

Secretary's Report April 2019

1. West Lothian Community Councils Joint Forum 9.30 – 13.00 – Friday 3rd May 2019. Civic Centre Livingston. Agenda includes discussion on health provisions, planning, policing & neighbourhood watch and transport. Presentation by Edinburgh Airport Environmental Noise Advisor. All Community Council members welcome.
2. Participation Requests: a. Vennel Project Group. Meeting 26th March. Notes of meeting awaited.
3. Perambulation of the Marches Wednesday 12th June help requested
allan@allanrobertsonconsulting.co.uk
4. The following TTRO's are for information only:
 - a. Scouts St Georges Day Parade 28th April 2019 14.30 – 15.00, Blackness Rd, High St, Cross & Kirkgate.
 - b. Street lighting works High St 31st January to 26th April.
 - c. Street Fair Saturday 11th May High St 12.45 to 13.15
 - d. Scottish water works in Barons Hill Avenue 27th of May 2019.
 - e. Deacons Night High St closure 8th June 18.30 to 19.30.
 - f. Crying of the Marches Friday 14th June High St 13.00 to 14.00.
 - g. Linlithgow Orange Lodge Parade 29th June Edinburgh Road, High Port, High Street, West Port, Falkirk Road, Main Street, Mill Road & Avontoun Industrial Estate. 16.00 – 18.00.
 - h. Party at the Palace 10th & 11th August 2019 Bonnyton Farm Rd from junction with Blackness Road.

John Kelly 20th April 2019

Planning Report April 2019 below

1. 1110/FUL/18 Boghall East – Cala Homes. See notes of the Development Management meeting 17th April 2019 below.
2. 0201/FUL/18 48 flats at Edinburgh Road. The reporter has decided that planning permission will be granted provided a section 75 agreement is made between West Lothian Council and Mctaggart & Mickel. Planning permission will not be issued until that agreement is reached and registered.
3. 0007/FUL/13 – Post Office Ramp. (withdrawn) DT advised that the Post Office franchisee (Jacqui) has been in discussion with an architect with respect to the

implications of making a new planning application. TK & TC correspondence with the Post Office.

4. 0303/FUL/18 - McCarthy and Stone, Templars Court. FOI received. Section 75 agreement obtained from Registers of Scotland.
5. 0340/P/19 Wilcoxholm Farm, Application in principle for a residential development.
6. There was a short discussion at the Planning Forum on the policy for High Street facias particularly with regards to the new Barbers signage for which no planning application has been made. Marilynne MacLaren undertook to contact members of the Civic Trust to determine whether they would be willing to produce a simple pamphlet giving guidance on fascia signs etc in the conservation area with best practice examples. The planning guidance for Linlithgow shopfronts is in the on-line papers for this meeting.

John Kelly
20th April 2019

Note on the WLC Development Management Committee meeting on Cala Application.

This agenda item lasted a good 2.5 hours.

1. John Kelly, Secretary to the Community Council and Janice McBride, a neighbour, both spoke to the undesirability of Cala seeking to provide a direct access to Blackness Road from their proposed Development
2. Their concerns were centred around the safety aspects due to cars speeding particularly off the M9 motorway. Both proposed a roundabout at the end of Springfield Road. McBride provided personal input and stated that there had in the last five years been one fatal accident and some near misses on this stretch of the road. This could not at the time be confirmed or otherwise from Police reports but needs to be confirmed.
3. The main opposition to a roundabout came from the Council Officer responsible for Traffic Matters. His argument was that the proposed situation is consistent with UK Road statute
 - a. The Council Officer did not dispute that cars travel on this section in excess of 40 mph; 47 mph was quite normal
 - b. The Council Officer rejected Councillor Kerr's compromise proposal that the existing 40 mph sign to the east of the junction be replaced by a 30 mph sign as this would be contrary to UK Road practice and he could not defend it.

- c. The council officer noted that if Carla were required to fund a roundabout then they would appeal on the basis that the Carla development adds little to the unsatisfactory conditions which exist currently. *JK note – in a discussion with Cala’s Strategic Land Director after the meeting he stated that the cost of the roundabout was very little (bearing in mind that Cala are required to pay for 200 m of widening and realignment of the A803). The problem of the roundabout is its location on land not within Cala’s ownership and the roundabout’s geometric configuration. Traffic lights were suggested. End of JK note.*
 - d. The Cala representatives added little to this discussion although did state that one reason why Cala rejected the roundabout was that the big tree (known locally as the Hanging Tree) was protected by a Tree Preservation Order and could not be moved. This was disputed. Also that the roundabout would need to be funded by someone.
4. The other contentious item was on secondary schooling. Councillors wanted to know why secondary schooling which was the reason Cala’s previous application being rejected by the Council and the Reporter, was now acceptable. The answer is the ‘City Agreement’ arranged between the Council, Cala and a Scottish Developer for further Winchburgh development would include a contribution to the funding of a Secondary School. The Council Officer on Education stated that Cala and the Council had come to an agreement that building and release of new houses at Winchburgh would be phased in with the completion of the new Secondary School. Councillors pressed repeatedly this Council Officer as to what would be the consequences of a delay in the school vis a vis the release of new houses. Councillors Kerr and Fitzpatrick considered that his answers over the 10 or so minutes of questioning were inconsistent and required clarification. It became clear that the council officer in question had additional information as to the details of the Cala / Council agreement which had not been included in the Council’s Report on the Application. He was asked to provide this information so Councillors could gain a clearer picture of the viability of the proposed phasing. As it presently stands, the Cala development is planned for occupation from August 2020 while the Winchburgh secondary is planned to be finished only by 2022. The Council Officer for Education considers this not a problem as he expects only one pupil from the Cala Estate seeking a placement at the Linlithgow Academy over this period.
5. To the separate point on pedestrian access between the new estate and Springfield; it was noted that Cala had removed the footpath in the South West corner and they now planned access across the piece of land just south of the junction between Springfield Grange and Blackness Road (land already owned by Cala).
6. Chair, taking these two items together (access and education), asked Council Officers to clarify both items and report back in two meetings from now. (10am Wednesday 12th June)
7. However, all parties did agree that they had were happy for the site being developed for housing.

17th April 2019