

# Minutes of a meeting of Linlithgow Planning Forum

## Thursday 5<sup>th</sup> September 2013

**Present:** John Kelly (LLBCC), John Aitken (LCT), Clive Dyson (LLBCC, LCDT), David Tait (LBA, L&LBCC, VWL, Black Bitch Mag), Iain Paton (LCT) and Mike Vickers (LLBCC, LCT, LBA)

**Apologies:** Debbie Dow (LLBCC) and Ron Smith (LCT, Burgh Beautiful, LLBCC, LCDT)

**Date of next meeting:** Thursday 26<sup>th</sup> September.

### Officers

It was agreed that John Kelly will be Convenor, Iain Paton Vice-Convenor and Mike Vickers Secretary. A meeting secretary will be agreed for each meeting to take minutes. Clive Dyson was meeting secretary for this meeting.

### Burghmuir A

Objections from the CC and the CT have been acknowledged. The CC objected on grounds of the application being premature, compromising the local development planning process and being contrary to the established local plan. The CT has also objected on same grounds and also that future planning should be within existing development boundary and that the proposed development would despoil the approach from the east. We agreed that the Planning Forum will review the need to organise a 'campaign' in support of or in objection to Burghmuir A at an appropriate time.

### Clarendon Farm

Access is a specific issue. The application may just be for the top of the site with access from Clarendon Road. Otherwise the same objections will probably be made by the CC and CT.

### Ongoing approach

We confirmed that we develop a Guidelines document to deal with planning issues at a strategic level with a more details 'Vision ' document (or documents). No housing should be allowed without the required infrastructure upgrades. The CT is not keen on setting a specific housing target. SESplan sees the whole of West Lothian as a Core Development Area.

David Tait proposed we set up meetings and actions to progress the Guidelines document and the 'New Vision', in that order. This was agreed.

We discussed the meeting with Craig McMorrison and noted that he took some actions which we need to follow up on. These included: the comparative cost of a 4-way junction and a bypass; providing access to the data from the road traffic survey; ...

### Small developments

A contribution is being negotiated between Millers and WLC. We should ask about where this money, and similar contributions, will be and have been used. Also to query the use of the revenue from the past sales of council houses. Even single houses are levied for education. '600' houses built in Linlithgow since constraint imposed in 2000, with little infrastructure added. We agreed that small developments should come within the Guidelines.

### Consultation

Consultation is not really occurring. We need to understand the situation.

**Action:** CC and CT to write to discuss the problem with WLC planners.

We could ask the council to "Reject any consultation that doesn't have us as a consultee."

## Conservation area status

Conservation area status can be constraining. For example, there used to be trees in the high street. Why have metal poles and then have to add plants? Why not plant trees? We need a positive position on double glazing. Conservation officer's input is just advice.

Overall, we agreed that conservation area status is a 'good thing',

## Parking [and traffic]

We agreed this is included in the remit of the Planning Forum, along with other road and traffic issues. We need to arrange a formal meeting on this with the Council. We should also formally progress the option of a bypass and consider other options to relieve the impact of traffic on the high street.

## Route forward

At the next meeting we will work through the guidelines, line by line. We will pick out topics to address and then these will be addressed, either one at a time or via working groups.

**Action:** CD to circulate '1/3 of the Guidelines' each week. *I have revised and circulated a complete new version after the meeting.*

We will arrange a meeting with the local town planners to raise our issues. We will aim to feed in issues at main issues stage (to frame the issues) and then feed in responses to the request for consultation.

**Action:** DT to arrange an Informal meeting with Craig McCorriston in the next two to three weeks.

This will be followed by a meeting with the planning department to express a local perspective to the main issues report.

## Short term objectives on the planning process

We noted that anyone can apply to receive notification of the weekly list. Jojn Kelly receives this notification on behalf of the CC.

We agreed the following objectives:

1. To get the consultation process (via the CC if this is the best route) working more effectively.
2. To make sure the weekly list is always reviewed and action can be taken. An aim of this is to prevent delegated powers being used when not appropriate. We have 7 days to respond to notifications of the form: 'the following will be dealt with by delegated powers'. Any objection has to go through a councillor. We aim to establish a process and train a few individuals to be able to deal with this.

**Action:** John Kelly and Iain Paton to recommend an approach.

## Communication

We plan to use the Planning Forum that Iain has set up. We need more administrators for the site. We can build on Clive Dyson's WordPress training course.

**Action:** Invite Transition Linlithgow (CD), LBA (DT), Academy students (DT?), TMG attendees (JA) and other groups to participate in the Planning Forum.

**Action:** Mike Vickers, as Secretary, to set up list of involved members and groups so that minutes can be circulated.

Meeting secretary: Clive Dyson