

Lammermuir Community Council

Ordinary General Meeting

Thursday 19th March at 7:30pm

At Longformacus Village Hall

Councillors Present: Alastair Gordon - Chair (AG), Bill Landale (BL), Morag Rodger (MoR), Clive Warsop (CW), Lisa McKenzie (LM), Gavin Whale (GW) Cllr Mark Rowley (MR).

Also Present: Rachel Whale – Secretary/Treasurer (RW).

Guest Speaker: Julie Nock (JN).

Members of the Public: David Lochhead.

MINUTES

Agenda
1. Welcome and apologies:
MR as the Returning Officer welcomed everyone to the meeting and shared his thanks to everyone for returning/joining the community council. Apologies had been received from: Cllr Donald Moffet (DM). Introductions of Community Councillors • BL – Ellemford • AG – Cranshaws • LM – near Cranshaws • MoR – near Longformacus • GW – Longformacus • CW – Longformacus
2. Appointment of Post holders:
i/ Chair BL declined nomination. MoR nominates AG. AG accepts on the condition of a one-year term. ii/ Vice Chair BL nominated CW. CW is unable to undertake the role at present.

Position to remain vacant and revisited at next meeting.

iii/ Secretary

AG nominates RW who is in attendant to take minutes.

Upon clarification of role responsibilities RW **accepts**.

ACTION 1:	Following query on email access – RW to set up new email account and update SBC.	Complete
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iv/ Treasurer

AG queried who was previously treasurer. RW advised Diane was previously.

AG proposes RW also takes on Treasurer duties with support from Kim Drysdale.

RW **accepts**.

3. Acceptance of the Community Council Code of Conduct:

Code of Conduct to be circulated via email. Agreement from all councillors is required for LCC to access SBC funding.

ACTION 2:	RW to circulate Code of Conduct and take confirmations via email. To be added into the minutes once complete.	
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4. Update on Lammermuir Community Action Plan (CAP) from Julie Nock:

JN provided an update on the Lammermuir CAP and detailed next steps. JN confirms the CAP consists of a condensed version and a full report with 47 action points.

Next Steps

- *Publish CAP to LCC website*
- *Consider adapting CAP to become a Local Place Plan - In July 2025 SBC issued a formal invitation to communities to create an LPP. For LPPs to be taken into consideration during the development of the next Local Development Plan, LPPs need to be submitted for registration by 30 September 2027.*

AG clarified the requirement of the LPP to ensure inclusion. JN confirmed it is required to be included in any statutory planning considerations.

CAP to LPP Requirements

Most of the additions would be around spatial planning and mapping, though some sections would need to be added in to confirm links to, and consideration of, NPF 4 and the Local Development Plan.

1. Spatial Projects

For spatial planning and mapping the community would need to identify and map all spatial aspirations such as housing developments, laybys, parking areas, toilets, community

gardens, walking and cycling routes, renewables infrastructure, visitor accommodation, etc., (no landowner permissions or planning approval need to be sought as the items are aspirational).

JN answered query around point 1 spatial projects. These are aspirational desires that if were to proceed would require community and individual consultation and permission (if on private land)

2. Asset Mapping

Produce a map of all current assets

3. NPF 4, LDP and any neighbouring plans

Demonstrate how LCC plan relates to policies and plans - this could be through short descriptions and tables showing links to policies/plans and how these relate to LCC plan (a lot of this is already in the CAP just needs to be pulled out into a new section).

4. Review LDP

Would any items in 1 above change the Local Development Plan - if so, how?

MR queried point 4 Review of LDP – Are these changes or future asks? JN confirmed that these can be changes. MR noted the exclusion of Cranshaws from the LDP and Longformacus development boundary may need review.

5. Engagement

Demonstrate community buy in - this has been demonstrated through survey responses, community voting, people at presentation night, etc. - in a statement that conforms to regulations and guidelines.

JN confirmed that the CAP had been circulated to all landowner agents but has not received any responses. MR confirmed he had heard unofficially from 1 who made positive comments.

AG confirmed LCC formally **adopts the CAP**. RW to publish.

MR advised that LCC would need to commission work for CAP to LPP. AG acknowledge that JN was potentially in place to take this forward. JN confirmed availability.

ACTION 3:	RW to circulate the CAP via Herald email and post on Facebook.	
ACTION 4:	RW to follow up with CELCA regarding website access.	
ACTION 5:	RW to publish CAP onto community website, once access has been obtained.	
ACTION 6:	JN to prepare project plan and costings for CAP to LPP and send to RW who will circulate to LCC for approval via email prior to the next meeting.	

5. Any planning matters:

No planning applications received since the last meeting.

5. Any other business:

i/ AG reported from CELCA meeting – LCC to follow up with Fred Olsten regarding payouts from Crystal Rigg iv. Noting new larger turbines with red lights now in the landscape.

BL commented with concern on light pollution and dark sky status.

AG provided some background on the FO agreements.

- Existing agreements date from 2004; not aware of future allowances nor is there inflation proofing.
- Solar and battery storage not currently included.
- Potential for increased funds to support a legacy community project. Something that FO would also be supportive of.
- Discussion of possible community ownership models (e.g., 1% gifted, 1% purchased at cost, 1% at market rate).
- Noting that there are various factors to consider around community ownership including around shutdowns and repairs.
- Crystal Rigg 1 to be repowered in 2027/28 with 10 larger turbines; existing bases cannot be reused.
- Decommissioning would include milling top and covering with soil.
- MR advised New EIA and surveys required; turbine locations may change.

JN advised [Community Energy Scotland | Community Renewables Projects](#) may be able to provide support. Also, something to consider is match funding. Noting large scale projects need capital upfront. AG understand FO would consider this.

MR highlighted the [Fallago Environment Fund – Tweed Forum](#) as a potential funding source. Confirming LCC can access the fund with applications for specific projects.

- Deadlines 12noon 1st March and 1st September.
- For community, voluntary, charitable groups or other relevant organisations.

What is the Aim of the Fund?

To enhance the quality of life for local communities and visitors to the Borders through investment in the protection, enhancement and appreciation of the natural, built and cultural heritage of the Scottish Borders environment.

Fallago Rig Windfarm became fully operational in the Spring of 2013. The two developers, (at that time) EDF Renewables (now EDF power solutions) and Roxburghe Estates, strongly felt that the economic benefits of the windfarm should be shared by establishing a fund to support environmentally-based projects within both the Scottish Borders and the parish of Gifford. The Fallago Environment Fund is an innovative model for delivery of local benefits deriving from a windfarm development. As well as communities closest to Fallago, the Fund is unique in that other community groups and relevant organisations throughout the Scottish

Borders are eligible to apply, ensuring that those parts of the region without access to other community benefit funds can be supported.

ACTION 7:	AG to get in touch with and start conversations with Fred Olsen	
ACTION 8:	AG to arrange for FO agent to attend next/future meeting.	

ii/ Director for [Blackhill Windfarm Community Fund | Supporting Local Projects](#)

*The **Black Hill Wind Farm Community Fund Ltd** is a charitable organisation funded by Renewable Energy Systems Ltd (RES), the operators of the Blackhill Wind Farm situated to the south of Longformacus, Berwickshire.*

We grant aid to community projects within the community council areas of Abbey St Bathans, Bonkyl and Preston; Cranshaws, Ellemford and Longformacus: Duns; Gavinton, Fogo and Polwarth. In exceptional circumstances grants may be awarded to groups outside our catchment, providing there is clear evidence of a significant impact within our area. Such judgements are made at the discretion of the board.

The fund is managed by a board of 4 Directors representing each Community Council, one director from RES and up to 4 Independent Directors.

We have an annual budget of about £35,000 and over recent years we have provided grants of between £300 – £5,000 in support of about 20 applications per annum. The average award has been circa £1,500. The success of your application will be improved by showing you have explored other funding sources. Please be advised that core funding for ongoing salary costs is not usually supported.

MR advises that a director is to be appointed. There are 4 meetings per year to review and award funds to community projects within a wider community area.

AG nominates MoR.

MoR accepts.

ACTION 9:	MoR to contact Blackhill Windfarm Community Fund info@blackhillcommunityfund.co.uk	
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iii/ Potential benefits of joint working with neighbouring groups.

AG noting larger mass, could attract more funding. Communities working together combining social activities.

MR notes this is done informally for example funding in Duns.

AG suggested interested individuals would be encouraged to set up a working group to explore. To be considered at next meeting.

iv/ Upcoming community event

GW highlighted the Pizza night advertised for the 1st May at Longformacus Village Hall to raise awareness and discuss the proposed data centre plans.

5. Date of next meeting:

Tuesday 19th May at 7:30pm at Cranshaws Village Hall.

Meeting Closed at 20:58