

Dirleton Village Association

Minute of Public Meeting on 15th February 2024

The meeting was held at 7pm in The Castle Inn.

Present: S. Paterson-Brown (Chairperson); C. Hamer; J. Macleod; F. McClintock; Z. Trendell; T. Lonie; B. Ford; F. Dingwall; V. Nimmo; T. & C. Drysdale; R. Campbell; I. Oliver; A. Orr; D. Carter; S. Oliver; P. Du Vivier; K. Cornwell

Apologies: S. Low; H. Wager; J. & C. Lindsay; M. McNee; B Thomson

1. Approval of Minutes of meeting 19th October 2023. Proposed by FM and seconded by ZT.

2. **Matters Arising** – To be addressed as meeting progresses.

3. Treasurer's Report – SPB

There has been no income from subscriptions this year only from donations (£322). Expenses £420. Account balance c£13,500. SPB confirmed we have not claimed tax relief as this has to be carried out for individual donations and is a lot of work for relatively small return. It will be considered for any significant donations.

4. Planning – CH

[18/00016/PM](#) Castlemains – MNM Developments have confirmed that they have written to ELC informing them that they intend to use the Station Rd access on limited occasions whilst they repair the farm access and complete construction of the affordable properties.

[22/01050/P](#) Change of use and alterations to workshops to form 2 houses at 17/18 Castlemains Place. No progress has been made. Awaiting ELHA to confirm whether they will remediate the old septic tank.

[23/00880/P](#) and [23/00936/LBC](#) Part demolition of wall and erection of a new house on land to the rear of The Castle Inn. Application was consented 24th November 2023.

[23/01017/P](#) and [23/011018/LBC](#) Alterations, extension to house, erection of garden buildings and gate at Ivybank House Main Road. Existing trees are now to be retained. Proposed garden gate has been retained.

[23/01029/P](#) Alterations, extension to house and formation of steps at 1 Halliburton Terrace. Consented with the only condition relating to duration. Public sewer and footpath are under the control of Scottish Water ELC Roads Dept.

[23/00644/P](#) Alterations, extension to house, erection of summerhouse, shed and associated works at 3 Red House Cherries Manse Road. Consented 10th August 2023 with the only condition relating to duration.

[23/00801/LBC](#), [23/00804/P](#), [23/00801/LBC](#) and [23/00802/P](#) Alterations to The Old Manse House and extensions to adjacent Manse Cottage, erection of outbuilding, walls, gates, fencing, formation of hardstanding areas, steps and part demolition of wall. Consented 24th November with a condition for tree protection measures

[23/00962/P](#) Alterations to 8 Foreshot Terrace Main Road. Consented 17th October 2023 with the only condition relating to duration.

[23/00553/P](#) Erection of wall, gate and fence at High Point Main Road to enclose front garden. Consented 24th August 2023 with the only condition relating to duration.

[23/00487/P](#) Auburn House and the Gallery. An chestnut tree on land adjacent to Auburn house was deemed to be in poor health and felling was approved by ELC despite the TPO. TD has researched the title deeds for the land that the tree is on and identified that it is not within the ownership of the developer as reported by the developer to the ELC. DC commented that the proposed replacement tree in no way balances the carbon loss and more trees should be planted. The DVA will monitor the situation and has reported the situation to ELC planning enforcement team.

5. Old Village Hall

SPB confirmed that the DVA has now been able to view the property. The property is now being valued and the DVA will inform residents when the valuation is received and discuss the proposed purchase. Grants would be required to purchase and undertake refurbishment. Roof repairs including dealing with asbestos (£30k - 50k) required for dry storage of the community's equipment (village market, winter resilience, Primary School). Electric, plumbing, drainage, insulation etc to allow occupation by community groups.

TD raised concerns over the cost to remediate the hall and suggested there may be other cost effective solutions to the storage of community assets.

AO queried the request made to NBCAP for a grant for the cost of the valuation. SPB confirmed that DVA agreed to pay ½ cost but NBCAP deferred the application to see if ELC would value but that was declined.

Fete & Games used to store equipment in one of Bob Simpson's outbuildings, but it was not watertight or rodent/pigeon proof. Understandably, BS was not keen on others using the storage due to insurances, and multiple access to a working farm.

6. GADD Community Council - ZT

- ZT discussed the input required for the Local Place Plan which gives the opportunity for associations to put forward planning related ideas around the village. Deadline is May.

Suggestions to include the condition of the realigned RoW around New Mains steading development and footpath from Dirleton to Fenton Barns. DVA to put the latter on the agenda for NBCAP On the Move group as this also relates to the connectivity of different transport systems.

The Kirk Hall is booked for a village consultation day 1-4pm on 16th March. DC to issue the results of previous consultations.

7. Committee Actions

CH to check on outstanding Committee Actions

8. Woodland Areas around the Village

SPB requested that residents do not remove felled timber from woodland surrounding the village. Archerfield Estates woodland management plan involves leaving felled timber

to rot down and increase biodiversity. Posters to be put up in the village noticeboards and TL to post a note on the Facebook page.

9. Membership Secretary JM

JM to approach residents in the new houses on Castlemains Gardens and invite to the community consultation on 16th March.

AOCB

- DC suggested a village social night.
- TD to contact Carlo Grilli and Nick Morgan regarding the condition of the RoW surfacing. CH confirmed that the metal mesh fence is compliant with the planning permission. Suggested DVA funding for replacement footpath signage to encourage use, which would reduce weed growth.
- AO inquired about the Status of the SCIO. SPB confirmed that SL has used the Gullane Village Association SCIO as a template. Volunteer trustees to complete documentation. Additional trustees to come forward from the various interest groups.
- BF discussed the food bank. Loss of the generous contribution of 600 eggs/week from Ferrygate Farm due to red tape associated with a packing licence. BF to provide SPB with specifics so he can approach Councillor Findlay for support. Similar red tape was applied to the contribution by Monaghan Mushrooms, who agreed to a specific charity packaging run for compliance.
- CH to follow up on the query submitted to ELC enforcement regarding the lack of tree protection at Auburn House. Query as to whether there is a requirement for a construction site to be kept tidy?
- SO queried the status of the road safety initiative. SPB confirmed that it is with ELC for consultation but they currently have no funds to undertake any works.
- JM requested that residents let her know of their intention to attend the DGN AGM 7-7.30 on Tue 27th February.

Next meeting

The next public meeting will be 18th April at 7pm in the Castle Inn.

Actions:

Old Outstanding or need updating

- a) JM to liaise with KS regarding internet access at the Kirk Hall.
- b) CH to contact Caledonian Heritable regarding cutting back shrubs/trees on Main Rd. Followed up 03/03/24 *awaiting feedback*.
- c) BF to follow up on relocation of the Dirleton drop off for the food bank.
- d) CH to submit planning application comments as appropriate. *Updated in these minutes post meeting*.
- e) JM to review and update DART winter resilience plan.

New

- f) Woodland posters to be put up (?) and Facebook post (TL)
- g) DC to prepare "Dirleton Scrolls" for Community Consultation
- h) CH to chase up ELC Planning Enforcement
- i) JM to invite Castlemains Gardens residents to Community Consultation