

Broxburn Community Council Draft Meeting Minutes

Held on Monday 30th March 2015

Held in Old Town Centre

Present: Tom Roy, Sylvia Roy, Cllr Janet Campbell, Murray Kane, Harry Ferguson, Cllr Diane Calder, Jack McLaren, Debbie Halloran, Robert Morrison, Ellen glass

Apologies: Russell McLean

Guests: Fiona Taylor- West Lothian Council Housing, Gavin Spence – Resident, Angela Mackay – Resident, Graeme Barrie – Resident.

Welcome

Tom Roy thanked all for attending.

Matters Arising

Harry Ferguson noted the undernoted changes to the February minutes:

Under Shop Closures paragraph 7 Knight and Bain are going to look at advertising available properties in Broxburn and linking it through BUTA website.

Under Planning paragraph 1 can you put School drop off.

Under Presentation paragraph 9 the plan for housing will take 3-4 years to build.

Paragraph 12 the contamination of asbestos is at the Vion site and not Candleworks.

All members were happy to accept the above changes.

Minutes of February meeting were accepted as an accurate reflection of the meeting proposed Harry Ferguson and seconded Murray Kane.

It was confirmed that Shoe Zone has been taken over by a carpet company.

Guest Speaker – Fiona Taylor West Lothian Council Housing Division

Fiona Taylor tabled the revised layout showing 230 units proposed by Lovell, this layout still has alterations to be made to it and will be reissued.

Drainage Strategy has still to be approved by Scottish water

Planning has not yet been submitted in full

Phase 1 is for 45 units and planning has been submitted

Phase 2 would be submitted within the next 3-4 weeks.

This area wasn't initially zoned for housing but was reassessed and went to Scottish Government for approval with the support and recommendation by West Lothian Council.

The housing mix is cottage flats, 4 in a block and semi-detached properties and bungalows. It will be very similar to the development at Little Boghead in Bathgate which was undertaken by the same contractor.

Fiona Taylor did advise that there is quite a height differential on the site from the top to the bottom and gabion baskets will be used to level areas.

Gavin Spence noted that Gabion baskets are not a secure method and require to be maintained every 10 – 15 years.

Fiona Taylor advised that all available options have been looked at and this method was decided to be the best option.

In addition there will be a retaining wall reducing levels at the top of the site. Which will also segregate the area of Architectural interest we have been advised that there is a burial area there and is of particular National importance.

Cllr Diane Calder asked about the open spaces and Fiona Taylor advised there are pocket parks, there has been extensive work done on the layout to allow for as much open space but giving private gardens.

There are also areas with mines which are still being investigated.

It was asked if there will be a play park on site and Fiona Taylor advised that Lovell's are making a developer contribution to upgrade the existing park (The Range) Graeme Barrie and Angela Mackay raised concerns over this as the park doesn't have capacity just now for all the existing kids to use and is mostly run for clubs etc. and is not left open for use at any time, the area is secured and monitored with CCTV. Fiona Taylor advised she would take this matter back and revert back at a later date.

Cllr Janet Campbell confirmed that Education had been taken into account by the Planners as both herself and Cllr Diane Calder had asked about this and they were advised that there are enough spaces at Kirkhill but a boundary review may be required to take into account the feeder pupils from Dechmont.

Graeme Barrie confirmed he was on the PSC for Kirkhill Primary School and that there are only 2/3 spaces available so doesn't think Education had been taken into account. Kirkhill only has 278 pupil spaces.

Cllr Diane Calder reiterated what Planning had advised herself and Cllr Campbell, and they both have this confirmation in writing.

Gavin Spence noted that he did not think there was the right traffic infrastructure to support this.

Harry Ferguson said we need to look at all the developments around Broxburn of which some will alleviate the traffic through Broxburn all together for example the infrastructure at the Arches.

Cllr Janet Campbell asked if Fiona Taylor could ensure there was a developer contribution for the future maintenance of the gabion baskets and the retaining wall.

Ellen Glass asked if Angela MacKay or Graeme Barrie had attended the Kirkhill Residents Association meeting?

It was confirmed they had not as they were not aware of it. They were advised the meetings are held the 2nd Wednesday of every month at the huts from 6.30pm and the Residents Association have a real issue with dwindling numbers so new support would be welcomed.

Graeme Barrie noted his concerns over the surface water which causes regular flooding at the school.

Fiona Taylor advised she would take this back and ensure that the Drainage Impact Assessment takes this into account. Foul drainage is also under review.

Ellen Glass asked if the local doctors, dentists, emergency services had been consulted over this? Fiona Taylor to look into this and advise if the Strathbrock Medical Centre was consulted for capacity.

Fiona Taylor advised of the 1000 house scheme and said that so far 800 houses have been built so far and as this is a transfer led policy most of the people moving into these new houses will likely already be residents from Broxburn but moving into a house more suited to their needs i.e whether it be smaller or larger.

It was asked which houses had been consulted about the development.

Fiona Taylor advised there were 55 properties notified which are all on the periphery of the new development.

Discussion took place over the path to grass verges, concerns were raised over people going from the paths onto the roads as sometimes the grass areas are all muddy can the areas for walking not just be solid paths? Fiona Taylor to take the comments and views back.

Police Report

There was no Police report present. Debbie Halloran to email Inspector Jocelyn O'Connor or Scott Robertson.

Treasurers Report

It was confirmed there is £1,714.62 in the bank with a cheque of £903 from West Lothian Council for the Administration Grant to be banked.

The only costs to come from this will be the £160 for the Christmas Tree.

Correspondence

Email from West Lothian Council re digiCC Day Survey

Email from West Lothian Council re Creative Conversation Adult Learners

Email from West Lothian Council re PHRP Events

Email from West Lothian Council re War and Disability

Email from West Lothian Council with WLACC Minutes

Email from West Lothian Council re Active Travel Event Invite

Email from West Lothian Council re Race Forum

Email from West Lothian Council re International Workers Memorial Day

Planning

Harry Ferguson confirmed that the old tattoo shop on the Main Street has submitted a plan for change of use to Class 3 hot food service.

It was noted that Maccess had went into Administration and approx. 20 jobs will be lost.

Concerns had been raised by local residents regarding the Planning Application for the 3G pitch and 50ft lights proposed for Broxburn Academy.

Harry Ferguson contact Wendy McCorriston as he was having issues trying to open the documents initially and would not be able to comment by the date, after getting the documents Harry Ferguson went back to Wendy McCorriston the Case Officer and Wendy advised of the undernoted:

Planning reference: 0161/FUL/15 is for a new 3G artificial surface pitch with fencing and lighting. As I understand from our Sports Development and Facilities Team Leader it has been designed in conjunction with the school for rugby and football and is mainly for school use, as Broxburn is the only secondary school in West Lothian without an artificial pitch. After 6pm they are looking to let to other youth sports groups during the week and to some clubs on a weekend. I am discussing times at the moment and any alterations to reduce the potential impact to residents.

The neighbour notification procedures are set out in legislation and require the Planning Authority to notify properties where there is a building to deliver the notice to within 20m of the red line boundary application site. In this instance, because the application site is drawn just around the new pitch, only 8 properties are notifiable.

We have, however, also placed an advert in the local press. Anyone is able to comment within the required period. The local Residents Association has been in touch and I have agreed to extend the period by a further week to allow comments until 10th April 2015.

23 people have already objected and I have spoken to others who are about to.

I have already arranged to meet members of the local Residents Association with Sports Development officers tomorrow at 1pm. Happy for a member of the Community Council to attend if you would like to.

Gavin Spence and Angela Mackay (Residents) noted their concerns and concerns of the residents which included:

- Light Pollution
- Noise Pollution
- Intensification of Traffic
- Increased litter
- Concerns over Anti-Social Behaviour
- Lack of consultation
- Changing Facilities
- Loss of sports facilities (Rugby Pitch)

Angela MacKay noted concern that in the West Lothian Bulletin this 3G pitch had already been advertised as going ahead?

It was asked why clubs cannot use the Albion or park down Station Road.

It was advised that this will be through Sports Development and is to generate income for the School similar to those at Bathgate Academy and Armadale Academy.

There was a meeting scheduled for 31st March with Wendy McCorriston which the Residents would be attending, Harry confirmed that he could not attend but Tom Roy confirmed he would attend and report back on the meeting to the members.

Filling of Vacancies

An overview of the timetable for the Interim Election was given, Harry Ferguson advised he had already given out a nomination form. All nominations will come forward at the April meeting.

AOCB

Tom Roy will get the Business Gateway to attend the April/May meeting.

Harry Ferguson noted there were concerns over catalytic convertors being stolen from vehicles within the town, he knows of 5 at present this has happened to. This will be raised with the Police at the next meeting.

Sylvia Roy noted there was a hypnotist organised for the 9th May at the Strathbrock for £5 per ticket to raise money for the gala day.

Date of next meeting is Monday 27th April 2015.