

**Broxburn Community Council**  
**Minutes of Meeting held on Monday 25<sup>th</sup> October 2010**

**Present:**

West Lothian Council	:	Cllr. E Glass, Cllr J Campbell, Cllr A Davidson
Broxburn Community Council	:	D Knox, T Roy, J McLaren, E Bradley, B Smerecki
Broxburn Academy	:	L Harrison, C Johnson
Ecclesmachan & Three Mile Town CC	:	G Allen
Lothian & Borders Police Community Constable	:	A Kidd
Others	:	R Morrison, T Angus, T Penman, C Lynch, C Simpson L. Muirhead, A Forbes

**Minutes of previous meeting**

Minutes proposed by Jack McLaren, Seconded by Dorothy Knox  
No matters arising from September minutes

**Police Report**

- **Local crime statistics** – 52 Crimes, 23 solved ( 44.2%) **YTD** 286 , 111 Solved ( 38.1%)
- Henderson Crescent , cannabis plants to value of £600-£800 recovered . Male occupant charged and reported under Misuse of Drugs Act by Safer Neighbourhood Team officers
- S.N.T also responsible for clearing up a number of vandalism and fire raising incidents several local male and female youths charged with these crimes and reports sent to Childrens Reporter
- **Police Surgery Vehicle** –mobile surgery vehicle will be brought ( when available) to East Main Street ( coinciding with monthly meetings).

**New Community Council Members**

Applications to join Broxburn Community Council received from

- Robert Morrison                      Russell McLean

Both Robert and Russell voted onto council. Broxburn Community Council now standing at 8 members

**Treasurers Report**

- **Accounts balance** - £1,518.01 = Special Account £121.40

DK

**WLACC Report**

- Dorothy outlined the benefits of membership of the WLACC

**Sainsbury Planning Application**

- **Robin Holder and Donald Anderson presentation** - covered the following topics
- **Application Nov/Dec** - process likely to take 1 year to opening , if application successful
- **Mail shot** to 6000 households resulted in 750 replies
- **Public exhibition** which took place on 28/29<sup>th</sup> Sept was attended by approx 120
- **Support for store** was recorded at 92% ( Support for Park and Ride at 80%)
- **Need for store?** – addressing 'expenditure leakage' to neighboring supermarkets in Livingston – Bathgate
- **Employment opportunities** – 350 jobs , (1/3<sup>rd</sup> full time 2/3<sup>rd</sup>s part time) focus on employing local ,
- **Store size** – 35,000 ft2 ( approx 25% bigger than Linlithgow Store) –
- **Impact on main street** – as Sainsbury is the furthest of the three current applications from town centre it is felt that the impact on other retailers will be lower
- Presentation also noted that food retailers compete with one another rather than with small retailers
- Sainsbury are keen to work closely with the Community Council and with BUTA to assist town
- **Deliveries to store** - 3-4 deliveries per day from E.Kilbride logistics depot ( route avoiding Main Street)
- **Access to store from A89** – traffic lights at T junction

**Discussion**

- **Asked what Sainsbury would do for the community** – Mr Holder explained that Sainsbury store managers are 'charged' to become involved within the community , contributing to local area events , charities etc.
- **Sequential Test** – this is a guideline to encourage development of sites within town centre's ( if available) radiating out from town centre, edge of centre, edge of town.

**Note** Candleworks is viewed as 'town centre'  
Thistle Business Park site is 'edge of town'  
Sainsbury site is 'out of town'

- **Workers rights and rates of pay** – Cllr Campbell asked for clarification on rates of pay in relation to minimum wage and if part-time and full time employees had the same rights. Mr Holder did not have the salary details but did confirm that full and part time employees would have the same rights

## **VICO Planning Application Thistle Business Park**

- **Alistair Reid-Thomas and Roderick Macleod presentation** - covered the following topics
- **Pre planning application** – Public Presentation at Excite Sports Centre 12<sup>th</sup> November 2010
- **Store size** – 45,000 ft<sup>2</sup> ( 30,000 ft<sup>2</sup> sales space)
- **Developer led application-** Mr Reid-Thomas explained that the application is sought on the site and if successful a supermarket is brought forward
- **Need for store?** – addressing 'expenditure leakage' to neighboring supermarkets in Livingston – Bathgate
- **Site benefits** – next best to being in town centre as site is on main street , linkages in terms of transport, footpaths etc. and least additional traffic
- **Employment opportunities** – 250 jobs
- **Benefits for local community-** agreement in place with land owner – 'substantial budget' set aside for town centre improvement- proximity of store to town centre would also encourage local shopping
- **Section 75 conditions** - would be attached to site

## **Discussion**

- Cllr Glass explained Section 75 and asked the Community Council to consider what project would best benefit the town which could be a condition of any successful application  
**Note: (2/11/10)** Vico have subsequently confirmed that they will no longer be pursuing a planning application for a supermarket on the Thistle Industrial estate site in Broxburn

## **AOB**

- **Overton Farm Development** – Copy of Environmental Statement received
- Available at library and **Online Planning Applications** at [www.westlothian.gov.uk](http://www.westlothian.gov.uk) application **No 0485/P/10**
- **SESPLAN** – notification of future ( longterm) development at Burnside South Side of A89 received
- **Buchan Park Bowling Club** – request for assistance in refurbishing dressing rooms- Cllr Glass indicated that the bowling club needed to provide costings and should also approach other bodies for assistance.
- **Disabled Parking** – number of Disabled Car Parking spaces where kerb height prevented wheelchair access , Cllrs present shall raise this issue with the relevant council department
- **Speed prevention** – crossing Greendykes Road (North of Union Canal) is proving difficult and dangerous ( for elderly , disabled or individuals pushing buggies) due to the combination of high kerbs and speeding vehicles. Request for consideration to be given for speed calming measures to be introduced
- **Curran Crescent** – tree in residents garden is potentially hazardous , estimate to remove approx £1,400 although the residence is council owned it is likely that the missives would indicate that the resident would be liable for this expense Cllr's have indicated that they shall investigate possibilities

**Next Meeting**                    **Broxburn 'Old Town' Centre Hall**  
**East Main Street**  
**29th November**  
**7pm**