

Gullane Area Community Council

Representing Aberlady, Dirleton, Drem and Gullane
www.gaddabout.org.uk

Minutes of meeting held on Thursday 26th May 2016, 7.00pm at Gullane Village Hall

Minutes are subject to adoption at the next meeting

Present: Tom Drysdale, Chair (TD) Dirleton
 John Hendry (JH) Gullane
 Veronica Sked (VS) Gullane
 Donald McDonald (DMcD) Dirleton
 Sian Morris (SM) Drem
 Martin White (MW) West Fenton
 Cllr Jim Goodfellow (CllrG) East Lothian Councillor
 Cllr Tim Day (CllrD) East Lothian Councillor
 Lynne Simpson (LS) Secretary
 Tony Thomas (TT) + 5 others CALA Presentation
 5 members of the public

No	Item	Action
1	<p>Apologies Apologies were received from: Jeremy Finlay (JF), Angus McCallum (AMcC), Malcolm Duck (MD), Karen Chapman (KC), Rosanne Ainslie (RA) and Councillor Dave Berry.</p>	
2	<p>Minutes of the previous meeting Previous minutes were confirmed as a true reflection of the meeting.</p> <p>Outstanding actions from previous meeting</p> <ul style="list-style-type: none"> Item 5 – check budget figures for GACC. C/F. KC Item 5 – check if grant to Dirleton History Society has been paid. C/F. JF Item 5 – check if application from Gullane Village Hall still required. C/F JF Item 6 – report from George Kerevan MP not received. JF to chase. Item 7 – payment for GACC website registration. C/F. KC Item 8 – report from meeting at Gullane Primary School on proposed housing developments. C/F KC 	<p>KC JF JF JF KC KC</p>
3	<p>Matters arising – replies to correspondence Nothing to report this month.</p>	
4	<p>Police report IP did not present as it was agreed that the focus of the meeting to be the CALA presentation. Police Report to be circulated to GACC members. TD took the meeting through the key points of the Police Report for the previous month.</p> <p>Road safety</p> <ul style="list-style-type: none"> Main area of concern remains A198 into Aberlady (west side). 7 people charged with speeding offences in the period. Next area to be targeted by speed camera will be the Drem to Ballencrieff road. 5 other incidents reported, including speeding, dangerous driving and an incident of road rage. <p>Antisocial behaviour</p> <ul style="list-style-type: none"> 2 incidents of vandalism / malicious damage reported. 	

	<p>Housebreaking</p> <ul style="list-style-type: none"> • 1 attempted break-in to a garage in Gullane. Attempt failed and nothing stolen. <p>Parking</p> <ul style="list-style-type: none"> • 2 separate complaints about parking on Main Street, Gullane. On one occasion vehicles were moved on. <p>The date of the next CAPP meeting is Wednesday 29th June 2016, at the North Berwick Council Chambers.</p>	
5	<p>Local priorities</p> <ul style="list-style-type: none"> • TD to check with Dirleton History Society whether grant was received. • New applications expected in the near future but nothing this month. 	TD
6	<p>Planning matters - Gullane</p> <p>The majority of the meeting was devoted to a presentation by CALA representatives on the proposed housing developments in Gullane. Representing CALA were: Tony Thomas from apt planning & development ltd; Gillian Tait from CALA; Donald Sayers, Sarah Halford and Alan Stewart from JTP Architects; Claire Carr from SWARCO – a company specialising in traffic management solutions.</p> <p>At the outset TT expressed surprise as they had expected to present to people from the village. There had been a large and well-attended public meeting to discuss the proposals the previous week, and JF had advised that another large meeting was not required at this stage and the presentation would mainly be for GACC members.</p> <p>The key points covered by CALA were:</p> <ul style="list-style-type: none"> • 2 day consultation presentation in Golf Hotel, almost 200 people attended and 55 feedback forms were received, which is slightly higher than the normal feedback rate. Some feedback positive but mostly against the developments. Main issues raised were: <ul style="list-style-type: none"> ○ The scale of development ○ Traffic and parking ○ Transport links with Edinburgh ○ Impact on schools ○ Impact on Health Centre • Fenton Gait East detailed planning application to be submitted at the end of June. This will show specific details of each home. An outline planning application will be submitted for Saltcoats Field at the same time, this will show the indicative layout only. Both contain a mix of private and affordable homes. • Fire Training College site – closing date for bids was today, still likely to be some time before the preferred bidder is selected by ELC. CALA did not disclose if it had bid for this site. Timescales depend on the planning process, but this development in theory should start before the others. • Amendments have been made to the Fenton Gait East plans following feedback from residents in Muirfield Steading and Fenton Gait. Changes include putting more space between existing houses and the new development, moving the position and amount of affordable housing, moving a road within the development to help retain views of North Berwick Law, reducing the height of houses that will neighbour existing homes and measures to reduce use of footpaths that pass close to existing windows. • SWARCO have been monitoring the volume, flow and speed of traffic in and around Gullane, especially around West Fenton Lane, with a view to supporting the planning applications when they are submitted. Proposals to manage traffic 	

	<p>include introducing “gateway” features to alert drivers to slow down (e.g. rumble strip and increased signage) at both Gullane and West Fenton.</p> <ul style="list-style-type: none"> • Development proposals now include a dedicated footpath / bridleway from Gullane to West Fenton that is separated from the road. There would also be a continuous footpath linking Fenton Gait and other houses to Gullane Main Street. • Appearance of houses will be more in keeping with East Lothian style, eg use of red roof tiles, detached garages, and outer band of housing will face outwards so that people entering the village will see the front of houses rather than the backs which is in keeping with the western entrance to the village. • CALA has an option on land close to Drem Station and if part of that is released for housing then part of it would be used for an increased car park with footpath to the station. There is currently no housing development proposed at Drem in the Local Development Plan. • The public will have an opportunity to feedback on all proposals as part of the normal planning application process. • Timescales: Fenton Gait East likely to be delivered within 5 years, with houses being released in phases. Saltcoats Field will be later than that but unlikely to start for a couple of years and will take 5 to 6 years to complete • A management plan for construction traffic will be developed as part of the detailed planning process for each site. • Developers obliged to contribute to the cost of upgrade of infrastructure to accommodate larger population – eg Primary School. CALA have met with Primary School representatives and believe all concerns have been addressed. • All East Lothian developments now obliged to contribute to upgrade of Old Craighall Junction. <p>Points raised following the presentation:</p> <ul style="list-style-type: none"> • No solution presented on current overcrowding on trains. Disagreement as to how bad this is. • Access points to West Fenton Lane and Main Street remain a concern, as does the extra volume of traffic. • John Stevenson, attending as a member of the public, presented an article in the May 2016 edition of Gullane Parish Church magazine, which outlined the history of the trees lining West Fenton Lane, and asked for confirmation that these trees would be retained. Answer was “yes”. TD to circulate article to GACC members. • Discussion on release of affordable housing. Likely to be a formula based on release of other housing types that will be set by ELC as condition of planning permission. • Impact on Edinburgh city bypass, Sherrifhall and Old Craighall Junction still a concern, especially for people who work in the west side of Edinburgh. Upgrade to City Bypass to accommodate extra traffic from East, West and Mid Lothian not being considered. 	TD
7	<p>Website</p> <ul style="list-style-type: none"> • VS suggested a separate meeting to discuss how to improve awareness and use of the GACC website. VS to set up meeting. In the meantime LS to hand paper 	VS

	copy of meeting minutes into Gullane Library. Dirleton Village website has link through to GACC website.	LS
8	<p>Village Reports</p> <p>Aberlady</p> <ul style="list-style-type: none"> No update <p>Dirleton – TD & DMcD</p> <ul style="list-style-type: none"> 2 sites likely to have planning applications submitted in the near future. Dirleton Village Association (DVA) will send a representation to ELC when the applications are lodged, but what that will be has not yet been agreed and at the moment the overall position of DVA is neutral while discussions within the village are on-going. TD can possibly provide an update at the next GACC meeting. <p>Drem – SM</p> <ul style="list-style-type: none"> Nothing to report <p>Gullane – VS & JH</p> <ul style="list-style-type: none"> Nothing to add following lengthy discussion on proposed housing developments. <p>West Fenton – MW</p> <ul style="list-style-type: none"> Reflective bollards have not arrived. 	
9	<p>East of Scotland Deer Association</p> <ul style="list-style-type: none"> In view of the amount of time to be spent on the CALA presentation, this item was deferred. Representatives of GACC to meet with the Deer Association and present back to the full meeting. JF to organise. 	JF
10	<p>Any other competent business</p> <ul style="list-style-type: none"> MW had circulated a paper regarding an approach from Haddington and District Amenity Society and Musselburgh Conservation Society on whether GACC wanted to join them in approaching ELC about development in the County in relation to the LDP. MW suggested this was not necessary at present and it could be revisited when SES Plan 2 is published for consultation at the end of August. This was accepted by the meeting. DMcD attended the North Berwick Coastal Area Partnership meeting earlier in the week. Disappointed at lack of attendance at the meeting, which has a £200k budget to spend on local infrastructure improvements, plus £100k extra to raise educational attainment. Priority 1 requests (ie for completion this year) for the GACC area are: <ul style="list-style-type: none"> Benches for Dirleton Dirleton Primary School playpod store and an outdoor tap Upgrade to Gullane Village Hall Upgrade to Gullane Beach Toilets Disappointing engagement between this group and the local communities. TD to speak to DVA about it and everyone else encourage to promote it in other villages. DMcD recently attended a meeting on East Lothian Broadband Performance. Around 70 people in attendance. Digital Scotland have now provided list of postcodes where superfast broadband is to be available, and ELC is looking to make up any shortfall in the county. DMcD to circulate the list of postcodes. Recent announcement that First Bus to withdraw from East Lothian causing some concern. CllrG commented that ELC already looking at other service providers, and it may be an opportunity to improve the service (as seen in Haddington). ELC Council procurement team already working on school bus contract for next 	<p>All</p> <p>DMcD</p>

	<p>term. GACC will monitor closely and make representation where necessary to ensure continuity of bus service to Aberlady, Gullane and Dirleton.</p> <ul style="list-style-type: none"> • Gullane Post Office – update that it will not move to the library. Opening hours in mini-market have changed and risk of closure appears to have been put back for now. • Request from member of public for public toilets in Aberlady – particularly to serve visitors and people attending funerals in the church. Referred to Aberlady GACC members with a view to proposing funding from NB Coastal Area Partnership budget. AMcC, MD 	AMcC MD
11	<p>Date and venue of next meeting Thursday 30th June at 7.00pm, Dirleton Kirk Hall</p>	