# Minutes of West Calder & Harburn Community Council 13/08/2024

## Present: Joan O’Donnell JOD (Chair), David Burgess DB (Treasurer), Allan MacLaughlin AMcL (Acting Vice Chair), Bart Smit BS. Apologies: Vinolin Govender VG, Matt Pearce MP (CDT), Aidan Fleming AF, Eileen Fleming (Planning Sec.) EF, Sally Przybylska SP, Linda Hughes LH, Cllr Cathy Muldoon, Cllr Pauline Clark, Councillor Meek, Lesley Duncan LD (Police Scotland).

**In Attendance:** Alex Bow AB, Walter Robertson WR.

## Items of AOCB: Items for discussion intimated by JOD, AMcL.

## Minutes of July meeting: The minutes were proposed by AMcL and seconded by DB.

**Residents query:**

AB and WR attended the meeting to raise points of objection regarding Planning Application 0452/FUL/24 - Land to South of 7 Stewart Street West Calder West Lothian EH55 8DT – 4 flats with associated works.

* This application appears to be encroaching onto the public footpath to facilitate private parking for the development.
* The planning boundary line drawn by the developer indicates that public land (footpath and roads) has been incorporated within the development boundary. We would seek clarification from WLC that Land Registry documents are available, regarding this proposed boundary line.
* The committee agreed that off street parking, for these housing units, should be incorporated totally within the site boundary, with the establishment of “a dropped kerb” only.
* It was agreed that the site is also prone to flood risk but there is no report available yet from SEPA.
* It was also agreed that ground contamination may also be present. The committee voted that the Community Council would raise an objection to this planning application.

**ACTION: JOD to produce a letter of objection for approval by the committee before submission.**

## Police Report: No report has been received but information can be found at COINS link on the WLC website.

## CDT Update: The latest report is attached as Appendix 1.All minutes/meeting papers from CDT meetings will now be circulated to the Community Council committee.

## Matters arising:

* Website design. JOD stated that CDT will put us in touch with a web designer.

**Ongoing.**

* It was agreed that JOD will start the process of advertising for a Minute Secretary. It was agreed that this position will be offered at the Living Wage rate. **Ongoing.**
* Resident Query raised on 14th May - boundary at the southwest side of Latham Park. The report from West Lothian Council (WLC) Planning is attached at Appendix 2. However, the following questions remain unanswered:
  + Have the Land Registry boundaries been adhered to?
  + Has the hedge been planted?
  + Has the Open Space team reported on the findings that were passed for investigation?
  + Has the Open Space team reported back on the pedestrian path used by wheelchairs?
  + Were elected officials made aware of this info in April 2023?

**ACTION: JOD will forward these queries to WLC Planning.**

* WLC Review of Community Centres. The committee agreed that the Community Council together with CDT and/or Five Sisters Partnership Group should meet with the West Calder Community Hub office bearers to offer advice and support. AMcL now attends the Hub Management Committee as a representative of the Community Council.

**ACTION: JOD will contact Hub Management Committee and CDT to set up a meeting.**

## Appointment of Treasurer: DB confirmed that all banking requirements have now been concluded and a cheque book has been received. Item closed.

**Update on AGM:** JOD advised that the 2022/2023 AGM will be held in October. Audited accounts will be available by this date. Outstanding billing from CDT can now be accepted.

## Traffic Management: There were no issues to report.

**Local Place Plan (LPP):** JOD confirmed that following the issue of the draft LPP, CDT were willing to enhance some of the design features before the final document is sent to WLC. The committee agreed that no further enhancement was required.

**ACTION: JOD will issue the final document**

**POST MEETING NOTE: JOD sent the final version to WLC on 21st August for registration. Only Muirieston Community Council sent approval of the draft LPP by 26th August 2024.**

## Correspondence: All forwarded.

## Treasurer’s Report: £2,489.24.

## Planning Secretary Report: All Weekly Planning Reports from WLC have been issued.

* Planning Application 0452/FUL/24 was discussed at the start of the meeting – see notes at Page 1.
* Planning for house at 53 Main Street – 0468/P/24. No detailed plans available yet for comment.
* Gavieside Village Phase 1 (Persimmon). The following response was received from Persimmon, on 5th August 2024:

155 private homes (of which c30 would be apartments) and 55 Affordable Homes (of which c15 would be apartments). A new junction (T junction with ghost island on the A71) will form the main access into the site (and park & ride land) with land reserved to upgrade that to a roundabout once the Mossend Link Road is required to be delivered in due course as part of the Gavieside Development. Land for the park & ride facility at West Calder Rail Station will be included in that application and the first phase of parking would be delivered as part of the Cleugh Brae development. We are continuing to seek to engage with WLC on the future arrangements for management of the park & ride facility. **Ongoing.**

**Reports from Sub-groups and Other Meetings:-**

* + - * **Joint Forum of Community Councils Planning Forum – EF/JOD**

No update.

* + - * **Joint Forum of Community Councils Police Forum – LH.**

No Update.

* + - * **Local Area Committee – AMcL**. WLC will discuss the heightening of the railway bridge at Harburn. **LAC**  link:  [West Lothian Council Committee Information - Meetings](https://emea01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fcoins.westlothian.gov.uk%2FAgenda.asp%3Fmeetingid%3D9620&data=05%7C02%7C%7Cb5f2fc6bb03a4ab8e2e308dc42c289b1%7C84df9e7fe9f640afb435aaaaaaaaaaaa%7C1%7C0%7C638458650503244543%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C0%7C%7C%7C&sdata=rlYvO5sNEPSBTnZrMn4Fvs5RK1Nh8oxP3Evh6sNx9I8%3D&reserved=0)
      * **Joint Forum of Community Councils Transport Forum – JOD**. No update.
      * **CDT Sub- group** **– VG/LH**. No update.

**Any Other Competent Business**

1. JOD reported that the boundary for West Calder Medical Centre has been redrawn and no more patients from the Dedridge area will be able to register at West Calder. Item closed.
2. TTR to be issued for September 2024.
3. Work on the ROW at Hermand Birchwood has been delayed due to staff shortage.
4. AMcL advised that the crash barrier on the B7008 was down and there is still no “Blind Summit” signage – to be discussed at the next LAC.

**Date of next meeting 13th August 2024**

**APPENDIX 1**

General CDT Update – 13 August 2024

**Scottish Co-operative Discovery Centre**

We have achieved Permission to Start from the National Lottery Heritage Fund which means that:

* we have now recruited or are recruiting project delivery staff.
* the tender process for the main capital works is now live with a return date in mid-September.
* we hope to be on site properly by the end of 2024.

**Community Woods and Garden**

* Capital improvement works (RCLLD funded) have been completed (new polytunnels, beds, signs)
* Discussions re-entrance and community benefit from Morrisons (WCHS extension) continue.
* Successful 2024 open days and events so far

**Camilty Wind Farm**

* Met with representatives of Vantage RE, the new owners to discuss Community Benefit and potential Community Investment
* Agreed to link them with Community Council to liaise on engagement with residents.
* No plans to increase number of turbines or extend height.
* Plan to minimise excavations by keeping as much of the wire to Drumcross over ground.
* Ongoing discussions with local (Harburn) landowners on the above
* Next step is meeting with Kirknewton on Community Benefit and Investment opportunities.
* Welcome input from CC windfarm liaisons in this – can you confirm that this is still Allan and Linda?

**Union Square**

* New improvement and maintenance plan been developed by CDT.
* Two short volunteer sessions planned for next month – community turnout has been very poor at previous volunteer sessions and support in helping encourage people to come out and help would be appreciated.
* Hope to get WLC to support this by agreeing to remove green waste which has been an issue at previous volunteer sessions – any help in making this happen would be appreciated.
* Community Inclusion Team have refurbished the wooden planters in the Square (we propose to remove the wooden planters outside “Gilles’s”)
* Fuller clear out of beds planned for Autumn/Winter with new planting of easier to maintain plants in Spring.

In a nutshell we hope that a clear out, more soil and some new plants that will require only two volunteer sessions a year to upkeep is the way forward. Creating a volunteer team to do this ongoing is the key challenge.

**APPENDIX 2**

LATHAM PARK:

The case (ENF/0329/22) was closed on the 27.04.2023 following an investigation with the following outcome :

The investigation in connection with the position of the boundary fence has concluded that the boundary position is correct. The boundary has been verified by West Lothian Property Team as well as Persimmon Homes.

The Development Management case office has contacted Permission Homes Ltd regarding the boundary treatment to the park side on the north of the development. Permission Homes Ltd are required to ensure the correct hedge treatment is applied in accordance with the approved granted planning conditions set out in 0848/FUL/19.The Development Management case officer will continue to liaise with the developer to ensure the works are in line with agreed plans and appropriate changes are undertaken in the agreeable timescale. The retention of the fence on a temporary basis prior to planting of the hedging is acceptable.

Site inspections were carried out by enforcement officers in connection to the concerns about the width, maintenance and surfacing of the current pedestrian path, as well as overgrown vegetation at parts. Following the inspection, the Open Space team at West Lothian Council have been made aware of the findings. The concern regarding the pedestrian path specifically for residents who use a wheelchair has also been raised for their attention.

INVESTIGATION CLOSED IN APRIL 2023.