



**Gullane Area Community Council**

Serving the communities of Gullane, Aberlady,  
Dirleton, Drem and surrounding rural areas



## **Gullane Area Community Council**

### **Thursday 25 May 2023 Gullane Recreational Hall**

1. Welcome and apologies.

Attendance: - Malcolm Duck (MD) Chair, Gordon McLelland (GM), Frank Neate (FN) Ruth Butterworth (Secretary) Karen McDougall (KM), Alan Fraser (AF) Bill Watson (BW), Doug Haig (DH) Rebecca Hughes (RH) Haydn Edwards (HE) Simpon Paterson Brown (SB) Cllr Allen (LA) Cllr Jeremy Findlay (JF) 17 members of the public.

Apologies: David Tait, Martin White, Cllr McFarlane, Phil Coll.

2. Minutes of previous meeting, held on 27 April 2023 - see copy on our website at <http://www.gaddabout.org.uk/meetings/minutes/>

The minutes were approved, proposed by RH seconded by FN.

3. Hawthorns Presentation by Lorn Macneal (LM) (Presentation attached as separate document)

Lorn Mcneal introduced himself and set out his reasons for this presentation. Arborist Donald Roger had been very involved in the planning. MD said the role of the CC was to facilitate and mediate, a similar process to the recent Mallard Hotel proposals. There were two major concerns of the neighbours-the felling of trees and the possibility of future further development. Can ELC mitigate against further development through the planning process? AF said this was a matter of law. If the land was sold restrictions would be lifted unless the missives stated otherwise. The project's planning consultant stated that the planning officers at ELC do not want to restrict further development unless this is part of the planning proposal. Can the TPO be reviewed to protect old and new trees? GM asked what did Lorn envisage doing with the property? LM said he was a passionate architect and that he hoped his family would make it their home. He was keen to be a good neighbour. RH asked why it needed to have 8 parking spaces and LM responded that there are currently 6 and the planners at ELC wanted more. The spaces are being put where the planners require and they will not block anyone's access.

AF asked what confidence the residents could have in the new trees, will they provide the same protection? LM said that the arborists report said that trees are protected under TPO and that the trees as they are will weaken the tree belt. The TPO is reviewed every two years. The planning consultant stated that one of the conditions of planning was that any trees which die or are seriously damaged will be planted in the next planting season. He added that planning conditions take precedent over TPOs. AF asked if an in-depth survey with tools had been done or was it just an observation survey? Had the degree of stress been measured? Planning consultant will look into and revert. RH said there are a number of tools which can be used and a good arborist will have used them. LM said he was keen to remove the trees at end of life and replace with new ones. Comment from the floor-2021 tree report stated that the 48 trees were classified as Class C and that new pines will take 30-40 years to grow to the same height and depth. LM said that the arborist had classed them as weak and that the new ones will be planted as dry sticks therefore stronger. The area of ground used to be common ground and ELC had sold the land with protections against building on the land and felling trees. The plans were not in accordance with common law. MD stated that the purpose of the presentation was not to



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ask CC to support the application or otherwise. MD said that this was not the forum to discuss points of law. One local resident had been asked to submit a petition signed by around 120 people, not all Gullane residents. A copy of the petition will be attached to these minutes. The representation was introduced by David Ratcliffe:

*I find myself unexpectedly representing two petitions requesting that the community council once again support our community who are objecting to the felling of the early / mature protected woodland at 6 The Hawthorns.*

*This evening I have been asked to make representation from both the Hawthorns neighbours and residents and a petition to the community council signed by over 120 Gullane residents and those with an association to the village voicing their objections to the removal of the trees.*

*To make myself comfortable and agreeable to speak this evening I refreshed myself with the Gullane Area Community Council Constitution to make sure as a local resident that I was on solid ground to ask for help.*

*Community Council Constitution: The objects of the Council shall be to promote the wellbeing of the community resident in the Community Council Area, by ascertaining, co-ordinating and expressing to the local authorities and to other bodies, the views of the community, and by taking such action in the interests of the community as appears to be expedient and practicable.*

*The first request is represented in this letter signed by 19 people, living at 6 of the 7 notifiable planning addresses (shared boundary), in total representing 10 households.*

*The second request is on behalf of the wider Gullane community and a petition signed by over 120 people. Some of which are here tonight.*

*They are asking you "to once again support the communities objection to the felling of the woods protected by tree preservation order in the grounds of No. 6 The Hawthorns, Gullane".*

*These individuals have also asked to be alerted once any new application threatening these trees is received by the council so that they can lodge their objections too.*

*We intend to be in touch with you in the next few days to make the formal submission in confidentiality and would take your advice on how we confirm the community council's support.*

Mr. Bill Lowe , a neighbour, said LM had been selective selective in his presentation He advised Donald Rodger's reported the pine trees were in good condition and certainly not poor as LM reported. Secondly BL stated LM had been in flagrant breach of the Hawthorns fues position which meant LM has me no legal right of development.

Question from the floor-can it be assumed that the plot will not be sub-divided? LM said that it may be, it may be sold on in the long term. MD said that CC represents three villages, not just one and everything must be seen in this wider context. He encouraged the neighbours to get together to discuss this issue.

#### 4.Matters arising and actions from last meeting.

- 4.1 Scottish Open Traffic. MD reported on his recent meeting which PC had also attended. He said it was disappointing that the CC had not been invited to contribute earlier as had been promised by Ian Lennox. This year the parking restrictions will be the same as last. The three elected members had not been invited to be involved with this decision or meetings



leading to it, which seem wrong. The measures taken in previous years have worked well with less coning so why the need to extend the coning this year and last. Last year it lead to increased speeding through the village, likened to a race track! MD thanked DH for his help in this area. Aberlady Community Association was very unhappy with the situation. MD is convening a meeting with ACA and Aberlady PTA to discuss. It is clearly a safety issue. Aberlady is not just a 'pinch point' during the Scottish Open, it is always a pinch point. Ian Lennox at ELC is appearing to listen but his lack of engagement and very poor response times were commented on by SPB in regard to Dirleton issues and GM in regard to Gullane issues. . FN commented that the diversion signs already in place for the Open divert traffic away from Aberlady which lesson the traffic from that of a normal busy weekend.

4.2 On the Move Walkabout. GM had been asked to take this matter forward at the last CC meeting but he said that it has been very difficult to contact Ian Lennox and make a date for a walkabout of Gullane. He said that communication was a big problem, increasingly so. LA and JF said they would take this back to ELC and suggested contacting Tom Reid instead. LA said any emails with ELC should copy in the three councillors. GM said that he had been asking for this walkabout a while and that he had sent several emails asking for dates but no replies had been received, very frustrating.

4.3 KM commented that the new tracker system agreed at the last meeting will come in useful under these circumstances as the lack of response It was not initially pinned to make public The tracking form has been sent round all of the CC. .

4.4 Gullane Butcher Shop. MD had visited shop rather than communicating with letter/email. The Butcher Mr Anderson, commented that theirs was not the only shop with blistered paint, why had they been singled out? JF replied that he had been contacted by constituents which is why he had raised it at the last meeting. The shop front will be painted Friday. MD said that a lot of businesses are still trying to recover from COVID and that Mr Anderson and his shop has served the community very well over many, he should be commended for the service he and his team have given.

4.5 Aberlady Bay Pollution. FN will send his latest paper to be attached to the minutes and this document will be sent to the CEO of ELC on MD's behalf. He stated that the minutes of the 11 November 2022 meeting had still not been circulated. Scottish Water had turned down the application for 22 new houses as there was no more capacity on the network. JF said that there was a moratorium on any new planning applications unless the developers agree to pay for expansion to the capacity. MD said that he would be convening a group to move this issue forward.

#### 4. Conflicts of Interest

MD reported that he had had a number of conversations about this topic. It was agreed that it should be listed as a Declaration of Interest in the future.

#### 5. Digital Speed Indicators (DSI) in Gullane



GM reported that he received an email from Ian Lennox with a copy of an email from Keith Scott (Roads). One of the devices is shown in the drawing as being in the wrong place and in the wrong direction and not in accordance with the original proposal approved and submitted in October 22. DH undertook to establish who had altered the plan to restore it to the original plan. GM asked who will be leading on this and DH confirmed it will be Tom Reid. DH agreed that he will pick this up and agreed that a walkabout would assist in this process. DH confirmed that he was very clear on the course of action. MD said there needed to be increased engagement with ELC and councillors themselves. MD said that he will pick up with GM.

6. Cala Feedback

KM said there was nothing to report now. Large lorries have been coming through West Fenton and the site manager had been advised to prevent this happening in the future.

7. Local Priorities Fund

Drem Christmas Lights-Invoice had been received for 2023 Christmas lights. LPF had only been submitted once but has carried on. It was unanimously agreed that latest invoice should not be paid and that anything going forward must be submitted through LPF.

£500 has been paid out to Dirleton Bowling Club and Aberlady Community Association for bunting.

Gullane Football Club application in progress.

8. Treasurer's Report

Bank account looking very healthy, over £10,000 in bank. Just about to start accounts for year ending 31/3/2023.

9. Police Report

Report has been circulated.

10. Village Reports

Gullane- GM had received an email from Scottish Water re a top up tap to be situated next to The Smiddy where the Gullane village association are about to install a new notice board. GM will pass request to Gullane Village Association to check on suitability of situation.

40 mph speed limit at west of village-queried why it was posted where it was. JF said that he thought it should have been further out but when he queried it, he was advised it was all to do with sightlines. GM will contact Tom Reid to discuss. MD requested that all emails sent on behalf of CC should be copied to him. DH commented that ELC had requested one point of contact for each issue.

GM said that the issue of cycling racks was getting there and that the chalk marks for each village were being done very shortly.

Aberlady-FN reported that he had been visited by the people progressing the seagrass venture. FN reported that they were disgusted by the pollution in the Bay.



Drem and West Fenton-SPB said that he did not think the CC should concentrated on one village issue- each village should concentrate on own issues and report back. Several individual issues did not affect all of the villages e.g. The Hawthorns. He said this could be doubling up of issues.

He updated the meeting on the transfer of the village hall to the village, no progress so far but local MSP Chris Hoy was now involved and will take up. SPB had a meeting some months ago with Ian Lennox but still awaiting further meeting and actions.

Cycle racks are being erected in Dirleton on 26 May.

Drem and West Fenton-no representative, update at next meeting.

11. Website and Communications  
No update at the moment

12. Planning

Muirfield Wood-MD has drafted a letter which has been circulated to CC

Planning application has been submitted for Aberlady Mains Steading

Advertising hoarding at Aberlady Bowling Club-retrospective application has been submitted. HE commented that it was a revenue stream for the bowling club. MD said he would seek the views of ACA.

13. NBCAP

The meeting was held on 2 May

14. CAP Meeting  
Report attached

15. On the Move Group  
Has not met since last CC meeting

16. AELCC  
MD will meet with RH as he attended last meeting to discuss distribution of funding from windfarms.

17. Any other business

GM asked if there was any update on criteria for road improvement between Luffness and Aberlady. JF agreed to look into

**The next meeting will be on Thursday 29<sup>th</sup> June 2023 7pm Aberlady Kirk Stables**