefit of the community. RS raised the issue of the financial burden attributable to the development for the upkeep of the open space. This issue has yet to be resolved.
- Gladman had been advised by West Lothian Council that Clarendon house will be put on the market this year in three plots and that this may give a potential route to access to the site.
- Clarendon Road was only suitable as a pedestrian access to the site.
- The potential of an access/relief road from Edinburgh Road to Manse Road has yet to be discussed.

GL summarised by stating that the consultation process was in its early stages, meetings were being held with a number of interested parties and there was no intention to submit a planning application prior to the Main Issues Report.

3. Matters arising

Actions from meeting of 26th March 2013

	Action	By	Result
1.	Supplementary planning guidance has been issued with regard to advertising which will affect the banners at the Old Hole in the Wall	ND	Completed
2.	Advent Fayre: the disbursement of funds was allocated as follows: Gala day £500 proposed IK by seconded by FL St Michael's Day Care Centre £500 proposed DD seconded JT Dementia Drop in Centre £250 proposed LA seconded MV Nursery Group £200 Proposed DD seconded FL JK to liaise with TC	JK	Ongoing
3.	Flodden Quincentenary Lecture – see agenda item 5 below	ND	Ongoing

4. Police Report

BR introduced his report with information on the 101 campaign. 101 is the number to dial to contact local police for non-emergency matters. Crime in Linlithgow remains at the same level as the previous year with a slight increase in dishonesty and domestic break-ins. Recent crimes included a number of break-ins to houses in the Deanburn and Springfield areas. Houses targeted were those where the owner was perceived to be on holiday.

The response team for Linlithgow is now stationed at Broxburn with three community officers assigned to Linlithgow. The relocation of police reception to County Buildings is scheduled for December/January. JT queried the enforcement of the Clarendon Road parking restriction. The scheme in general is working however there is no parking warden assigned to Linlithgow at present, the task being undertaken by wardens from Broxburn and Bathgate as and when they are available.

5. Flodden Quincentenary Lecture 31st August 2013

BM introduced the topic and confirmed the Community Council support for the venture.

ND outlined the preparations for the Flodden Quincentenary lecture on 31 August 2013 as follows:

- Linlithgow Book Festival is now fully engaged in the event with another author, Rosemary Goring, literary editor and columnist of the Herald, also speaking.
- Historic Scotland is also in support of the venture and the Jousting this summer will be themed on Flodden
- Also featured is the marriage of James IV and Princess Margaret Tudor -- the Thistle and the Rose, and the Northern Synod Pilgrimage for Peace to Flodden in July.
- Tour operators have indicated an interest in visiting Linlithgow at this time.
- The event will open the door for the Linlithgow participation in the Bannockburn story next year.

ND outlined the costs of the event as:

Hall hire	£159.90
Speaker fees	£250.00
Printing 5000 bookmarks	£588.00
Cost of AV, box office, etc	£400.00

Total estimated cost is £1397.90

There was some concern that the venture is considerably different to the original concept, discussed in the meeting in November which involved a speaker for a fee of £250 with no cost anticipated for the use of the Burgh Halls. This latter presumption was corrected in that whilst the Community Council benefits from preferential rates for the use of the Burgh Halls it is not at zero cost.

In the debate regarding the liability of the Community Council if the event has to be cancelled it was stated that the liability would be the printing costs and that part of the hall booking fees not returned. ND stated that he is prepared to accept personal liability for any costs incurred by the Community Council if the event were to be cancelled.

On the basis that there was no risk to the Community Council CD proposed that the Community Council provide cash flow funding limited to £1000. DD seconded the proposal which was accepted by all members.

During a discussion of the printing costs it was agreed that DT would facilitate the obtaining of final quotes by Friday 26 April based upon information provided by ND. This information would be circulated to all members for agreement before Monday 29th of April.

Action ND/DT

6. Treasurer's Report

The treasurer's report was given at the EGM.

7. Chairman's Report

- a. BM and IK attended the Gala Day event which was very successful with £800 raised.

b. The Deacons event on 15 June will commence from the Westport, help is required in carrying banners. The cafe area of the Burgh Halls has been booked for the marches hospitality event at a cost of £31.95.

c. Linlithgow Dyers barn dance is to be held on Saturday 18th May

8. Secretary's Report

A written report accompanied the agenda.

- Change to the October meeting from 22nd to 29th October. JK to change Hall booking
- Vetting for under 18's not necessary for Community Council meetings.
- Representation on other bodies – see item 11.

Action JK

9. Planning Secretary's Report

- a. Burghmuir. See item 1 above.
- b. Carendon See item 2 above.
- c. Union Canal residential moorings – JK to meet with Scottish canals on Tuesday 30th April. RS advised that the Civic Trust has suggested that a suitable site for canal moorings was at a proposed new marina at the east of the town just west of Park Farm.

10. Town Management Group Report

A written report was circulated by CD prior to the meeting. The main issues were:

- The TMG has about £40k to spend. It may negotiate a new SLA to start this financial year, but WLC may not offer one.
- The meeting agreed to spend up to about £27k on the following projects:
 - 1c) Creation of a mosaic portraying both sides of the ancient burgh seal outside of the County Buildings. £3,500
 - 1f) Installation of heritage lighting along streets to the north and east of the canal basin – possibly down Station Road. £20,000.
 - 2a) Upgrade the route from the station to the canal basin, including replacing railings with bollards, cleaning and adding signage. £2,000.
 - 3d) Upgrading the displays at Linlithgow Bridge / Mill Road crossroads. £2,000.Some of the costs are estimates and there will be contributions from other sources.
- It was agreed that represented groups on TMG would provide written updates prior to the Monday before each meeting.

11. Representation on Other Groups

The representation of the Community Council on other groups was discussed and summarised on the attached paper.

Action all

12. Planning Forum Proposal

The idea of a Planning Forum was broadly welcomed by the Community Council as a step towards proactively contributing towards the progress of the Local Development

Plan and specifically being prepared for the Main Issues Report and Local Development Plan consultation. It was proposed that the Community Council set up and launch the Planning Forum.

Action JK

13. Any Other Business

- CD proposed that website training should be undertaken in the Burgh Halls but lack of Broadband prevents this. Although the infrastructure is in place in the Burgh Halls it is not used. CD suggested that it may be necessary to underwrite the monthly subscription to a Broadband provider. CD undertook to contact West Lothian Council IT department to determine what is really needed and how much it would cost.

Action CD

- CD proposed that the agenda of future meetings be significantly curtailed and that reports be circulated prior to meetings. This would allow discussion on what the Community Council is attempting to achieve. It was agreed that two of the key objectives of the Community Council, as currently outlined on the website, would be discussed each month and an action plan developed. This commencing with the next meeting. It was suggested that an early topic be educational capacity at primary and secondary level.

Action CD

- JT requested the agenda of future meetings be included in the District Diary of the Gazette.

Action JK

- At the Chairman's request Fiona Low attended the Scottish Heritage Funding Day. A short report to be circulated.

Action FL

14. Close

There being no other business the meeting closed at 21.45. Next meeting Tuesday 28th May 2013.

John Kelly
24th April 2013
Minute Secretary