

BROXBURN COMMUNITY COUNCIL

Minutes of Meeting

26th May 2014

**held in the Old Town Centre, Broxburn
at 7pm**

PRESENT

Members: Chair Tom Roy, **Secretary** Ellen Glass

Harry Ferguson; Robert Morrison; Murray Kane; Sylvia Roy; Russell McLean, Steve Dowd.

Councillors: Diane Calder and Janet Campbell

Members of the Public: 3

Invited Speaker: Chris Norman, Development Manager, West Lothian Council (WLC).

APOLOGIES

Dorothy Knox - **Treasurer**

Previous Minutes dated 28th April 2014 were accepted as accurate and proposed by Harry Ferguson and seconded by Sylvia Roy.

1. Police Update

Police Scotland's Lothian and Scottish Borders report advised a National Doorstep Crime/Bogus Workmen Campaign ran in our area from 7th-18th April 2014. No current issues for the area were raised.

Confirmation was given that a Police Report would be provided for future Community Council meetings instead of having police presence at the meetings. Any issues raised should be addressed to Inspector J. O'Connor, Sgt. C. Mackay and PC. V. Manning.

2. Broxburn Key Planning Update

CN attended the meeting to provide an update on Broxburn's key planning issues. Updates were provided as follows:

Vion site

Significant demolition works are ongoing and there are no indications of any planning applications other than communications received from Montague Evans Ltd. on behalf of Broxburn Regeneration Limited. Broxburn Regeneration Ltd., are keen to establish the views and preferences of Broxburn residents for future site development. Public consultation meetings took place with residents and representatives of Broxburn Regeneration Ltd. in February this year and this is an indication that the company will submit a formal Planning Application at some point in the future for a proposal for mixed use on the site – potentially residential, retail, a community facility and business. The site is currently allocated on the plan as 'employment land' and as such, WLC would, further to discussions with local representation, decide on whether this can be amended.

Broxburn/Winchburgh Core Development Area

CN advised that there is quite a complicated arrangement of proposals for this development. There are three major land ownerships involved - Balmoral Estates own the Eastern part of the land; Bolan Scottish Properties own one side of Greendykes Road and Ashdale Land and Property Ltd. own land at the other side. There is also a requirement for a new Primary School to be built to support the planned increase in residential properties and a new link road to run from Greendykes Road past the bing to Peniel Place (at Glenmorangie site).

HF asked how many houses were planned between the three property companies and CN advised 1000 houses.

WLC are concerned at the black tarnishing of buildings at the Glenmorangie/Diageo site and concerned that although this contamination is not considered a health risk, it does tarnish buildings, trees etc. and as such, WLC are unsure whether this should jeopardise any residential development plans in that area. DC stated that she believed that possible health risks have not yet been ruled out as ongoing research is being carried out regarding this.

A key issue for WLC is trying to establish a land assembly to determine which organisation will pay for which aspects of the overall development plan (e.g. canal bridge work, road infrastructure etc.). WLC are currently trying to bring together the three developers in order to reach decisions and a newly revised masterplan and additional environmental information has recently been compiled by Balmoral Estates - this will shortly be forwarded to the Community Council for review and comment.

ACTION: CN

Ashdale have submitted a revised plan showing further land at the West of Greendykes which they would like to include for consideration.

EG asked whether Winchburgh will play a part in the plans for Greendykes development. CN advised that whilst any bypass road built will also benefit Winchburgh, they will not be providing any funds towards the Broxburn development.

JC asked for clarification on what Bolan's plans were with regard to their site. CN advised that their land had significant mine workings and contamination and that it could be the case that it was best suited to be used for providing the infrastructure required but also advised that it was likely that Bolan would prefer the land to be used for housing in order to maximise their financial return from the land. JC, along with other meeting attendees, expressed significant concern at any plans for a Primary School on this site next to a bing and canal.

JC asked about the previous discussions re a possible park and ride facility being built on Balmoral's land at East Broxburn and asked if that was still part of the plans. CN advised this was no longer being considered.

JC asked whether there had been further discussions re a speculative planning bid which had been submitted a couple of years ago for a development at the other side of the A89 (near Kilpant). CN advised that WLC has refused to consider any development on the other side of the A89 and that no approval would be given for developments there at this time until all the other issues as part of the Core Development plan are resolved.

CN advised that WLC were currently preparing the new West Lothian Local Plan and there is no shortage of developers interested in the land at the other side of the A89. WLC are awaiting direction from Scottish Government on how much additional housing land West Lothian require to provide. Currently around 23K units is proposed across West Lothian – 3K at Winchburgh, 3K at Armadale, 3K at Heartlands, new builds at East Calder etc. and the House Building Industry state they believe WLC should provide more land for development but WLC have advised that they don't have the infrastructure to support this. Considerations were also taking place on how much of Edinburgh's Greenbelt should be reduced and used for house building. The big problem for West Lothian Council is educational capacity and without new schools being built, they are unable to progress with development plans.

SM stated there was a planning proviso that greenbelt would not be used if there was brownbelt available. CN advised the only official greenbelt designated areas were in Edinburgh and that no designated greenbelt existed within West Lothian.

SD asked whether it was the case that at Wester Inch, they were struggling to get builders to build housing and that the provision of social housing was bringing down the value of larger/more expensive housing. CN advised he sees no shortage of house builders interested in building at Wester Inch at all and doesn't believe this to be the case.

Concern was raised by a number of members of the Community Council at WLC potentially jeopardising future development taking place due to their restrictions and refusals of requests for development on more viable and attractive land and their drive to improve the existing contaminated areas and seeking investment of private funds to provide the necessary infrastructure. It was felt that this could be at the expense of improvements for Broxburn. HF summarised by explaining that a general feeling of Broxburn residents appears to be that Broxburn is getting left behind in development/improvement terms compared to other local communities. CN confirmed that the areas of land within the Broxburn Core Development Plan, were currently proving to be the most difficult/complicated areas for development in the region – this reinforced the question of whether this area should be avoided and development concentrated in alternative and viable land within Broxburn.

3. Land Contamination Issues

DC asked if a copy of the Contamination Report for the Candleworks site is available – CN confirmed it is public information and the Community Council should be able to obtain a copy.

ACTION: tbc

DC also asked whether considering the planning permission is still live for the Candleworks site, could there be a possible conflict of interest if Broxburn Regeneration Ltd. received a request from another supermarket to build on the Vion site. CN advised that should a situation arise where two supermarkets were proposed, analysis would need to take place to establish whether the community required an additional two supermarkets. DC stated that due to the considerable contamination issues at the Candleworks site, it did seem more likely that any interested supermarkets would prefer the option of the Vion site as they would not be faced with significant costs to remove contamination.

RM asked whether it was the case that when there is land contamination that is proven to be harmful to the public, should the land owners be responsible for removing the contamination and cited a recent case in Stirling where owners were legally bound to do so. CN confirmed that this is the case, but that to the best of his knowledge, there was no evidence that the land contamination in Broxburn is considered harmful to the health of the public. It was acknowledged that no building would be able to take place on the land until it was proven that no contamination existed.

4. Protected Species

TR asked whether it was still the case that Great Crested Newts are on the land at Peniel Place. CN confirmed that this protected species was still being reported on the land. CN confirmed that Scottish Natural Heritage (SNH) and Scottish Government are responsible for removing/relocating the species. TR asked whether work was currently taking place to remove/relocate them but CN couldn't confirm this was ongoing and advised to request up-to-date information from SNH.

ACTION: TR

CN confirmed that if any planning applications were submitted for this land, a condition would be written in to any planning permission that they must take steps to relocate any protected species from the land prior to development.

TR advised that he and DK had attended a talk on species found in West Lothian by the River Forth Fisheries– this provided advice on how they should be treated and their website is: <http://www.fishforth.co.uk/inns> they are also have Facebook and Twitter sites for any information and/or and sightings to be reported. Sightings can be reported at: <http://www.inns.rafts.org.uk/>

5. Tesco Development

Confirmation was given that Tesco no longer wish to build on the site at Greendykes Road. Planning permission granted for a supermarket on this site, will remain live for a further year and as such, other interested parties may apply.

Tesco were going to help build a continual link road and also to pay for the costs to clear contamination of the Candleworks site – this is obviously no longer being provided.

HF asked whether a cost was detailed in the Contamination report carried out by Tesco and whether it would be worth WLC paying for the land to be de-contaminated in order that it would prove a much more feasible business option for prospective developers. CN advised WLC had no money to fund this and that the only way this would happen would be from developer-led investment.

DC asked whether the Contamination report could be made available to review – CN advised it would be in the public domain and he would request a copy be sent to the Community Council.

ACTION: CN

6. School and Health Service Facilities

EG raised the need for school facilities in Broxburn and asked what was happening with school catchment area for Winchburgh considering the 550 new houses being built and asked whether their catchment would still be Linlithgow or would they be looking to come to Broxburn Academy. A Non-denominational Primary School is planned for Broxburn as part of the Broxburn Core Development – funding for this will also have to be agreed with the Developers.

A member of the public enquired re alternative sites proposed for the new Primary school and CN stated it was proving very difficult to establish an alternative location at this time. Question was asked whether the Vion site could be a possible site for the new Primary School but CN advised this was not likely to be considered an option due to the requirement for schools to be located within walking distance for pupils in order to comply with WLC's Safe Routes to School Policy

HF asked whether there was also a need to consider an increased requirement for access to GP/Health services. CN advised that there have been no objections raised by NHS to the allocation of new housing for Broxburn with respect to additional resources being required. EG advised Winchburgh will have a new Health Centre facility as part of their development.

7. Sports Facilities

Planning permission has been granted for an extension at Albyn Football Club which will incorporate a room with a sprung floor which will be available for hire. It was also noted that the Management Group of Albyn Football Club have stated they would be interested in considering future development/extensions on the site to provide a much larger community sports/function hall being built as they are keen to continue to be a central hub and improve the provision of facilities and activities within the community. Ideally such a facility could have sprung floor with

high ceiling height to encourage other sports groups to the area – this could be a possible option for the Vion developers to investigate.

ACTION: tbc

A member of the public advised that discussions had taken place with the owner of the Black Belt Academy who leases premises at Thistle Industrial Estate and that the owner was experiencing great difficulty in getting necessary building repairs carried out – this is affecting community sports groups and as such, local Councillor support/advice would be appreciated.

ACTION: DC/JC

8. The Queens Baton

Celebrations will commence at the Albyn Park at 9am for 15 minutes then will proceed down Greendykes Road to the Main Street. National Lottery funding has provided £2K to cover the cost of flags and activities and the Broxburn Uphall Traders Association (BUTA), will supply bunting for the shops.

9. Dog Fouling

Incidents of dog fouling has to continue to be reported and this will be monitored.

10. Christmas Tree Erection

The invoice submitted to cover the costs of WLC buying and erecting the tree were disputed and it was agreed that an objection would be raised to the first two days' work as it was felt that the work should only have taken one day.

ACTION: JC/DK

11. Councillor Representation

It was noted that it would be good to try and have representation from the four Local Councillors if possible at future meetings. It was agreed that an invite would be sent for future meetings.

ACTION: EG

12. Old Town Centre Gardens

A member of the public requested an update on the progress of the Community Garden – no update was available and it was agreed that contact would be made with the Old Town Centre Hall Management Group to reassure them that community volunteers could be available to maintain the gardens once in place and to invite representation along to the next meeting and a further update on progress that could be made should take place at the next meeting.

ACTION: EG

13. Old Broxburn High School

WLC have submitted a letter advising the anticipated completion date for this development is 21st June 2015 and confirmation that they have considered the request for pedestrian walkway to be built throughout the site to lead to Broxburn Primary School but this has been rejected due to concerns for privacy, safety and belief that this would be detrimental to the enjoyment of residents.

14. Traffic Restriction

Notification was provided of a temporary traffic restriction for Almondell Road from its junction from Station Road to a point 20 metres East of the junction. This work will commence on 9th June and end on 10th June (2 days).

15. WLACC Minutes

A copy of Minutes from West Lothian Association of Community Councils (WLACC) was provided for review.

16. Next meeting

The next meeting will take place on Monday 30th June 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.**