

GULLANE AREA COMMUNITY COUNCIL

(Representing Aberlady, Dirleton, Drem and Gullane)

www.gaddabout.org.uk

MINUTES OF THE ONLINE MEETING HELD ON THURSDAY 26 August 2021

Minutes are subject to adoption at the next meeting

Present

Tom Drysdale (TD)	Dirleton
Malcolm Duck (MD)	Aberlady
Frank Neat (FN)	Aberlady
Rebecca Hughes RH)	Aberlady
Hayden Edwards (HE)	Aberlady
Gordon McLelland (GM)	Gullane
Dorothy Arthur (DA)	Gullane
Karen Chapman (KC)	Gullane
Nicky Black (NB)	Gullane
Martin White (MW)	West Fenton
Hugh Smith (HS)	Drem

In Attendance ELC Councillor Jim Goodfellow (Cllr JG); Community Police Officers Marco Crolla and Douglas Kerr. As a guest Ragbir Chana (RC) Gullane resident

Item	Title	Action By
1	Sign On, Welcome and Apologies TD welcomed all to the online meeting and noted it was quorate. Apologies were received from Hugh Smith, David Tait and Jamie Tough. KC opened the meeting on Zoom but was unable to attend thereafter.	
2	Minutes of the Previous Meeting The minutes of the meeting of 29 July 2021 were approved, and all present agreed with decisions taken.	
3	Matters Arising and Actions from the Last Meeting TD - Community police attendance at our meetings – this has now been arranged.	

	<p>TD and GM - Beach carpark signage – TD had contacted the ELC ranger service. The position at Yellowcraig is deemed to be satisfactory; ranger contact details passed to GM in respect of Gullane Bents.</p> <p>All – CALA Saltcoats, Gullane site – see under Village Reports – Gullane</p> <p>GM - Litter bins at Gullane Smiddy – EIC officials had told GM that they consider the emptying frequency is adequate but Gm expressed the view that this is clearly not so and will pursue it further.</p>	
4	<p>Membership, Chairmanship and Secretarial post</p> <p>Ragbir Chana, a Gullane resident, who was attending the meeting as a guest, had expressed an interest in filling the remaining place representing Gullane. TD will discuss this with him further after the meeting.</p> <p>Succession to TD as Chairman after he retires was discussed but no conclusions were reached. He stated that under the ELC rules, the new Chair is to be elected at the first meeting after the October elections, agreed to be held on Thursday 21 October. There will be further discussion on this at the September meeting.</p> <p>There has been no response to advertisements for a new Secretary. Agreed that these should be repeated. TD to draft and circulate a job description.</p>	<p>TD</p> <p>TD</p>
5	<p>Local Priorities</p> <p>There had been no new grant applications since the July meeting. Concern was expressed at delays having been reported by successful applicants in payment of grants. KC to be asked to review this.</p>	KC
6	<p>Treasurer's Report</p> <p>KC had not provided a report. It was agreed to ask her to ensure that in future one is provided prior to each meeting.</p>	TD
7	<p>Police Report</p> <p>The monthly community police report, which had been circulated prior to the meeting and would be posted on the website and on Facebook, was noted. Although the new community police officers had joined the Zoom meeting they could not be seen or heard although they provided a chat entry to say that they could hear and see the other participants. TD to take this problem up with the community police team and seek to resolve it.</p>	TD
8	<p>Village Reports</p> <p>Gullane – notes of the meeting held on 16 August between TD, GM, DA, MW and representatives of ELC and CALA had been circulated. Clare Jones, Chair of Gullane School Parent Carer Council, and Lorna Scott, Chair of Gullane Village Association, had also attended (Lorna only in part). The primary concerns related to construction traffic using the haul road along the south side of the site, running in parallel with the footpath; the dangers arising from the access to the haul road off West Fenton Road; problems for school children going from and to West Fenton; the future use of the amenity ground at the western end of the site, immediately south of the school area;</p>	<p>DA</p> <p>GM</p>

	<p>the adequacy or otherwise of the water supply and of the Gullane waste water treatment plant to serve the development and communications between the contractors and community representatives. All of these were discussed and are referred to in the notes. CALA are about to lodge a planning application relating to the haul road and its access from West Fenton. Road. It was felt that the meeting had been generally helpful, though it was agreed that regular meetings with CALA site representatives must be held. DA agreed to take responsibility for these. ELC representatives had confirmed that the amenity ground at the western end of the site would not be required for future school expansion.</p> <p>A copy of the notes of the meeting is attached to these minutes.</p> <p>GM recommended that the CC should write to the interim Chairman of Homes for Life (owners/operators of affordable housing adjacent to the Saltcoats development) to try to get them to permit access from the development to the school over their property. Cllr JG agreed that this would be useful but suggested that it should be delayed until a permanent Chairman for Homes for Life had been appointed, which should be fairly imminent. He would advise when this has been implemented.</p> <p>GM referred to problems relating to parking on East Links Road adjacent to the church and the Old Clubhouse. These had been referred to ELC officials who had quickly put in hand action with a view to controlling parking in the area – ongoing.</p> <p>NB referred to problems relating to drainage at the bottom of Sandy Loan, including sewage leaks. This has been raised with ELC but no action has been taken. It was recommended that she should contact Neil Clerk at ELC and TD would pass his contact details to her and to FN.</p> <p>GM advised that the operation and management of the former Scout Hall would be taken over by the village association from September.</p> <p>West Fenton and Drem – nothing to report.</p> <p>Aberlady – MD expressed concern that FN had not been invited to the CALA meeting in view of his interest in drainage issues in respect of both Gullane and Aberlady.. DA had however confirmed that she had sufficient knowledge of these issues to cover them at the meeting.</p> <p>MD also expressed concern about ongoing flooding issues on the road outside the Margiotta store but advised that Cllr Findlay was pursuing these within ELC.</p> <p>RH raised questions regarding compensatory tree planting as per information received from the Renaissance Club’s tree consultant. See under Any Other Business.</p>	<p>DA</p> <p>TD</p> <p>GM</p> <p>FN</p> <p>TD</p> <p>HE, GM</p>
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	<p>HE referred to a problem with large buses swinging when turning corners at the junction of High Street and Sea Wynd. He will pursue this in liaison with GM.</p> <p>Dirleton – TD advised that a second successful market had been held on the village green on 8 August.</p>	
9	<p>Website and Communications</p> <p>GM reported that access to the website had been active over the last month, with particular interest in the agenda for the community council meeting and in responses to planning applications. There has been general interest in the Saltcoats development issues on Facebook.</p>	
10	<p>Planning</p> <p>MW reported that representations had been submitted to ELC relating to the planning application by the Renaissance Club for the development of 6 cottages and 10 holiday cabins objections on the edge of the golf course, the concern about them being loss of trees rather than objections to the development as such.</p> <p>Objections to the further planning application for the conversion of the garage block at 33 The Village Archerfield to ancillary residential accommodation, had been lodged.</p> <p>Observations on CALA's planning application relating to the Saltcoats haul road (see under Gullane report above) had also been lodged.</p>	
11	<p>North Berwick Coastal Area Partnership (NBCAP)</p> <p>TD advised that five applications for funding would be considered at a full meeting of the Area Partnership on 6 September which he would be attending. These included one by Aberlady Community Association in respect of their Stroll and Sit programme for village benches and one by the Dirleton Fete and Games Committee in respect of renewal of Christmas lights. He urged those with voting rights to attend the meeting and support these applications.</p>	
12	<p>AOCB</p> <p>TD referred to information received from the Renaissance Club's tree consultant about planting of trees in the community council area to compensate for the loss of trees resulting from their programme of restoration of the dune system on the coast, as required by Naturescot ,which he had circulated to members. He had contacted Martin Andrews (MA), Gosford Estate factor, and Elly Douglas Hamilton (EDH) of Archerfield Estate about this, asking whether they might wish to participate in the planting proposals. EDH had replied saying that they would not be in a position to do so but no reply had yet been received from MA. TD to advise the tree consultant accordingly</p> <p>There was discussion about the resumption of face to face meetings, following the government's relaxation of Covid restrictions. It was agreed that GM would enquire as to the availability of the Gullane scout hall for the</p>	TD

	<p>community council's meeting on 30 September and it was agreed that if it is available the meeting should be held there so long as adequate social distancing and other Covid precautions are available. In that event, future meetings could be scheduled first in Aberlady Kirk Stables and then in Dirleton Kirk Hall village - representatives to make the necessary bookings on an ongoing basis.</p> <p>GM advised that it had been agreed in discussion between him, DT, Lorna Scott and Sandy Baptie, ELC Emergency Planning Risk & Resilience Manager, that Lorna would assume responsibility as the community council's Single Point of Contact (SPOC) with ELC.</p> <p>Concern was expressed at the failure of Lothian Buses to reintroduce the X5 North Berwick-Edinburgh express bus service, apparently on the grounds that there was no demand for it. This was seriously challenged on the grounds that the extent of demand could not reasonably be judged until its reintroduction. Agreed that TD should write to them urging its reintroduction without delay.</p> <p>HE raised the possibility that following a positive reaction to the previous notification of villages participating in The Queens Green Canopy project, the Community Council consider allocating funds from the Local Priorities Fund for villages to plant a tree in their village under the project. It was agreed that applications up to £150 should be considered (with a suggested £1000 set aside in total), with the process for securing funds to be confirmed.</p>	<p>GM</p> <p>MD, TD or DT</p> <p>TD</p>
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The next regularly scheduled online meeting will be on Thursday, 30 September 2021, to be held provisionally face to face in the former Gullane Scout Hall (behind the village hall) – this location and the format of the meeting still subject to confirmation.

Attachment - Notes of meeting of 16/08/2021 relating to the Saltcoats Development

Gullane Area Community Council
Notes on meeting on 16/08/2021 relating to the Saltcoats Development

Present were:

ELC – Keith Dingwall, Emma Taylor

CALA – Derek Lawson, Brian Grahame

Community Council – Tom Drysdale (in chair), Gordon McLelland, Dorothy Arthur, Martin White

Gullane Primary School Partnership – Clare Jones

Gullane Village Association – Lorna Scott (arrived towards end of meeting)

1. We agreed that the purpose of the meeting was to agree a way forward and to allay the present discontent of many resident groups
2. The main focus of the discussions were the various CC concerns
 - a. Soil removal, Drainage, dust and related impacts to safe use of Core Path 98

Gordon summarised the activities that had taken place immediately preceding CALA legal ownership; soil removal, generating masses of dust and drainage activity both involving crossing the track. There seemed to be no safety related controls in place during this. Regardless of the legal position it was seen as a CALA site.

Derek expressed regret that this had happened, which would not have been the case had it been CALA in charge of this activity. The soil clearance approach for this site had been atypical given that the farmer had elected to retain the soil himself to improve poorer ground. His understanding was that the contractor used by the farmer had kept a look out for any people using the path, stopping activity until they had passed.

With CALA now running the whole site, this active look-out was continuing, but it had transpired that the intended transitions in surface treatments needed planning permission. The planning application for this has just been validated by ELC and will be given priority. Derek was apologetic that the need for this planning hadn't been appreciated earlier.

- b. Access and egress arrangements for Saltcoats deliveries and the approach to Core Path 98

Derek provided copies of the intended layout of access at the south of the site. He asked that if there were any concerns they be raised ASAP given that this planning permission is currently being sought. The layout includes fenced segregation of the Core path as far to the west as the intended compound leaving it as a cinder track to that point, and a temporary road with some large passing places to enable HGV traffic access. There would be a bollard at the south end of the point at West Fenton Road to ensure HGV traffic would only enter from the north. With the road open all hours this should avoid having vehicles clogging up the West Fenton Road.

Gordon raised related concerns about the narrowness of the West Fenton Road at its 'pinch point'. Derek confirmed that the road would be widened at an early stage, but wasn't able to clarify the timing of this. Derek will come back and clarify the sequence of events in their plan.

Derek also pointed out the intended location of show house, parking for it etc to be at the north east of the site. The current compound there is only intended to be very temporary.

c. Access from West Fenton to School

Martin explained that with the route to school, if not by car, would involve walking or cycling up the side of the West Fenton Road including crossing the road that would be providing access for all development vehicles. He expressed concern about the safety of this and would expect no parent to be prepared to send their child by that route. Derek undertook to look at what could be done to provide a temporary walkway. Martin highlighted after later seeing the intended development schedule that the problem of crossing the development access road could go on for 4-5 years. Derek's view was that this is a highway that vehicles have a right to freely use.

d. Plans for area to west of site

Keith confirmed the background to the current developments not having needed expansion of the campus (as confirmed by Education Services as consultee). Derek confirmed that CALA owns that land to the south of the school and would seek to build houses on the 'School Campus' area, it being part of the original 'masterplan' area. The meadow area would remain as open ground and Emma confirmed that isn't zoned for any use. Derek suggested that there was the possibility of creating a recreation area, such as a football pitch, as part of such the development in the 'School Campus' area and that some preliminary discussions had taken place. He mentioned that an analogous situation elsewhere had ended up with the council getting title to a pitch area and leasing it out for use.

Derek mentioned that they would also be making a further planning application relating to a footway though the wooded area to the south east of the school. This would be a lit route.

e. Communication with and for public

Derek stated that CALA had sought a point of contact with residents to the North of the site, but without success. They would like there to be representatives to contact, and when appropriate meet the site manager.

All agreed that there needed to be channels of communication. The GACC website and facebook pages can play a role too.

f. Sewerage concerns

Dorothy highlighted the continuing concern about capacity of the Sewerage network for Gullane. Keith confirmed that when Scottish Water had confirmed the capacity was adequate they had queried this, and Scottish Water checked and then repeated their assertion. ELC could not reasonably go further. Martin had seen the various Drainage Impact assessments which offset extra sewerage against reduced volumes through use of SUDs, including the fire station. The implication would be a higher concentration of sewerage material from any CSO, which in principle could lead SEPA to tighten license conditions. It was left that further follow up would have to be between the Community Council and Scottish Water.

3. Communication with public

The key contact for CALA is Danny Owenson the site manager (promoted from assistant site manager for Fenton Meadow). There is a publicly available email address that people can use for contact, and can expect anything to be speedily routed to Danny. People are also welcome to go see and speak to him. Dorothy would continue to act as point of liaison for the Community Council. CALA also have monthly visits from others up its management chain.

4. ELC controls

From a planning viewpoint the controls are the satisfaction of the various conditions set. All the usual regular Health and Safety, Environmental Health, building control oversight will take place.