



DUNBAR  
COMMUNITY  
COUNCIL

## **Dunbar Community Council Open Meeting**

Dunbar Town House

15<sup>th</sup> January 2024

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### **PRESENTATION – Dunbar Business Park + East Lothian Retail Park**

Alastair Dickie, of West Ranga Developments (WRD), came to speak to members about future plans for Dunbar Business Park + East Lothian Retail Park, formerly known as Dunbear Park.

The whole of the area behind ASDA and south of the recycling site, to the west of the railway track, has been bought from Hallhill Developments by East Oakwood Developments (EOD), a family owned business based in the west of Scotland. West Ranga Developments have specific expertise in commercial developments and will lead the projects to create industrial/storage/workshop/distribution bases to the north of the site and a trade park to the east of ASDA. The trade park will be in addition to the proposed B&M and Lidl and a further food outlet retailer to the east of Dunbar Garden Centre. The area will also include a fast-charging site for electric cars. Mr. Dickie shared plans with members and directed them to publicly available information on the following sites. [Dunbar Business Park](#) [East Lothian Retail Park](#) (follow web links). Alterations to the plans submitted by Hallhill Developments have been made to allow for safer servicing of the retail units.

Current proposals extend to some 30 acres of the 55 acre site, the whole of which represents a 30-50 year land allocation and take up, based on current commercial site uptake.

Mr. Dickie stressed how important it was that the requested variations to live planning consents were agreed with ELC as, without an amendment to the current requirement that all roads and paths for the whole site be constructed before commercial development, the site is not viable and the opportunity to develop will be lost. The finances have changed hugely over the past five years and the commercial and infrastructure development have to go hand in hand to make the site viable.

In answer to questions:

1. B&M, Lidl and Starbucks, all currently consented, are in active discussion with EOD about coming to the site but no development will happen until the infrastructure issues are resolved.
2. Approved designs require traffic lights to replace the current roundabout at Kellie Road/Spott Road. EOD would prefer not to have these. Public concerns over tailbacks were noted.
3. The bear sculpture could move from the site to a different position in the town, if that were the community wish.
4. No plans are in place to manage land that is not developed. When agreed, the Heras fencing along the footpath to Robertson Homes will be removed to allow for informal public access.
5. It is possible that a care home might be located in this position at some point in the future.
6. West Ranga are EOD joint venture partner, who have a proven track record in delivering high quality industrial development that bring amenity and employment to towns.
7. No specific support is needed from Dunbar Community Council at present and EOD will come to members to share detailed plans when the infrastructure issues are resolved.

Mr. Dickie was warmly thanked for coming to speak to the Community Council.

## MINUTES

Ref	Item	Action																																																		
<b>1.00</b>	<b>SEDERUNT</b>																																																			
1.01	<p><u>Present</u></p> <table> <tr> <td>Pippa Swan</td> <td>Chair</td> <td>PS</td> <td>Kevin Searle</td> <td>KS</td> </tr> <tr> <td>Alasdair Swan</td> <td>Treasurer</td> <td>AS</td> <td>Pam Shields</td> <td>PSH</td> </tr> <tr> <td>Stuart Cameron</td> <td></td> <td>SC</td> <td>Mark James</td> <td>MJ</td> </tr> <tr> <td>Stephen Bunyan</td> <td></td> <td>SB</td> <td>Jacquie Bell</td> <td>JB</td> </tr> <tr> <td>Rena Keller</td> <td></td> <td>RK</td> <td></td> <td></td> </tr> </table> <p><u>Observers</u></p> <table> <tr> <td>Peter McDonagh</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Frances Allan</td> <td>High St resident</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Esther Hughes</td> <td>Friends of Winterfield</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Sue Anderson</td> <td>Friends of Winterfield</td> <td></td> <td>+ 3 (names withheld)</td> <td></td> </tr> </table> <p><u>Press</u></p> <table> <tr> <td>Cameron Ritchie</td> <td>EL Courier</td> <td></td> <td></td> <td></td> </tr> </table>	Pippa Swan	Chair	PS	Kevin Searle	KS	Alasdair Swan	Treasurer	AS	Pam Shields	PSH	Stuart Cameron		SC	Mark James	MJ	Stephen Bunyan		SB	Jacquie Bell	JB	Rena Keller		RK			Peter McDonagh					Frances Allan	High St resident				Esther Hughes	Friends of Winterfield				Sue Anderson	Friends of Winterfield		+ 3 (names withheld)		Cameron Ritchie	EL Courier				
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1.02	<p><u>Apologies</u></p> <table> <tr> <td>Lyn Jardine</td> <td>LJ</td> <td>Graham Adams</td> <td>Vice Chair/Sec</td> <td>GA</td> </tr> <tr> <td>Sanchita Patjoshi</td> <td>SP</td> <td>Norman Hampshire</td> <td>ELC Councillor</td> <td>NH</td> </tr> <tr> <td>Gill Wilson</td> <td>GW</td> <td>Anouska Woods</td> <td>Be Green/CW</td> <td>AW</td> </tr> <tr> <td>Keith Mills</td> <td>KM</td> <td></td> <td></td> <td></td> </tr> </table>	Lyn Jardine	LJ	Graham Adams	Vice Chair/Sec	GA	Sanchita Patjoshi	SP	Norman Hampshire	ELC Councillor	NH	Gill Wilson	GW	Anouska Woods	Be Green/CW	AW	Keith Mills	KM																																		
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1.03	<p><u>Councillors' Declarations of Interest</u></p> <p>Nil</p>																																																			
<b>2.00</b>	<b>MINUTES OF MEETING – 18<sup>th</sup> DECEMBER 2023</b>																																																			
2.01	<p><b>Amendments</b></p> <p>Draft minutes were circulated to members following the last meeting and amendments proposed were incorporated into minutes posted on DCC website. The following additional amendments were proposed and agreed.</p> <p><u>Item 1.01 – Sederunt</u></p> <p>Pam Shields should be abbreviated to PSh Graham Adams should be noted as Secretary in addition to Vice Chair role</p> <p><u>Item 5.04 – Local Priorities</u></p> <p>The description '2no' is to be amended to '2'.</p>																																																			
2.02	<p><b>Adoption</b> – Proposed:AS Seconded:KS</p> <p>With the agreed amendment above, the minutes were adopted.</p>																																																			
2.03	<p><b>DCC Action Review</b></p> <p>With the exception of the undernoted, all action items have been attended to or overtaken by events:</p> <p><i>Nil</i></p>																																																			
2.04	<p><b>Matters arising</b> - not dealt with under full agenda items.</p>																																																			

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	<p><u>6.02 Dunbar Tennis Club Lighting – Planning Application</u> Councillors Lyn Jardine and Donna Collins have both called this application in for review by the Planning Committee.</p> <p><u>8.02 DCC Project – Book Barn</u> New Community Councillor, Rena Keller, has volunteered to take a lead in the Book Barn project and has already made arrangements to meet with Gordon Whitelaw, of ELC, and with Alex Davey of Dunbar Additional Support Needs Community Collective. Once final costs and designs are determined, the project will come back to DCC for funding.</p> <p><u>11.02 Paul McLennan visit to DCC Members</u> Paul McLennan will meet informally with DCC members only on Monday 4<sup>th</sup> March.</p>	
<b>3.00</b>	<b>ELC COUNCILLORS' REPORTS</b>	
3.01	<p><b>Cllr Norman Hampshire</b></p> <p><b>1. Action Update – email update - NH not in attendance</b></p> <p>a. <u>ELC/Community Review of Coastal Car Parking (with LJ)</u> ELC officers will meet with representatives from Shore Road and DCC. Arrangements to be confirmed.</p> <p><b>2. Report</b> <i>Nil</i></p>	<b>PS</b>
3.02	<p><b>Cllr Lyn Jardine</b> <i>Not in attendance</i></p>	
3.03	<p><b>Cllr Donna Collins</b> <i>Not in attendance</i></p>	
3.04	<p><b>Questions to Councillors</b></p> <p>1. <u>Bleachingfield Booking System</u> Q. The current booking system is failing. What action can be taken to take bookings locally, as previously?</p> <p>A. SB, Chair of Bleachingfield Committee, was able to respond to this item: It is anticipated that a new staff member will shortly be in place at Bleachingfield and it is hoped that bookings will be made locally in due course. SB to continue review.</p> <p>2. <u>Flood Defences – ELC Support</u> Q. Residents in Home Ave have been affected by flood water and were surprised to learn that no flood defence assistance was available to residents, from ELC. Can this be intimated to residents?</p> <p>A. PS was able to speak to this, in part: There are no areas in Dunbar that receive support from ELC to protect against flooding. The Scottish Flood Forum did a lot of work in Dunbar coastal areas and West Barns a decade ago to help communities prepare for flood and measures are in place at East Beach/Harbour and at West Barns. Advice and support is still available from this charity. <a href="#">Scottish Flood Forum</a></p> <p>DCC will write to ELC to ask that this be made clear to residents to allow them to take the precautions necessary to protect their homes.</p>	<b>SB</b>          <b>PS</b>
<b>4.00</b>	<b>POLICE REPORT</b>	

Ref	Item	Action		
4.01	<p><b>Police Report to DCC</b>  <i>The report is circulated confidentially to DCC members in advance of meetings. Prepared by our Community Policing Officer, PC Laura Jackson, it summarises police activity in the past month and identifies policing priorities, agreed at the monthly Community and Police Partnership (CAPP) meetings, which are attended by Chairs of the four CCs in the Ward.</i></p> <p><b>Report items of note:</b></p> <ul style="list-style-type: none"> <li>○ A number of bikes have been handed into the police recently, having been found abandoned within the Dunbar area. Police have been unable to return the bikes to their owners as there is no record of the bikes being either lost or stolen. Police request that bike owners secure their bikes with a secure, approved lock and report any theft or loss to the police. It is also advisable to register bikes through the <a href="#">Bike Register</a> website. It is free to register and, for an additional cost, you can also mark your bike for an extra deterrent to thieves.</li> </ul> <p><b>Member comments/questions</b></p> <ul style="list-style-type: none"> <li>○ PSh felt that the report indicated an escalation in the numbers of offences.</li> <li>○ MJ asked if Police Station opening times could be advertised on the building</li> <li>○ MJ wondered what was happening to bikes that could not be returned</li> </ul> <p>PS will raise these issues at the next CAPP to be held on 8<sup>th</sup> February 2024.</p>	PS		
4.02	<p><b>Community and Police Partnership (CAPP) Meeting topics + priorities (13<sup>th</sup> December 2023) (reported in December DCC Minutes)</b>  <u>Pavement Parking</u>  At the request of DCC members, the issue of pavement parking was raised. NH, Chair of CAPP, confirmed that ELC had no plans to impose a blanket ban on pavement parking as was the case in Edinburgh, in recognition residents in many established housing groups and rural settlements had come to rely on pavement parking for accessing their vehicles and it was felt that this was understandable. Any move to a blanket ban would result in huge and unwelcome disruption to residents. ELC will, however, review all East Lothian streets to ensure that it is possible for wheelchair/buggy users to safely navigate at least one pathway in a street and that emergency vehicles and waste collection vehicles were able to access properties. These streets may then be subject to a ‘no pavement’ rule.</p> <p><u>Youth ASB</u>  This has increased again, particularly around Spott Road and Fairacres, and continues to cause concern with residents, police and other agencies involved.</p> <p><u>CAPP Priorities</u>  It was agreed that policing priorities for the coming month will be:</p> <ul style="list-style-type: none"> <li>○ Youth antisocial behaviour – particularly in the identified ASB ‘hot spots’.</li> <li>○ Speeding</li> </ul>			
5.00	<p><b>TREASURER’S REPORT</b> – <i>circulated to members in advance of meeting</i></p>			
5.01	<p><b>General Account:</b></p> <ul style="list-style-type: none"> <li>• The bank statement balance at the month end was £146,970.06</li> <li>• The restricted funds held within the General account at the end of the month were -</li> </ul> <table data-bbox="292 2033 1369 2065"> <tr> <td data-bbox="292 2033 778 2065">Community Windpower Fund</td> <td data-bbox="786 2033 1369 2065">£133,742.94</td> </tr> </table>	Community Windpower Fund	£133,742.94	
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	<p>Access for All Fund £759.00 Local Priorities Fund £8,887.70 <b>TOTAL RESTRICTED FUNDS £143,389.64</b></p> <p>• The unrestricted funds held within the General account were, at the month end– Balance in the General Fund £3,580.42 <b>TOTAL UNRESTRICTED FUNDS £3,580.42</b></p> <p><b>TOTAL FUNDS £146,970.06</b></p> <p><b>Christmas Lights Account:</b></p> <ul style="list-style-type: none"> <li>The bank balance at the month end stood at <b>£ 17,650.43</b></li> <li>Donations received during the month were £637</li> <li>Fundraising in the month amounted to ££2,568</li> </ul> <p><b>Civic Week Account:</b></p> <ul style="list-style-type: none"> <li>The bank balance at the month end was <b>£8,895.52</b></li> <li>There was no movement in the month.</li> </ul> <p><b>Dunbar against Litter Account:</b></p> <ul style="list-style-type: none"> <li>The bank balance at the month end was <b>£1,284.48</b></li> </ul>																																											
5.02	<p><b>Local Priority Fund Update</b></p> <table border="1"> <thead> <tr> <th>Local Priority Grant applications</th> <th>Amount</th> <th>Review</th> <th>Decision</th> </tr> </thead> <tbody> <tr> <td>Our Dunbar</td> <td>£315</td> <td>May</td> <td>Awarded</td> </tr> <tr> <td>Primary School Parent Council</td> <td>£297</td> <td>May</td> <td>Awarded</td> </tr> <tr> <td>First Aid training for volunteers</td> <td>£575</td> <td>July</td> <td>Awarded</td> </tr> <tr> <td>Rotary - School laminator</td> <td>£286</td> <td>July</td> <td>Awarded</td> </tr> <tr> <td>DTA - pull test for baskets</td> <td>£683</td> <td>July</td> <td>Awarded</td> </tr> <tr> <td>Tuesday Coffee Club</td> <td>£250</td> <td>Sep</td> <td>Awarded</td> </tr> <tr> <td>Dunbar Grammar School</td> <td>£500</td> <td>Oct</td> <td>Awarded</td> </tr> <tr> <td>Futuro bins - Glebe Gala Green</td> <td>£750</td> <td>Dec</td> <td>Awarded</td> </tr> </tbody> </table> <p><b>Committed or under review</b> £3,656 <i>Local Priorities Fund available</i> £8,063 <b>Maximum Budget Total</b> <u><u>£11,719</u></u></p> <p>Current year fund £10,200 Brought forward fund <u>£1,519</u> <u><u>£11,719</u></u></p> <p><b>Paid</b></p> <table> <tr> <td><b>Not yet paid</b></td> <td><b>Our Dunbar</b></td> <td>£75</td> </tr> <tr> <td></td> <td><b>Futuro Bins</b></td> <td>£750</td> </tr> </table> <p><b>Rejected or lapsed</b></p> <p><i>Local Priorities Fund available</i> £8,063 <b>Not yet paid</b> <u>£825</u> Per Finance Report <u>£8,888</u></p>	Local Priority Grant applications	Amount	Review	Decision	Our Dunbar	£315	May	Awarded	Primary School Parent Council	£297	May	Awarded	First Aid training for volunteers	£575	July	Awarded	Rotary - School laminator	£286	July	Awarded	DTA - pull test for baskets	£683	July	Awarded	Tuesday Coffee Club	£250	Sep	Awarded	Dunbar Grammar School	£500	Oct	Awarded	Futuro bins - Glebe Gala Green	£750	Dec	Awarded	<b>Not yet paid</b>	<b>Our Dunbar</b>	£75		<b>Futuro Bins</b>	£750	
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5.03	<b>Questions/Matters Arising</b>																																											

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	<p><u>1. Terminology</u> In response to a Member question, AS explained that 'Restricted Funds' meant that the cash was ringfenced for a specific purpose. Eg. Community Windpower Fund can only be used for projects that meet the criteria for that fund. Unrestricted funds can be used for any purpose and the sum is primarily comprised of the annual operating grant from ELC.</p> <p><u>2. Clarification</u> AS confirmed that the cost of 2 bins was £750.</p>	
5.04	<p><b>Local Priorities Grant Applications</b> Nil discussed. It was suggested that the mental health wellness charity ,Groundswell, and the Fishermens' Mission may contact DCC for funding at some point.</p>	
<b>6.00</b>	<b>PLANNING + ROADS MATTERS</b>	
6.01	<p><b>Countess Crescent – TRO – Road Closure</b> As agreed at the December meeting, DCC wrote to ELC objecting to the road closure at Countess Crescent. Further information was subsequently received from ELC and DCC had visited the owner of Countess Crescent Laundrette.</p> <p>The owner confirmed that he was willing to support the road closure provided agreement could be reached on time restricted parking outside his premises to allow for customer drop off and collection and for consent to be granted to allow for single car, off street parking (dropped kerb). He would not support the road closure unless this could be agreed as it was felt that inconvenience caused to shop users would impact his business. DCC understood this and will write to ELC retracting all objections other than that associated with the negative impact on the laundrette.</p> <p>As and when agreement can be reached between ELC and the business owner, DCC will withdraw all objections to the road closure. DCC to communicate this to ELC.</p>	<b>PS</b>
6.02	<p>23/01477/P   Erection of 1 house, widening of vehicular access and associated works   Bonard Belhaven Road Dunbar EH42 1NW Details at link below: <a href="#">Replacement house - 'Bonard', Belhaven Road, Dunbar</a></p> <p>The proposed house will replace a dwelling in the conservation area that has reportedly been empty for over a decade. Member comments included concerns over dangerous trees, potential loss of biodiversity and the widening of the gateway but also included support for a new building that appeared to have been designed to suit the Conservation Area.</p> <p>A member who has received a Neighbour Notification confirmed that the issue of tree stability had been raised by neighbours likely to be affected.</p> <p>As the matter of trees was being addressed by neighbours, road impacts by ELC Roads Department as consultees and biodiversity by the planning tests placed on new development by NPF4, it was not felt necessary for DCC to write to ELC on this matter.</p>	
<b>7.00</b>	<b>LICENSING MATTERS</b>	
7.01	<i>Nil</i>	

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<b>8.00</b>	<b>DCC PROJECT UPDATE</b>	
8.01	<p><b>Local Place Plan</b></p> <p>The draft Place Plan document is being written now and it is anticipated that an early copy will be available to all steering group members and their parties in w/c 29<sup>th</sup> January for review on 4<sup>th</sup> February.</p> <p>It is hoped that the draft LPP will be available for public comment in mid February. It remains the ambition that the final Plan should be submitted to ELC in mid March 2024.</p>	
8.02	<p><b>DCC Website</b></p> <p>PSh as kindly offered to take the lead on the development of a refreshed website for DCC that will run on a future-compatible template. Former DCC councillor, George Robertson, has worked with PSh and PS to fully review the structures and Philip Immirzi has now been commissioned to effect a transfer to the new platform.</p> <p>When the project group is happy that the new site is working as it should, a 'dummy' will be shared with members for comment before a final launch.</p>	
8.03	<p><b>Community Emergency Response Plan</b></p> <p>Dunbar's Community Emergency Response Plan will now be led by PSh, who has direct experience of managing large scale emergency response initiatives. It is her intention to identify a small project team to review the plan, with members taken from within and outwith DCC. Each member will be given specific tasks and team members will all report directly to PSh.</p> <p>When the revised plan is finalised, it will be shared with DCC members.</p>	
<b>9.00</b>	<b>DCC + COMMUNITY PROJECTS/GROUPS - UPDATE</b>	
9.01	<p><b>Demand Responsive Transport</b></p> <p>MJ will be DCC representative on the steering group for this exciting initiative which will see 'on demand' bus travel link the Lammermuir Hills villages and Broxburn with Dunbar at ASDA, the Medical Centre and the station.</p> <p>The three month pilot will start in mid February when a 16 seater buggy/wheelchair (but not bike) friendly bus, run by Eves Coaches, will start in service, operating from 7am until 9pm.</p> <p>Details and advertising material are still to be finalised. DCC will do all that it can to help to promote this trial as, if it is a success, it is hoped that a permanent service would be possible.</p> <p>The new route cannot compete with existing commercial routes. Nonetheless, MJ agreed to raise the possibility with the steering group that the bus might run to Dunbar Leisure Pool as part of the service.</p>	<b>MJ</b>
9.02	<p><b>Nextdoor Nature Pioneers' Programme</b></p> <p>The Pioneers' Programme is at the heart of the Nextdoor Nature project in Scotland. Involving a combination of online learning, interactive webinars and in-person events, this free skills development course aims to provide participants with the understanding, resources and confidence they need to be able to organise action for nature where they live.</p> <p>The six-month programme covers a wide range of topics, from how to engage others in the community to how to identify practical actions for nature. As well as learning new</p>	

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	<p>knowledge and skills, participants will be guided through an initial community project that helps deliver on-the-ground action for nature.</p> <p>The opportunity is now coming to East Lothian and DCC is grateful to MJ who will be the community link with the promoters, Scottish Wildlife Trust. He will share more information once he has been briefed by SWT.</p>	
<b>10.00</b>	<b>OPEN CONSULTATIONS</b> – to note	
10.01	<p><a href="#">ELC CONSULTATION HUB</a> lists all currently open consultations in East Lothian. <i>No matters raised.</i></p>	
<b>11.00</b>	<b>AOB</b>	
11.01	<p><b>Questions from Members</b> In response to questions from members the following points were noted:</p> <p><u>Changing Places Toilet</u> There is a 24/7 Changing Places, Radar Key accessible toilet at the Bleachingfield Centre. It can be accessed from within the building during centre opening hours and there is a mobile phone number for calling centre staff if it is, for some reason, locked. Out of hours, when the main entrance timber door is in the closed position, there is door in the gable. Dunbar ASN Community Collective are in the process of agreeing improved signage on the building.</p> <p><u>Barriers on Queen’s Road</u> Barriers protecting the public from falling masonry at the low wall at Queen’s Road, opposite the Medical Centre, Parish Church and Bellevue Court, have disappeared. There is a long history of DCC repair requests and the owners were instructed by ELC last year to carry these out.</p> <p>DCC will write to ELC to request, yet again, that action be pursued on making repairs to this wall. DCC will propose that an option to replace the wall with quality railings should be considered as such a huge proportion of the masonry is non-viable.</p> <p><u>Bayswell Road Phone Box</u> The phone box is in a poor state of repair. When BT offered to close the service and sell off the boxes in 2023, the box was retained, largely in part to a view that it may be necessary for reporting incidents on the coast/shore to the emergency services. DCC will contact BT to find out what the future is for the box and to request a tidy up.</p> <p><u>Pool Bike Racks</u> 9 stainless steel bike racks are due to be installed at Dunbar Leisure Pool 3 are in place and a further 6 will come as soon as ELC staff have the resource. MJ will keep an eye on progress through <a href="#">East Lothian Cycle Forum</a>.</p>	<p>PS</p> <p>PS</p>
11.02	<p><b>ERI Hogmanay Service</b> SB wished to commend Edinburgh Royal Infirmary for the excellent treatment received overnight on Hogmanay. He was surprised and reassured.</p>	
<b>12.00</b>	<b>NEXT MEETINGS</b>	
12.01	<b>DCC Informal Meeting</b> (Closed) – Monday 5 <sup>th</sup> February – Local Place Plan – Draft review	
12.02	<b>DCC Open Meeting</b> – Monday 19 <sup>th</sup> February 7pm Town House	



PS/AS/PSH