

Linlithgow Planning Forum

Minutes of Meeting held 10th January 2019 Linlithgow Partnership Centre

1. **Present:** Ron Smith (RS) Convenor (BB, LBT, L&LBCC), Joyce Hartley (LLBCC), John Kelly, (JK) (L&LBCC, LBT), Marilynne MacLaren (MM)(Chair LCT), David Timperley (DGT) (LBT), David Tait (DT) (LBA, WLC), Mike Vickers (MV), (LBT, L&LBCC & LBA), Lawrie Alexander.
2. **Apologies:**, Fraser Falconer (LCDT, LLBCC), Sue Friel (SF)(Chair TL & L&LBCC), Martin Crook (LLBCC, TMG), Máire McCormack (MMcC)(L&LBCC & TL), ,
3. **Minutes of the meeting of 6th December 2018:** Approved.
4. **Matters Arising:** There were no matters arising not on the agenda.
5. **Planning List. Planning list**
 - a. 0949/FUL/18 – Burgh Halls smoking area. It was decided not to object to this application.
 - b. 1180/A/18 – Vaporize. Signage. The revised signage plan was approved by the meeting and therefore it was decided not to object to this application.
6. **Vennel Participation Request.** Participation request has been submitted and a response to the request is expected by 11 January. There was a short discussion on whether the planning forum should take the initiative and get advice from developers and others such as the Housing Federation and the Souter Charitable Trust. It was decided to hold any further action until we had a result regarding the participation request.
7. **Templars Court.** Lawrie Alexander made reference to 3 letters the last of which received no reply. Three primary points were made:
 - a. The reason why West Lothian Council gave planning permission for 41 flats and 2 retail units was that the proposed design would make a positive contribution to the enhancement and preservation of the character and appearance of the conservation area.
 - b. Permission was given subject to the condition that the removal of the front element of the building (former SMT office) is not authorised until the developer has demonstrated to the planning authority that contracts have been placed for the redevelopment of the site. Demolition shall not commence until written confirmation of receipt of the required information has been given. Until written confirmation is issued by West Lothian Council, the building was to be maintained adequately to prevent deterioration of the building fabric and the adjoining properties.
 - c. Lawrie Alexander confirmed that the approval for the scheme was given with the proviso that the frontage building was part of the development.

During the following discussion DT stated his understanding that since McCarthy and Stone were contractor and developer there were no contracts as indicated in condition described above. There appears to be nothing in the law to force the contractor to complete. It was stated that McCarthy and Stone plan to withdraw from Scotland (by October 2019). It was decided to request through a Freedom of information request the following:

- the building control warrant

- evidence of building control agreement to the construction method to be adopted for the demolition and subsequent construction of the frontage building. Also evidence of compliance with the method.
- A copy of the start certificate.
- A copy of the completion certificate.

DGT volunteered to write the freedom of information request.

Action DGT

RS to follow up his previously email to Craig McCorrison.

Action RS

8. **Clarendon - PPA-400-2093 - Proposed Residential Development with Associated Works and Landscaping. Gladman appeal hearing 20th February.**

DGT, referring to the agenda for the hearing, noted that there was effectively one item on the agenda that of the traffic impacts of the development specifically:

- the potential levels of traffic generated
- conflict with pedestrians
- on street parking and potential alternative accesses
- the access as proposed in the draft local development plan

no other matters relevant to this appeal will be considered at the hearing session.

DGT mentioned the new local development plan, the new housing sites, and in summary what evidence is there for the reporter to change his mind on the previous appeal result. Housing land supply is not an issue for this appeal although very much an issue for West Lothian generally. DGT passed to JK the statement made on behalf of Linlithgow Civic Trust.

Action DGT/JK

9. **Plan for the Future 2nd Edition** it was proposed that the next meeting of the planning forum commits most of it is time to this topic.

10. **Beechraigs. 0913/FUL/17 | Formation of a car park and associated works.** This application approved by officers under delegated powers was not objected to by the Community Council. It has become apparent that the scale of the works is not reflected in the title. The work is nearing completion so only remedial action can be taken. (It is noted that the car park surfacing is to be grasscrete) Tree screening and landscaping is required. It was agreed that the supporting business plan for the project should be requested. It was suggested that the Visitor Centre could be the Linlithgow focus point for the re-routed Pedal for Scotland event.

Action JK

11. **West Lothian Council response to Democracy Matters** – Communities of Interest and brief report of Joint Forum of Community Councils Exec meeting. As indicated in JK's email 3rd January and following Mike's note of 20th November addressed at the December Community Council meeting there was a brief discussion of the West Lothian response. MV reiterated that the Community Empowerment Act recognises Community Councils and that the Scottish Government will report later this year. Meanwhile the Joint Forum of West Lothian Community Councils intend to establish Forums to deal with initially four topics including Planning. These can be construed as Communities of Interest.

12. **AOB.** There were no matters under AOB.

13. **Next Meeting:** The next meeting will be on 7th February 2018 at 3.30pm at Linlithgow Partnership Centre.

Meeting closed at 17.10.

John Kelly, Secretary, 17th January 2019.