Lammermuir Community Council

Ordinary General Meeting

Tuesday 19th May 2026 at 7:30pm

At Cranshaws Village Hall

Councillors Present: Alastair Gordon - Chair (AG), Bill Landale (BL), Morag Rodger (MoR), Lisa McKenzie (LM), Cllr Mark Rowley (MR) Cllr Donald Moffet (DM)

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

Agenda
1. Welcome and apologies:
AG welcomed everyone to the meeting. Apologies received from: Clive Warsop (CW) Gavin Whale (GW) Adam Prokopowicz (AP) Cllr John Greenwell (JG)
2. Matters Arising:
a/ Minutes of previous meeting held on Thursday 19th March 2026. AG confirmed that the Minutes of the previous meeting have been approved as a true record of the meeting. **b/ Actions from previous meetings**

ACTION 1:	Following query on email access – **RW** to set up new email account and update SBC.	**Complete**
ACTION 2:	**RW** to circulate Code of Conduct and take confirmations via email. To be added into the minutes once complete.	**Complete**
ACTION 3:	**RW** to circulate the CAP via Herald email and post on Facebook.	**Complete**
ACTION 4:	**RW** to follow up with CELCA regarding website access. RW has only just obtained web access logons and will start the process of updating the website.	
ACTION 5:	**RW** to publish CAP onto community website, once access has been obtained. RW advised that this will be actioned shortly now that web 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. Details have been received and added into the agenda.	**Proposal provided see Section 7**
ACTION 7:	**AG** to get in touch with and start conversations with Fred Olsen	

	AG advised of conversation with FO. Will report back pending reply.	
ACTION 8:	**AG** to arrange for FO agent to attend next/future meeting. As per above – will report back if/when FO rep is available.	
ACTION 9:	**MoR** to contact Blackhill Windfarm Community Fund info@blackhillcommunityfund.co.uk MoR was unable to attend the last meeting.	**Complete**

c/ Appointment of Vice Chair.

No nominations – deferred to next meeting.

Any other matters arising:

AG – Advised that AP had emailed to express concern about not receiving notification of the previous meeting and about no longer being listed as the representative on the Blackhill Windfarm Community Fund. AP noted that he has built a strong relationship with the fund and feels disappointed by the change.

As AP was unable to attend this meeting, it was agreed that the matter will be revisited at the next meeting with AP present.

3. Treasurer's Report:

Financial Statement for LCC for Period ending 31st March 2026

Bank Balance 02/03/2026		**£1,719.13**
INCOME		
TOTAL INCOME	£0.00	**£1,719.13**
EXPENDITURE		
17/03/2026 BOS Bank Charges	£4.25	
TOTAL EXPENDITURE	£4.25	**£1,714.88**
Bank Balance 31/03/2026		**£1,714.88**
Winter Fuel Support – Ring Fenced in LCC bank Account	£665.00	
Available Funds for Admin costs	£1,054.13	

LCC Project Funding - Ring Fenced at CLECA		
Defibrillator inl AED training)	£757.45	
Community Website	£380.07	
LCC Administrator Costs	£840.09	

Financial Statement for LCC for Period ending 14th May 2026

Bank Balance 31/03/2026		**£1,714.88**
INCOME		
Balance of CELCA Grant Admin costs	£840.00	
TOTAL INCOME	£840.00	**£2,554.97**
EXPENDITURE		
20/04/2026 BOS Bank Charges	£4.25	
TOTAL EXPENDITURE	£4.25	**£2,550.72**
Bank Balance 14/05/2026		**£2,550.72**
Winter Fuel Support – Ring Fenced in LCC bank Account	£665.00	
Available Funds for Admin costs	£1,894.22	
LCC Project Funding - Ring Fenced at CLECA		
Defibrillator inl AED training)	£757.45	
Community Website	£380.07	
LCC Administrator Costs	£0.00	

RW – Presented two financial reports to ensure continuity, as no financial report had been provided at the previous meeting.

Noted the remaining balance of the ring-fenced winter fuel allowance.

RW – requires BL and MoG signatures to update bank account signatories removing TH and DR and adding RW.

4. Any planning matters:

Windshiel Wind Farm (25/01031/SCO) - Proposal of Application Notice (PAN)
Appendix 1

The first public consultation event is scheduled to take place on **Thursday 28 May, between 14:00 and 19:30, at Duns Volunteer Hall**. This event is scheduled 21 days following submission of the PAN. Accordingly, we would be grateful to receive any comments or feedback at your earliest convenience.

DM left the room as on SBC Planning Committee.

At this stage, only limited information is available about the project. Further details can be found on the project website: Home - Windshiel Wind Farm

There was discussion regarding turbine size and the requirement for aviation lighting. It was confirmed that the proposed turbines are 180m in height. It is understood that smaller turbines are no longer manufactured; however, the proposed height remains below the threshold that would require night-time lighting.

AG Encouraged members of the community to attend the upcoming consultation event. MR Agreed, noting that local knowledge is valuable and can meaningfully inform the consultation process.

DM returns.

5. South of Scotland Local Community Council Convention – Unified Statement:

Update on convention and discuss if LCC should sign up to the unified statement. Appendix 2 a&b

The South of Scotland Convention of Community Councils is a continuation of the movement initiated last year by Helen Crawford in the Highlands, recognising that communities across the region are facing shared pressures, particularly from renewable energy developments. This collaboration has led to the creation of a unified statement which acknowledges the importance of renewable projects in achieving net-zero and wider decarbonisation goals. However, the statement calls on the Scottish Government to pause and review current planning policy, which is considered not fit for purpose at this time.

An initial event was held in Jedburgh earlier in the year for the South of Scotland convention. Speakers from across the region shared a variety of issues within their communities reflecting concerns of the industrialisation of our rural landscape.

RW advised that two versions of the unified statement had been circulated:

a) the original statement for consideration, and
b) an alternative statement prepared by the East Lammermuir Community Councils, reflecting concerns about the wording of the original document and its inclusion of references to data centres.

RW advised that at this time Highland and North East CCs have signed up. Out of the 172 CCs from SB – 69, D&G – 83 and EL – 20 as of March meeting 19 have signed up. It is understood that other Local Authority areas such as Argyle and Bute, Fife and Lanarkshire are making plans to hold their own conventions.

A query was raised regarding what the unified statement is expected to achieve, followed by discussion of the recent round-table meeting with a Scottish Government minister, which was considered to have produced a disappointing outcome.

MR – Advised that in applying pressure MSPs are more likely to listen to constituent concerns. Signing up increase's possibility of change. He noted that any significant change would require amendments to primary legislation, highlighting the Scottish Governments ambition as centre of excellence in renewable energy.

Further discussion on the wording of the statements, with reference to recent battery storage proposals near Eccles that were objected to and refused on the grounds that the site comprised good-quality agricultural land. Reference was also made to the Duns Lees Hill public inquiry, where it was noted that additional power generation was not required.

AG – Stated that he was not overly concerned with the precise wording at this stage, as there would be a consultation stage when Scottish Government begins to take notice.

The priority for now is securing broad support, and that LCC signing the statement would contribute to that momentum.

AG and BL indicated support for signing in principle.
MoG requested further time to re-read the unified statement before confirming her position.
CL, AP and GW not present.

AG – Agreement to put to the vote once all parties have reviewed unified statement RW to email out with responses via email by 19th June.

ACTION: ALL – to review and respond via email confirming if for or against LCC signing the unified statement - email by 19th June.

6. Proposed Data Centre:

Update and discussion on data centre event. What, if anything, the LCC could/should be doing at this stage.

DM left the room as on SBC Planning Committee.

A summary was provided of the recent public event arranged by residents of Longformacus regarding the proposed data centre. Approximately 55 members of the public attended. A strong and informative presentation was delivered, outlining the project and highlighting potential concerns. There was a clear sense in the room that the proposal is viewed as a thoroughly bad idea and fundamentally unsuitable development for the area.

A representative from Roxburgh Estates was present and perhaps had not anticipated the strength of community feeling. Some frustration was expressed about unanswered questions, though it was acknowledged that the project remains at an early stage and full details are not yet available.

MR noted that the community had achieved a small victory in relation to the Environmental Impact Assessment requirements. He also reflected on the Fallago Rig process, which took many years, and reiterated earlier advice for the community to pace themselves.

There was discussion about Torness grid being most constrained and offshore wind farms feeding in adding to that. Torness is currently operating beyond its original lifespan, with two extensions. Querying if Torness stopped processing power the change to the dynamic.

A question was raised about what action should be taken at this stage.
MR advised that, as no planning application has yet been submitted, there is no formal action for LCC to take. The Community Council will respond as a statutory consultee once an

application is lodged. He noted that the best outcome for the community would be for SBC to refuse the application at committee, which would then lead to a Public Inquiry.

It was noted that an Action Group has formed following the information evening and is currently raising awareness and preparing to engage with the process.

MoR asked whether any LCC members were involved.
RW confirmed that both GW and RW, as members of the community, are participating in the Action Group.
MR advised that it would not be appropriate to formally link the two groups. The Action Group should make its representations to LCC, and the Community Council will then respond to the consultation and any subsequent planning application, taking into account the views of the Action Group and the wider community. He emphasised that LCC's role is to focus on a technical planning response.

MR There will be a pre-application period, including public consultation, which provides a valuable opportunity to influence the process.

MoR noted that planning processes can take considerable time.
BL suggested that a flow chart of the planning process would be useful.
MR advised that relevant information is available on the Scottish Government website.

There was discussion about whether the applicant might withdraw the proposal. This was considered unlikely given the financial investment already made and the potential returns. Drawing on experience from Fallago Rig, MR noted that if a problem can be solved by money, it generally will be—referencing the construction of a new access road when existing routes were blocked.

LCC will continue to disseminate information and will respond formally once invited to do so. In the meantime, LCC will contact Roxburgh Estates to seek indicative timescales and enquire about the expected consultation period, including when and where it will take place.

AG raised whether LCC should consider employing a professional to support the preparation of its response, potentially using CELCA funding. It was noted that wind farm operators may not be supportive of the use of funds and that legal advice can become expensive.

ACTION: AL to contact Roxburgh estates.

DM returns.

7. Upgrade to Local Place Plan – Proposal by Julie Nock:

Please see Appendix 3 circulated for full details.

Map spatial assets and aspirational land use – will require either working group or public consultation.

- *Option 1 - is to form a working group of interested parties and map all spatial assets and aspirational land uses.*

- *Option 2 would be to undertake a similar process to the above but involve the community by hosting an event and attending existing events to discuss options with people and record feedback and suggestions.*

AG opened discussion on upgrading the CAP to a Local Place Plan. Do we want to upgrade and do we want to re-engage JN?

MR advised that a LPP must be included within the SBC Local Development Plan
DM noted that Leitholm, Eccles Birgham CC used their LPP in objections – so it is important if done right.

It was noted that the CAP has been well received and JN already knows the community.

AG There are two options for us to proceed (as noted above).

Suggestion to ask JN for advice but suggest to do mapping with a smaller group with view to consider taking to wider community with an event.

AG Around £9k is quoted suggest an application to CELCA for funding.
MoR CELCA due to meet in two weeks may be short notice although as extension to original application might be considered.

ACTION: RW to submit CELCA funding.
ACTION: AL to contact JN

8. Community Action Plan (CAP):

Review of Year one actions – 14 in total - Appendix 4 and 5

No.	Action	Ranking	
1	Evening & weekend activities	High	
2	Cross valley events	High	
3	Paid coordinator for halls	High	
Open for community to make arrangements.			
4	Road condition, repairs & safety	High	
Not sure of action from CAP beyond escalating community concerns.			
5	Review resilience plan	High	
6	Housing Needs Survey	High	
Linked with comments below.			
7	Community transport options	Medium	
8	Communications Plan	Medium	
9	Volunteer training	Medium	
LCC open to requests from the community.			
10	Review larder use	Medium	
Understand it is reviewed regularly and feedback has been positive with community happy with larders.			
11	Rationalise telephone boxes	Medium	
12	Development worker	Low	
See agenda item 9.			
13	Increase energy efficiency	Low	

14	Consider development trust	Low	

In addition, one action brough forwards from the year 2-4 action points.

16	Investigate Dark Sky status	Year 2-4 High	

Review of listed actions please see above comments.

MR advised that LCC has already commissioned the Community Action Plan (CAP) and should now focus on commissioning the next stage, which will set out actions aligned with the priorities identified.

There was discussion about future community growth and the need for an appropriate organisational structure. It was suggested that appointing a Development Officer—either now or following completion of the Local Place Plan (LPP)—would be important to support this work. Guidance will be required on how to progress this, including discussions with local landowners regarding potential housing needs.

Members discussed housing requirements and potential projects that could emerge from the LPP, referencing examples such as Ettrickbridge and Buccleuch Estates, the reopening of the pub, and the Gatehouse of Fleet community project to redevelop a derelict petrol station. It was noted that South of Scotland Community Housing may be able to support a Housing Needs Survey and help take forward any resulting projects.

The LPP will help identify opportunities and clarify how Scottish Borders Council may view potential development sites. Any housing proposals would require involvement from a Registered Social Landlord (RSL).

9. Development Officer role – discussion paper from John Evans Borders Community Action:

Please see Appendix 6 circulated for full details.

AG proposed that LCC are supportive of role in principle with view to action following LLP process completion.

10. Community Councillors – Update on ongoing projects:

None

11. Correspondence Received:

a/ Community Led Local Development funding

b/ Review of Financial Support to Community Councils - call for nominations

c/ Renewable Energy Developments Map update and questionnaire for Community Councils
[Renewable Energy Developments Map | Renewable Energy | Scottish Borders Council]

d/ Tour de France 2027 'Drop-in' Roadshows RW advised all items listed have previously been circulated via email when they were received. And highlighted the new Renewable map and questionnaire. MR commented that the development map was very good.
12. Any other business:
None
13. Date of next meeting:
Thursday 27th August 2026 at Longformacus Village Hall from 7:30
Meeting Closed at 22:00