

# Lammermuir Community Council Ordinary General Meeting

**Wednesday 19th April 2023 at 7:30pm Longformacus Village Hall**

## **Minutes**

### **Present: Councillors:**

Bill Landale (BL) (Chair), Tony Homer (TH), Anna Dabrowska (AD) (Treasurer), Adam Prokopowicz (AP), Morag Rodger (MoR), Cllr Mark Rowley (MR),

**Minute Secretary:** Dianne Repsch (DR)

**Resident:** Alison Landale

## **Agenda**

### **1. Welcome and apologies:**

Apologies: Cllr John Greenwell (JG), Cllr Donald Moffat (DM), Alastair Gordon (AG), Clive Warsop (CW)

### **2. Matters Arising:**

a) **Minutes of previous meeting held on Wednesday 8th February 2023** - BL confirmed that the Minutes of the previous meeting have been approved as a true record of the meeting.

b) **Action Point Document from previous meeting:**

Action Point 1: Wind Farm Projects. AP confirmed he was still carrying out research and trying to collect information from some other sources. AP has serious concerns which he raised at a previous meeting that there are more wind farms than are proportionate for the size of the area.

Action Point 2 & 4: Ellemford project AP confirmed that he is monitoring this process.

Action Point 3: CW not present to report on the levelling and re-turfing issues at Longformacus Park.

c) **Any other matters:**

No matters raised

### **3. Treasurer's Report:**

<b>BANK BALANCE AS AT 19/04/23</b>	£3,254.58
Payments out (in transit)	£0.00
Payments in (in transit)	£0.00
<b>COMMUNITY COUNCIL</b>	£424.55
King's Coronation Fund (ring fenced)	£500.00
SBC COVID-19 Funding (ring fenced - no change)	£330.03
Walking Fund (ring fenced - no change)	£2,000.00

### **(LCC PROJECT FUNDING – RING FENCED AT THE LCF)**

Defibrillator (incl AED training) (no change)	£884.47
Community Broadband	£1,000.00
Community Website	£617.45
Community Emergency Fund	£8,262.50
LCC Admin Costs	£2,000.00

AD confirmed that LCC had received the £500 grant for the King's Coronation which would be ring fenced so that the money would be allocated to the events for the weekend of the 6/8th May. AD also confirmed that she would request a top up from LCF for the administration costs.

MoR asked if the Covid 19 fund for £330.03 could now be re-absorbed. AD confirmed she would check if it could be re-absorbed or whether it had to be repaid to SBC. AD asked whether the walking fund amount of £2,000 could be re-absorbed or spent on something else. A general discussion took place as to what to do with the £2,000. BL suggested it could be used to directly help residents. MoR suggested perhaps it could be used for the food larders. AD suggested it could be put towards the resilience fund.

**Action 1: DR to check previous minutes on what was mentioned with regards to the walking fund amount and report back.**

#### **4. Planning Applications:**

**Planning application received for Ellemford Estate LLP** with a proposal to change of use to farm steadings and alterations to form 4 dwelling houses and alterations to farmhouse and demolition of 3 agricultural sheds.

Lammermuir Community Council submitted a response on this planning application 8th March 2023 as follows:

1. There are concerns about the increased risks through more frequent use by people who are unfamiliar with the road, where the exit from the holiday accommodation track comes out onto the Rigfoot to Longformacus road at a very sharp, blind bend
2. The proposed plans only appear to have one allocated parking space for each unit and there appears to be no arrangement should renters arrive with more than one vehicle or have visitors during their stay. The only available parking would be on the road verge around the dangerous road bend where the accommodation track joins the road
3. The road verges down the hill to the Southern Upland Way are in very poor condition and are completely unsuitable for walking. This will result in increased pedestrian use of the road, on a stretch where traffic will have difficulty in passing walkers, safely
4. During related demolition and building work, the Rigfoot Road would be subject to increased traffic and use by heavy lorries. SBC has only recently spent a great deal of time mending verge-side drains and gutters to better manage a longstanding drainage problem. The road is very narrow just below Rigfoot Farm where the work was carried out, and there is a serious risk that fresh damage will be done to the recently

repaired infrastructure. This work has had a significantly beneficial impact on local resident's use of the road and it would be very unfortunate if it were to be undone in short order by the unintended consequences of new works.

5. The small bridge at the bottom of Rigfoot is well known to be very difficult to cross safely, with a number of minor crashes having occurred over a number of years. It is effectively a blind, narrow corner following a fast, steep incline. Increased use by unfamiliar holiday visitors is likely to give rise to greater risks for both pedestrians and drivers.

6. We have been advised that an immediate neighbour of this property has not been notified directly of this planning application. The proposed access road is immediately adjacent to their ground and may have adverse effects on their access.

**Planning application received for Mr K Smith** for demolition of existing cottages and erection of 2 dwelling houses. 1-3 Rawburn Farm Cottage, Rawburn, Longformacus. TD11 3PG. There was no objections raised by LCC for this application.

#### **5. Ellemford Estate Woodland Project Update:**

MR confirmed that he had raised the concerns of LCC and also gave his own views to Scottish Forestry (SF) and that he had attended a meeting with Nick Forsyth (NF) from SF and TreeStory had also been in attendance. A number of issues had been discussed and it appeared that TreeStory had provided quite a bit of additional information to SF which had not been made available at the exhibition and had not been passed to SBC. MR confirmed that he had asked for this information to be shared but this had not been in the documents sent to MR and LCC today.

The process is that NF carries out his assessment and will write up a report giving his consent for public funds to be used and for this project to go ahead. There have been a number of changes as they have removed some of the fields initially being used for planting trees and the buffer zone is now 25m instead of 20m.

BL showed the map on screen for everyone to look at and discuss latest changes

MR said that one of the conditions for the consent was that access is maintained and that Notice Boards are provided giving details of the walks/path/rides and also the entrance and exit gates.

AP said that at the first meeting with the consultants they had said they would have another meeting so that everyone could discuss the details. That has never happened and should LCC not push for this meeting. MR said it was unlikely that another meeting would be agreed to as the project is too far advanced for any further concessions.

BL confirmed that he had been told that the final decision would not be made until after the sale of the estate had gone through. TH said that he understood that the estate had been sold.

MR had raised that there should be a condition that LCC be kept on as a consultee so that the Notice Boards would give out the correct information on the paths/gates in a safe manner.

## **6. Longformacus Lychgate War Memorial:**

LCC were contacted by Mr Andrew McMaster, Conservation Officer, War Memorials Trust, (national charity dedicated to the protection and conservation of war memorial heritage) who informed LCC that the Trust had recently been contacted about the Longformacus Lychgate War Memorial suggesting that conservation and repair works were required to the timber elements of the memorial.

MR confirmed that he was in correspondence with the Trust however it was a complicated process to carry out the repair work. MR also said that it looks as if the Trust will cover the cost of the architect. MR was also liaising with specialist joiners to carry out the work.

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## **7. Resilience Committee Update:**

TH, AD & AG are the main community councillors involved in the Emergency Resilience Plan. TH confirmed that a few meetings had taken place and AD had prepared a draft emergency resilience plan document.

TH explained the details of the plan included the following:

Section 1: Description of the area, the reason for the emergency resilience plan and the community engagement using a survey.

Section 2: Local risk assessment and the risks identified by the community and what could be done to assist.

Section 3: Local skills and resources assessment.

Section 4: Key locations which are the village halls in Longformacus and Cranshaws.

Section 5: A few Community Organisations had been identified who may be in a position to help out and hopefully this list could be added to.

Section 6: Emergency Contact List which is held by the Community Emergency Coordinators who were Kathleen White, Anna Dabrowska and Alastair Gordon.

Section 7: Gives details of the volunteer network

Section 8: Activation triggers

Section 9: Graph of the emergency response process.

Page 14 is effectively the flow diagram in a text format.

Section 10 describes an outline to gain feedback on how the whole process had worked so that improvements could be made for future emergencies.

TH confirmed there was another meeting next week and these meetings will continue to keep the process ongoing.

BL expressed thanks to the whole RSG for their work and time involved with this emergency resilience plan.

**Action 2: Emergency Resilience Plan to be sent to DR so that it could be circulated**

## **8. Wind Farm Updates (Crystal Rig, Lees Hill, Dunside, Crystal Rig Solar and Longcroft)**

**Crystal Rig Phase IV:** Draft Minutes have been received for the CLG's last meeting on 23rd March 2023.

MoR, who is the LCC representative, had attended the meeting and confirmed that there were 5 community councils involved which were: Lammermuir, Garvald and Morham, Cockburnspath and Cove, Abbey St Bathans, Bonkyl and Preston and East Lammermuir. The community benefit fund would amount to £240,000 per year. Split 60% in favour of the SBC's community councils and 40% to the East Lothian Community Councils. The main construction route is going to be through Innerwick which will cause a huge upset for residents for many months and there had been discussions as to how Innerwick could benefit more from the benefit fund due to this impact.

MoR continued that it had been raised that the benefit fund remained as one amount of money with all the community councils agreeing on what it should be spent on. Possibly this would involve employing an energy adviser to manage the project. TH felt doing one project and trying to get a number of CC's to work together would be impossible. MoR finished by saying that at the next meeting it would be discussed further on the way forward and she had been asked to feed back LCC's comments.

**Lees Hill Wind Farm:** Update received from Smithy House Associates confirming a project update should be in late Spring/early Summer this year with the second round of public consultations pushed back until after the school holidays, likely to be August 2023.

**Dunside Wind Farm:** Update received from EDF advising that in March the application layout and design have been finalised and will be published in due course. This will consist of 15 turbines with a tip height of up to 220 metres. Over the next few months preparation is being made for the Environmental Impact Assessment report and refinements to the habitat management plan. Planning application will be submitted approximately June 2023. A final round of public exhibitions is planned and will be advised in due course. Suggestion of a meeting with LCC during May?

**Crystal Rig Solar:** LCC received a scoping opinion request which was circulated. No response given by LCC as not contentious as entirely hidden from public view. Public exhibitions will be advised in due course and one will be in Longformacus or Cranshaws Panels are 1m off the ground so there is room for wildlife.

**Longcroft Wind Farm:** LCC received notification from Renewable Energy Systems Ltd (RES) of an early stage proposal for a generating station including wind farm and battery proposal located approx 9 km north of Lauder. Comprising 24 turbines at a tip height of up to 220m. Public exhibitions will be advised in due course.

## **9. Matters arising not listed above:**

Annual Insurance - renewal has been completed by AD.

## **10. Correspondence received:**

Notification of the Jim Clark Rally had been received from Frances Renton the PR Manager. It was decided the LCC did not require a meeting but would like the emergency telephone number to be circulated via The Herald. TH confirmed that all the residents who were affected by the route are kept informed of the event from the Jim Clark organisers.

**Action 3: DR to obtain and arrange for the telephone number to be circulated via The Herald**

**11. Any other business:**

AP raised the sale of the Ellemford Estate as this would have an impact on the 3 applications and asked when putting the details together if LCC were supporting the project. BL said LCC needs to be patient until the new owner is in place as there may be more changes or none at all. It was agreed that AP should contact MR for further details.

AP confirmed that the Blackhill Wind Farm meetings where he represents LCC are going to be rotated around various locations. When the meeting is in the LCC area AP thought that the Chair, BL should be invited to attend.

**12. Date of Next Meeting:**

Wednesday 14th June 2023 at 7.30p.m. Venue to be Cranshaws Village Hall (Venue will be confirmed closer to the date)

Meeting closed at 21.15