

**BROXBURN COMMUNITY COUNCIL**  
**Minutes of Meeting**  
**30<sup>th</sup> June 2014**  
**held in the Old Town Centre, Broxburn**  
**at 7pm**

**PRESENT**

**Members:** **Chair** Tom Roy, **Secretary** Ellen Glass, **Treasurer** Dorothy Knox  
Robert Morrison; Murray Kane; Sylvia Roy; Russell McLean, Steve Dowd.

**Minute Secretary:** Kirsty Hughes

**Councillors:** Diane Calder and Janet Campbell.

**APOLOGIES**

Harry Ferguson, Cllr. Tony Boyle.

**Previous Minutes dated 26<sup>th</sup> May 2014** were accepted as accurate and proposed by Robert Morrison and seconded by Murray Kane.

**Matters arising and carried forward from Previous Minutes**

**1. Local Councillor Representation**

EG advised she has written to all four local Councillors' to formally invite them to attend future Broxburn Community Council meetings. Replies have been received from all Councillors' except Cllr. A. Davidson.

**2. Old Town Centre Gardens**

A £20,000 fund is available for using to improve the garden area (from the archway on Station Road) leading in to the Old Town Centre – impressive plans/landscaping proposals have previously been drawn up and made available for consideration. Discussions have taken place with the pensioners who lease the Old Town Centre to make them aware of the plans and it was noted that whilst the pensioners are not interested in maintaining the land once developed, a community volunteer group could be established to do so – this could be advertised at a future date.

TR advised that £5,000 out of the £20k fund has to be used to pay for essential repairs for the fire exit path from the Old Town Centre. Concern was raised as to why this money had to come out the £20k and not paid by WLC as essential Health and Safety repairs/maintenance – it was agreed that the terms of the lease should be investigated in order to check whether this has to come out of the £20k.

**ACTION: EG**

It was agreed it is essential to get approval from the owners of the land and that contact should be made with Gordon Connolly at WLC in order to be able to obtain contact details for owners to be contacted. Traders also require to be contacted.

**ACTION: EG**

Janet Campbell mentioned the recent press updates on the Community Garden in Portobello and suggested an advert could be placed to determine whether any Broxburn residents would be interested in supporting/working in a community garden project.

## **New/updated items discussed**

### **1. Planning updates**

We were notified that the Pit Stop Café had lodged an Appeal re their Planning application being refused. The Appeal was heard but the Panel require to carry out a site visit then reach a decision. Various other businesses were enquired about re having applied for different things, e.g. Class, signs etc.

William Tracey Group has applied for extension to 24-hour working and this has been extended for one year, it was also noted that they had to reach a mutual agreement with Broxburn Bottlers.

Dalton's - concern was raised re Dalton's as there is green sludge in the ditch on the land between the shredder and Loaninghill Fabrication Co. Ltd. It was agreed that this should be raised with Martin Costello, the Enforcement Officer.

**ACTION: DK**

The following planning update was discussed in detail:

Ms McCorrison, Planning Officer, informed us of the receipt of planning application which was 'Planning permission in principle for a 38.5HA mixed use development comprising housing, community facilities and open space provision with associated infrastructure and landscaping (amended plans – updated May 2014) (Grid ref. 309726 673237) at land to the North and East of East Mains Industrial Estate, Broxburn, EH52 5LT. This details reducing the number of housing units to 826, introduction of housing to the central area of the site, relocation of the open space, removal of the single-stream Primary School and removal of the supermarket. CN confirmed that the alternative master plan proposal has necessitated consideration of the related environmental impacts including transportation, cultural heritage and landscape and visual impact.

The assessment of transportation impact concludes that the additional traffic generated by the proposed development, does not increase by a level to access the alternative proposals impact on air quality at the junction of A89/B8020 (at end of Peniel Place). Copies of the addendum to the environmental statement, is available to the public.

Discussion took place re this and it was agreed that the Community Council should respond in writing to West Lothian Council with our comments/concerns re the following: potential increased traffic implications (particularly at peak times), at Greendykes Road and Peniel Place; the situation re Great Crested Newts; works to be carried out at the Belvedere Wall; upgrading of the Water Treatment plant; likely impact on the Brox Burn; site for the proposed new Primary School; ground contamination and any possible health implications.

**ACTION: DK**

## **2. Land Contamination Issues**

Concern was raised once again about the fact that West Lothian Council are not willing to release any of the land available to potential developers which is much more attractive and viable to them than the contaminated land areas which appear to be the only areas currently being offered to developers. Concern is that this may discourage potential developers from improving our local community.

Contamination Report for the Candleworks site in layman's terms is still outstanding. This will be requested from Chris Norman, West Lothian Council.

**ACTION: DK**

## **3. Non-Denominational Primary School**

EG advised a letter has been received from West Lothian Council providing an update on proposals for the additional non-denominational primary school infrastructure which is required to support the proposed housing development plans for Broxburn.

DK advised that HF is reviewing the details and further update will hopefully be provided at the next meeting.

**ACTION: HF**

## **4. Sports Facilities**

JC confirmed that the building situated at the bottom of Church Street (next to Stewartfield Park), is soon to be declared available for community transfer – JC is due to meet with West Lothian Council to discuss what needs to be done to make an application for this. It was also noted that the management group of Albyn Football Club, are keen to ensure any new sports development sites are added to the existing site of the facility at Albyn Park. Further details regarding this will be discussed at future meetings.

**ACTION: JC**

Further to discussions at a previous meeting re problems with the condition of the premises at the Thistle Industrial Estate, JC advised she has contacted the Economic Development Team to help advise the owner of the Black Belt Academy on potential funds they could apply for and advised that help is also being provided to review the terms of their lease agreement.

## **5. Anti-Social Behaviour**

DK advised a Notice has been received for amendments to the 2004 Act, requesting comments. It was agreed that SD and DK would review this and submit comments to West Lothian Council.

**ACTION: DK**

## **6. Climate Challenge Fund**

Climate Challenge funding is now available to community groups – Grants are available for up to £150k per project. Discussion took place to discuss whether the Community Council could establish any suitable projects to attract funding. This led to discussion re possible creation of a Community Trust and it was agreed to invite Tony Foster of

Kirknewton Development Trust to attend a future Community Council meeting to discuss successful initiatives which have taken place in Kirknewton.

**ACTION: EG/TR**

**7. Christmas Tree Invoice**

The revised invoice submitted to cover the costs of WLC buying and erecting the tree has to be agreed and processed for payment.

**ACTION: DK**

**8. Community Council Review**

One of the main points to note is the suggestion of opening membership of Community Councils to business people within the town who don't live within the town also that 16-18 year old junior members should take part and could take up Office roles. Also if members miss three consecutive meetings, they will be asked if they plan to return, it is planned to amend this to six meetings. TR advised that he has previously asked the Head Teacher of Broxburn Academy to seek representatives. RMcL stated that any such changes would require the Constitution to be amended.

It was agreed that TR would contact Peter Reid of Broxburn Academy to seek volunteers.

**ACTION: TR**

**9. BMX Track**

DK requested an update on a possible visit from Chris Hoy but no progress has been made re this. Positive feedback has been received on the first two cyclists who had their first taste of competing and both did very well.

**10. NHS Association**

DK attended a recent NHS Association meeting to discuss planned hospital changes. It was noted that St John's is getting more day surgery capacity and the aim is for more treatment at home where possible. Reference was made to the Strategic Plan and a Public Meeting is to be held on the 23<sup>rd</sup> July.

**11. Town Centre Management Group**

TR advised that the Broxburn Christmas celebration events will be held this year on 6<sup>th</sup> December. Discussion also took place re ownership of the town centre noticeboard which was located at the library. TR advised that WLC are no longer able to put the noticeboard at the library and the plan is to relocate it to Argyle Court. It was accepted that this is now a community board which both the Town Centre Management Group and the Community Council can use. TR agreed to check re access to the noticeboard keys and confirm at next meeting.

It was agreed that two representatives of the Community Council should always be attending future Town Centre Management Group meetings.

**ACTION: TR**

**12. Car Parking Charges**

EG advised a letter has been received re car parking charges at Livingston Centre and that an online petition is now in place.

### **13. Strathbrock Partnership AGM**

TR and SM attended the Strathbrock Partnership Annual General Meeting and TR commented on the number of local groups participating in activities at the venue and stated that all was going very well. Comment was made on how well received a presentation on 'Mary's Meals' Backpack Project - a charity which helps children who have suffered war, poverty, famine, or natural disaster with the aim being to provide them with educational materials to help enable them to obtain an education and hopefully, help escape poverty in later life.

### **14. Parking at East Mains Industrial Estate**

Discussion took place re need for the Community Council to address concerns with West Lothian Council re the number of cars and lorries parked on the road of East Mains Industrial Estate as concerns have been raised as to whether people are using it as a park and ride facility. It was agreed to contact Kevin Hamilton, Road Transportation Safety Manager, to arrange a visit to the site and to provide feedback.

**ACTION: EG**

### **15. Finance Update**

DK advised Broxburn Community Council bank balance is currently £2,860.38. A copy of the Accounts are attached for information and review. Attention should be drawn to the 'Note to File' statement regarding the Disbursement Grant and The Regeneration Fund.

### **16. Next meeting**

The next meeting will take place on Monday 25<sup>th</sup> August 2014 in Broxburn Old Town Centre at 7pm.

[WWW.broxburncc.org.uk](http://WWW.broxburncc.org.uk)

**\*\* The meeting will be recorded for accuracy of minutes unless someone wants to discuss a personal problem in which case it may be turned off if requested.**

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