

Linlithgow Planning Forum

Minutes of Meeting held at 6 Springfield Grange 6th October 2016

1. **Present:** John Kelly, (JK) Convenor (L&LBCC, LCT), Ron Smith (RS), (BB, LCT, L&LBCC), David Timperley (DGT) (LCT) Mike Vickers (MV), (LCT, L&LBCC & LBA), Martin Crook (LLBCC, TMG)), Councillor David Tait (DT) (LBA, WLC), Rick Finc (RF) (RFA Development Planning Consultants), Stuart Szylak (SS) (RFA), Gary Smith (GS) (Hallam Land Management)
2. **Apologies:** Fraser Falconer (LCDT), Roger Livermore (LCAG)
3. **Declarations of Interest:** DT informed the visitors that he is a West Lothian Councillor for the Linlithgow Ward and is a member of the West Lothian Council planning committee. He is attending the planning forum as a member of the community.
4. **Minutes of the meeting of 8th September 2016:** All matters arising were covered by the agenda items. RS pointed out that the agreement to print further copies of the latest edition of the Plan for the Future was not minuted. It was confirmed that it had been agreed that 20 copies would be ordered.

Action RS

5. **Wilcoxholm:** Proposal of application notice for residential development with access, associated Infrastructure works; landscaping and open space (0558/PAC/16). RF, SS and GS introduced themselves. GS introduced himself as Scotland Director of Hallam Land Management, a division of Henry Boot Hill plc, which currently has 12,000 acres under development, 2000 of which are in Scotland. Hallam Land brings forward land for development and was selected for the development of Wilcoxholm following a competitive bidding process. The aim of Hallam Land is to bring forward a master plan for the whole development of Wilcoxholm although the first planning application will be for the development of the South side of the canal. Meetings are to take place with St Michael's Parish Church and also Scottish Canals. The site will include John Kerr's premises. It is anticipated that the main entrance to the development will be from Maidlands, with the current entrance to John Kerr's premises being used for emergency access only. There is to be an exhibition at Low Port Centre from 1:30pm to 7:30pm on Wednesday 26th October. DGT outlined the structure of the Planning Forum and JK confirmed that the Planning Forum was constituted as a subgroup of the Community Council with a membership wider than the Community Council.

Reference was made to the Plan for the Future document and specifically the aspiration of the members of the Planning Forum and the wider Linlithgow community (as confirmed in a recent questionnaire and exhibition) for future development in Linlithgow to contribute towards the cost of significantly upgrading the Linlithgow infrastructure. It was confirmed that the current Linlithgow infrastructure would not support a development of a size anticipated for Wilcoxholm without upgrading. A short discussion took place on the potential costs of such upgrading. RS explained that it is anticipated by the Planning Forum that the cost of infrastructure upgrading to facilitate

the development would be expected as a resultant of the value of the land as opposed to a straight "roof tax". A short discussion took place on the importance of the immediate development of Winchburgh Academy.

The planning forum confirmed that it supported the development with the proviso that it included, in proportion to its size, the infrastructure upgrading outlined in the Plan for the Future.

6. **Letter to Ombudsman:** JK confirmed that he would assemble a package of documentation as a member of the Civic Trust.

Action JK

7. **Weekly Planning List:** The following were discussed:
 - a. Application number 0043/FUL/16 erection of 32 houses with associated roads at land adjacent to Willodean, Bridgend. It was noted that a meeting of the local review body of West Lothian Council is to be held to decide on an application to review the refusal of planning permission on Wednesday, 12 October. Whilst this development is supported in principle the consequent pupil load on Linlithgow Academy prevents its progress at this time.
 - b. There were no other matters arising from the weekly planning list.

8. **Edinburgh airport flightpath consultation:** an article to be published in the October edition of the Black Bitch magazine submitted by Gordon Robertson, Director of Communications, Edinburgh Airport, confirms that in January Edinburgh airport will come forward with proposals for "lines on the map" which will be put out to the public as the next stage of the airspace change consultation programme. It was concluded that the community is powerless to act without the support of its elected representatives. DT agreed to pursue the matter. Post meeting note: CAA state *"It is important that the difference between an 'airspace change' and alterations in the amount of traffic using pre-existing routes is made clear. As the airport has correctly stated, for many years, there have been a number of departure routes available at Edinburgh. These routes include TALLA, GOSAM and GRICE. These routes are known as Standard Instrument Departures (SIDs) and are published in the UK Aeronautical Information Publication (AIP). They are there for the use of the airport and air traffic control and there are no restrictions on the amount of aircraft that can use them, or times that these can be used"*. JK's view is that this interpretation is illogical in the context of settlement planning. A route established in the 1970's but never or rarely used can be brought into play at any time without reference or acknowledgement of settlement development since the design of the route.

Action DT

9. **Place Standard:** A reply from Ian Gilzean, Chief Architect, was circulated for comment.
Defer until next meeting.

Action JK

10. **Report on the Scottish Government Planning Review Workshop:** Report to follow
Defer until next meeting.

Action JK

11. **AOB:** None.

John Kelly
Convenor
17th October 2016.