

Dirleton Village Association

Minute of Public Meeting on 18th April 2024

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

Present: C. Hamer (Chairperson); S. Paterson-Brown; J. Macleod; F. McClintock; Z. Trendell; S. Low; B. Ford; B Thomson; F. Dingwall; V. & B. Nimmo; T. & C. Drysdale; R. Campbell; I. Oliver; A. Orr; D. Carter; S. Oliver; N. Steele; C. Ryles (SPEN); A. Mitchell (SPEN); T. Weddell (SPEN)

Apologies: H. Wager; M. McNee; T. Lonie; P. Du Vivier

1. Presentation by Scottish Power Energy Networks

SPEN representatives gave a presentation of the upgrades to their cable network that started this week at the eastern end of the village. The works will continue westwards through the village in seven phases through until September. Details have been posted on the website and pamphlets were handed out including contact details for the two project managers:

Andrew Mitchell

E: Amitchell2@spenergynetworks.co.uk

T: 07717546956

Chis Ryles

E: cryles@spenergynetworks.co.uk

T: 077442934503

CH commented that communication with individual residents is key to ensuring there are no complaints. SPEN agreed to ensure that roadworks are taken down and trenches are backfilled prior to the two main events – Gardens Open and Fete & Games.

2. Approval of Minutes of meeting 15th February 2024.

Amendment to recognise **TD**'s comments regarding a cost effective solution to storage of village assets and **FM** regarding the chestnut tree felled at Auburn House. Proposed by **SL** and seconded by **JM**.

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

4. SCIO – SL

The SCIO application was submitted to OSCR, who have confirmed that it would be fine to own property but not to register a right to buy. A new application will need to be submitted based on a very detailed template, the details of which will need to be incorporated into the Constitution. SL confirmed that the application would be circulated to residents for approval prior to submission to OSCR.

5. *Old Village Hall*

SPB confirmed that the valuation has not yet been received from the Council. The cost of the valuation was met by NBCAP and the Council. **TD** raised the issue of an alternative storage option and **SPB** commented that discussions were being held with Ellie regarding the paddock opposite the East Lodge. **CH** pointed out that when a previous tenant put up a storage shed on this land there were numerous objections, and a planning application was required. The shed was subsequently removed, and no

application was made. **TD** asked whether other options had been investigated such as renting at Fenton Barns.

SPB confirmed that if the hall was refurbished and use as storage then there would be running costs including appropriate insurance. **AO** pointed out that electricity would be required to provide lighting particularly during the winter months and that storage and refurbishment are two separate issues.

DC confirmed estimated costs as follows:

- a. Refurbishment to standard for storage only – Asbestos removal £30k, New roof £20k, new doors and decorate £16k, relocate bats £5k. Total (incl VAT) £85k.
- b. Demolition and storage shed – demolition (incl. asbestos removal) £65k, relocate bats £5k, storage shed, path £20k. Total (incl. VAT) £108k.
- c. Do nothing. Alternative storage required somewhere else. **SL** confirmed Bob Simpson has already expressed interest in buying the building.

DC confirmed that for option a) 80% of the cost could be met with a grant from the [Community Ownership Fund](#). The remainder would be met by other grants e.g. NBCAP, DVA funds, fund raising.

ZT commented that residents identify with the history of the hall and **JM** followed this up suggesting that saving the hall would allow future generations to decide what to do with it.

SPB suggested that a separate public meeting should be held when the valuation has been received and alternatives researched. The 23rd May was agreed.

6. Local Place Plan

ZT confirmed that the LPP is being drafted and it was agreed that it would be issued to residents at the beginning of May. Content was taken from feedback at the community event and although it is separate to the community actions, it may incorporate some of the ideas put forward. **JM** confirmed that the representations made did not reflect the full age demographic of the village and feedback is awaited from the Primary School to include in the final document before issue to the Council.

7. GADD Community Council - ZT

Volunteers are welcomed to take part in a new road safety campaign known as [Community Speed Watch](#). Residents will be given the opportunity to use a speed radar gun and police will contact drivers and advise them accordingly. Drem residents are keen to take part. Gullane residents have raised concern over personal safety.

8. Planning – CH

[22/01050/P](#) Change of use and alterations to workshops to form 2 houses at 17/18 Castlemains Place. No progress has been made. ELC and ELHA are in discussions regarding the remediate of the old septic tank.

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

[23/00487/P](#) Auburn House and the Gallery. **CH** has submitted a request to the enforcement officer to follow up on concerns over material stored within the tree protection zone.

[20/00229/P](#) Change of use of agricultural land for the erection of a stables block, arena and for the keeping of horses and associated works on Manse Road. **CH** has submitted a request to the enforcement officer for clarification of earthworks on going to the north of the menage. It would appear that aggregate has been imported spread and compacted and is not having topsoil replaced over it. **BF** suggested that the construction works have resulted in localised flooding of the neighbouring property.

Next meeting

The next meeting will be a special meeting to address the future of the Old Village Hall and storage of community assets on 23rd May at 7pm in the Castle Inn. The following public meeting will be on 20th June at the same time and place.

Actions:

Old Outstanding or need updating

- a) **JM** confirmed that the church session has agreed to install internet access in the Kirk Hall.
- b) **CH** confirmed that Caledonian Heritable have agreed for their maintenance team to look at cutting back shrubs/trees on Main Rd.
- c) **BF** confirmed that Dirleton drop off for the food bank is at Amalfi.
- d) All actions relating to the Community Consultation event are complete

New

- e) **ZT** to circulate the draft LPP in early May.
- f) **SL** to complete additional SCIO template document and circulate for approval.