



Dunbar Community Council Open Meeting

Dunbar Town House

16th September 2024

MINUTES

Ref	Item	Action																																																												
1.00	SEDERUNT																																																													
1.01	<p>Present</p> <table border="0"> <tr> <td>Pippa Swan</td> <td>DCC Chair</td> <td>PS</td> <td>Alasdair Swan</td> <td>DCC Treasurer</td> <td>AS</td> </tr> <tr> <td>Graham Adams</td> <td>DCC Vice Chair</td> <td>GA</td> <td>Sanchita Patjoshi</td> <td>DCC Member</td> <td>SP</td> </tr> <tr> <td>Stuart Cameron</td> <td>DCC Member</td> <td>SC</td> <td>Kevin Searle</td> <td>DCC Member</td> <td>KS</td> </tr> <tr> <td>Gill Wilson</td> <td>DCC Member</td> <td>GW</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Norman Hampshire</td> <td>ELC Councillor</td> <td>NH</td> <td>Anouska Woods</td> <td>Be Green/CW</td> <td>AW</td> </tr> </table> <p><u>Observers</u></p> <table border="0"> <tr> <td>Gavin Wilson</td> <td>Public</td> <td></td> <td>Ian Hamilton</td> <td>Belhaven Residents</td> <td>IH</td> </tr> <tr> <td>Douglas Urquhart</td> <td>Public</td> <td></td> <td>Liz Thom</td> <td>Belhaven Residents</td> <td>LT</td> </tr> <tr> <td>Jean Urquhart</td> <td>Public</td> <td></td> <td>Angie Morrison</td> <td>Belhaven Residents</td> <td>AM</td> </tr> <tr> <td>Mitchell Stevenson</td> <td>VCEL</td> <td>MS</td> <td>Rev Keith Mills</td> <td>Dunbar Baptist Ch</td> <td>KM</td> </tr> </table> <p><u>Press</u></p> <table border="0"> <tr> <td>Cameron Ritchie</td> <td>EL Courier</td> <td></td> <td></td> <td></td> <td></td> </tr> </table>	Pippa Swan	DCC Chair	PS	Alasdair Swan	DCC Treasurer	AS	Graham Adams	DCC Vice Chair	GA	Sanchita Patjoshi	DCC Member	SP	Stuart Cameron	DCC Member	SC	Kevin Searle	DCC Member	KS	Gill Wilson	DCC Member	GW				Norman Hampshire	ELC Councillor	NH	Anouska Woods	Be Green/CW	AW	Gavin Wilson	Public		Ian Hamilton	Belhaven Residents	IH	Douglas Urquhart	Public		Liz Thom	Belhaven Residents	LT	Jean Urquhart	Public		Angie Morrison	Belhaven Residents	AM	Mitchell Stevenson	VCEL	MS	Rev Keith Mills	Dunbar Baptist Ch	KM	Cameron Ritchie	EL Courier					
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1.03	<p><u>Councillors' Declarations of Interest</u> GS in respect of Xmas Lights grant application (Community Benefit Fund)</p>																																																													
2.00	MINUTES OF MEETING – 15th July 2024																																																													
2.01	<p>Amendments</p> <p>1.01 Paul Meegan attended for Gospatrick Grange 3.03 Spott Rd/Yosemite Park signage issue note clarified</p>																																																													
2.02	<p>Adoption – Proposed:GA Seconded:GW With the amendments at 2.01 above, the minutes were adopted</p>																																																													
2.03	<p>DCC Action Review With the exception of the undernoted, all action items have been attended to or overtaken by events: <i>Nil</i></p>																																																													
2.04	<p>Matters arising - not dealt with under full agenda items. <u>Safe Crossings at Queen's Road/Spott Road</u></p>																																																													

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	<p>In response to rejected ELC proposals to put traffic signals at the Queen’s Rd/Spott Rd junction, KS had met with Andrew Boddie (Queen’s Rd resident) to explore alternative possible safe crossing. They had concluded that simple zebra crossings were possible:</p> <ul style="list-style-type: none"> a. At the existing dropped-kerb position outside Bellevue Court, Queen’s Rod b. At the existing dropped kerb position at the northern bus stop on Spott Road, where the lollipop lady used to assist crossings. <p>After a brief discussion, it was agreed that KS will capture this recommendation in a note to members and that it will be brought forward as part of a larger DCC project to consider how to make Spott Road safer for all.</p>	KS
3.00	ELC COUNCILLORS’ REPORTS	
3.01	<p>Cllr Norman Hampshire</p> <p>i. Action Update</p> <p>a. <u>Motorhome Parking Trial – Shore Road – Residents’ Consultation</u> (<i>matter taken at start of meeting to allow for resident participation</i>)</p> <p>Ian Hamilton, Liz Thom and Angie Morrison all spoke to this matter as members of Belhaven Residents group.</p> <p>IH reminded NH that ELC had promised at a meeting in February 2024, to discuss the ELC campervan parking trial, that Belhaven/Shore Road residents would be included in an assessment of the trial. It was clear from the ELC Council meeting last week that ELC Roads and Countryside team had assessed the trial as a success but had not approached local residents nor DCC for their comments. IH stated that as far as the residents were concerned the trial had been anything but a success. The parking spaces have been used all summer and the often very large vans have set up and blocked the views for everybody. There were often very many more vans than the allocated spaces, all staying overnight. The site was not policed and people were not paying. The campers did not move from the site and did not contribute to the local economy.</p> <p>AM is a Duke Street resident. She concurred with IH comments and also told of large vans, often 6 wheelers, that now routinely made their way down Duke St to access the parking. This was a real danger to residents and an unwanted intrusion into a narrow, intimate roadspace. The lack of waste disposal provision at the site was a concern and she shared IH’s observation that there was no policing of the site. She questioned the metrics for assessing success and asked for this detail to be provided.</p> <p>LT lives in North Street. She reported repeat stays by the same vans, often staying for several nights at a time, leaving then returning. It is not uncommon for 6 vans to park up, even when local sites are not full. Vans are using the site as a cheap place to stay as most do not pay at all.</p> <p>NH responded:</p> <p>The change to overnight parking restrictions, now 11pm – 4am, had proved workable and were deemed by ELC to be a success in that casual overnight camping etc had been largely stopped, which was of benefit to the coastal sites. This curfew will be the subject of a TRO to make it permanent.</p> <p>NH acknowledged that ELC have not been policing the site. Rangers who work overnight are not then available for daytime working and additional staff will have to be employed.</p>	

Ref	Item	Action
	<p>He acknowledged that neither DCC nor local residents had been consulted over the success or otherwise of the trial and he confirmed that this will happen before any further steps are taken. Alan Stubbs or Tom Reid will be in contact with DCC and IH for Belhaven Residents. NH to chase. NH was thanked for this confirmation.</p> <p>ii. Report</p> <p>a. <u>Local Development Plan</u></p> <p>NH reported that 5000 houses will have been built by May 2026 of the 10,000 homes required in LDP 1. In LDP 2, which runs from 2025 – 2035, there will be a minimum requirement of 6500 houses, of which 25% will be affordable. The current infrastructure is struggling to cope, but it is still envisaged that 6650 homes can be built over the next decade.</p> <p>The call for sites is ongoing. Homes for Scotland, which is a house builders federation, want 9000 homes in East Lothian in the coming years, but ELC are pushing back on this. It is unlikely that there will be more houses in this ward given that so many have been built already, with more in the pipeline.</p> <p>There is a real problem with the provision of affordable housing as ELC no longer gets a subsidy from Scottish Govt and has no cash reserves to build affordable homes without this. Mid market rent housing used to work, but this model is no longer viable as building costs have risen so dramatically over the past years and housing of this nature is simply not affordable, for without a subsidy, rents would be in excess of £1000/pm. If E Lothian Council do not make use of the allocation for affordable housing building developers can seek to have the land banks taken back into commercial development, in which case all possibility of affordable housing will be lost. This is a real concern to East Lothian Council.</p>	<p>NH</p>
<p>3.02</p>	<p>Cllr Lyn Jardine – <i>written answers provided as notes, below.</i></p> <p>i. Action Update</p> <p>a. <u>Common Good Fund</u></p> <p>Further to your question, forwarding the link to page on ELC website which provides details (and links on right side of page to other details of what can be applied for and how to apply.)</p> <p>What are Common Good Funds? Common Good Funds East Lothian Council</p> <p>Applications are received into the commongood@eastlothian.gov.uk or the meetings@eastlothian.gov.uk mailboxes.</p> <p>Once an application has been received, it will be assessed by council officers to ascertain if it is competent and complete. Only applications that are complete and deemed competent will be put to the Common Good Committee. Members of the Common Good Committee may require further information on applications and may invite the applicant to the meeting of the Committee to provide such information.</p> <p>The £10K is the budget for grants for the year. The fund generally gets used up in the upkeep of the historic buildings. You can find the latest common good budget paper on website https://www.eastlothian.gov.uk/download/meetings/id/24708/04_comm_on_good_budget_202425</p>	

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	<p>There is no roll-over of cash as each year appears to make an assessment of what funds are available at that particular point depending what has been spent and what is required for the maintenance of the asset etc.</p> <p><i>NH noted that the Common Good fund for Dunbar was, in fact, £4k. In previous years, this had all gone to Dunbar Rotary (sic – Dunbar Round Table) for an annual fireworks display at Hallhill that had generated funds for charitable works in the community. Since this event ceased, the £4k is available for other common good initiatives.</i></p> <p>b. <u>Vision for Belhaven</u> I've held a couple of productive meetings with community stakeholders from each of the community councils and the area partnership to agree what evidence needs to be brought forward and how to seek to establish options going forward. I've also met with Community Garden project, Planners leading development of Local Development Plan and key officers from Health & Social Care Partnership and NHS Lothian. The next step is a meeting between community stakeholder reps and health to understand the site disposal process and priorities as well as consider place based opportunities within the wider Health & Social Care provision. The key point so far is that people want to see a continued use of the site for the purposes of health and wellbeing and we are working collaboratively to seek to establish how best that can be achieved.</p> <p><i>DCC thanked LJ for her input to date, actioned at their request. They had asked LJ and fellow councillors to do all that they could to ensure that the land does not end up in a landbank, degrading over time, a magnet for ASB.</i></p>	
3.03	Clr Donna Collins - <i>apologies received. No action update or report for meeting</i>	
3.04	<p>Issues for Councillors</p> <ol style="list-style-type: none"> 1. <u>Common Good Fund</u> – <i>see note above</i> 2. <u>Spott Road – Footpath safety/re-routing</u> – <i>addressed under other items</i> 3. <u>Romanes Chemist – 24 hr dispensary on Dunbar High St</u> DCC had been advised that ELC Planners have recommended refusal of an application for a 24 hour automated dispensary at their shop adjacent to Morrisons on High St on the grounds that the alterations to make a 'cashpoint' type dispenser would be out of keeping in a conservation area and detrimental to the listed building. <p>DCC is fully supportive of this application and has asked Councillor Donna Collins to call this in to the Planning Committee on 2nd October, which she has done. Both Councillor Collins and Jardine will now speak in favour of the application noting that:</p> <ol style="list-style-type: none"> i. The current elevation is largely of modern materials in a traditional style and there would be no damage to historic fabric ii. There is a similar intervention in the elevation to Morrison for the ATM iii. The point would not be dissimilar to the ATM that was located at Bank of Scotland iv. The facility will prove hugely valuable to residents who work and need to collect prescriptions out of hours v. The difficulties of finding pharmacy staff make longer, 'in-person' working hours impossible. vi. Local health care supports are under constant threat in Dunbar and this innovation will make a significant difference to local service provision. 	

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	<p>AS noted: <i>If we are serious about supporting healthcare in the town, at a time when we are losing healthcare facilities because of a shortage of cash in the NHS, this is an example of a private initiative that will improve healthcare for everyone on a universally free basis, while at the same time improving the efficiency and productivity of the pharmacy itself. Whatever the objection may be, it has to be a very serious for it to trump a request to be allowed to improve the health of people in our community. We are pleased that Councillor Collins has called this application in, and I will be delighted to speak to the Planning Committee if we resolve that we should support this application.</i></p> <p>It was agreed that AS will speak to this application when it is called to Planning Committee on 2/10/24.</p> <p>4. <u>Found Gallery</u> DCC had been made aware of the difficulties that the owners of the Found Gallery were experiencing after a devastating flood destroyed their store, rented from East Lothian Council. A paper was distributed to members and to Councillors in advance of the meeting, with photos attached.</p> <p>AS noted: <i>The building at 84 High Street, the Found Gallery building, is owned by ELC. On Tuesday 27/08/24 an incident occurred at the premises, caused by ELC's contractor, Aspect. Aspect had been carrying out Asbestos works in the flat 3 floors above the gallery. At around 1pm, a member of the contract team, cut through a mains water pipe. It took around 40 mins to locate the leak and shut off the water. The gallery has been destroyed and the business devastated.</i></p> <p><i>The Found Gallery has traded successfully on Dunbar High Street for thirteen years and has three employees. In addition, the gallery supports over a hundred local and national artists, providing a valued platform to showcase and sell their original work. Times are challenging on the High Street and to have to close the Gallery doors unexpectedly at the height of the summer season is disastrous, with the further prospect of being closed for an indefinite amount of time.</i></p> <p>Neither ELC nor Aspect will accept liability, and the tenant reports that it has proved impossible to get any response to questions or concerns raised with ELC's Team Leader for Planned Works. This lack of ELC engagement and understanding has exacerbated the impact on the tenants.</p> <p>DCC requested that ELC, as the landlord and building owner, act immediately to:</p> <ul style="list-style-type: none"> • <i>Write to tell the Found Gallery and the residents how ELC will manage the remedial process.</i> • <i>Give a likely timescale for re-entry, which will depend on the work done on the whole building as well as the ground floor Gallery</i> • <i>Write to say who will manage this remedial process and be the direct contact for those affected</i> • <i>Address the concerns raised by Found Gallery in respect of financial loss etc</i> <p>NH agreed to do this immediately upon the re-opening of ELC offices on 17th September. (Post meeting note – Councillor Donna Collins will also act to find a resolution for the Found Gallery and other tenants of this building)</p>	<p>NH/DC</p>

Ref	Item	Action
	<p>5. <u>ELC Housing Office – Dunbar High Street</u> DCC had been made aware of significant difficulties being experienced by prospective purchasers of the ELC Housing Office at 48 High Street. Be Green/Community Windpower were committed to a purchase of the commercial property (G/F and basement) to create a community hub and drop in centre, but surveys had shown that there were significant issues with the building fabric. Be Green have been trying to speak with ELC’s property department to find a way forward with a purchase but a lack of engagement and communication seemed to making any purchase seem impossible.</p> <p>In a written submission, AS noted: <i>46/48 High Street, which has had significant investment put into it by ELC, is still suffering from severe damp. The Lothian Hotel building which is privately owned has been neglected over many years and the value of these important buildings to our town is being reduced as a result. At last week’s AELCC meeting it became clear that surplus ELC assets are proving difficult to re-purpose across the county because they have not been kept in a basic state of repair. If nothing else this must damage ELC’s prospects of bringing in capital receipts for surplus assets, and we would urge our Councillors not just to commission condition surveys which we understand are under way, but to act on them, so that the efforts of Dunbar’s traders and residents on the High Street are not undermined by the state of the Council’s properties.</i></p> <p>DCC made the point that this building has been out of use since Bleachingfield was opened. It is a priority for the High St to see every commercial property in active use, offering a lively face to the street. Be Green staff offer a substantial service to the community, acting as an information and advice centre, as well as supporting local groups with promotions. They are seen as valuable contributors to High St. DCC is enthusiastic about the possibility that Be Green might make a permanent home on High St in a building that they own.</p> <p>NH was not aware of the hiatus in any sale and will pursue the matter on 17th September.</p>	<p>NH</p>
<p>4.00</p>	<p>POLICE REPORT</p>	
<p>4.01</p>	<p>Police Report to DCC <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, or their nominated representatives. Members Stuart Cameron and/or Pam Shields attend for DCC.</i></p> <p>Report items of note:</p> <ul style="list-style-type: none"> Youth ASB continues to be an issue, most recently at the harbours and Lochend Woods <p>Members of the public should use the 101 number to report ASB or make use of the Police Scotland on line reporting form - https://www.scotland.police.uk/secureforms/c3/</p> <p>SC reported that the DCC postcard campaign in Ash Grove had been well received. Following several instances of drug taking and drunkenness at the play area, the Tree Scheme has started a Facebook group, recording instances and supporting ‘good neighbourliness’. SC will continue to monitor.</p>	
<p>4.02</p>	<p>CAPP (Community and Police Partnership) The CAPP meeting of 8th August, 2024 agreed the following priorities:</p>	

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	1. Youth ASB McDonalds, Spott Road, Dunbar 2. Youths drinking / ASB Dunbar harbour The next CAPP meeting will be held on 10th of October 2024. SC/PSh to attend for DCC. Members with issues to raise to contact SC/PSh in advance.																																	
5.00	TREASURER'S REPORT – <i>circulated to members in advance of meeting</i>																																	
5.01	Finance Report – August 2024 General Account: <ul style="list-style-type: none"> The bank statement balance at the month end was £135,613.40 The restricted funds held within the General account at the end of the month were <table style="margin-left: 40px;"> <tr><td></td><td style="text-align: right;">£</td></tr> <tr><td>Community Windpower Fund</td><td style="text-align: right;">£123,683.32</td></tr> <tr><td>Access for All Fund</td><td style="text-align: right;">£759.00</td></tr> <tr><td>Local Priorities Fund</td><td style="text-align: right;"><u>£ 9,082.78</u></td></tr> <tr><td>TOTAL RESTRICTED FUNDS</td><td style="text-align: right;"><u>£133,525.10</u></td></tr> </table> The unrestricted funds held within the General account <u>were, at the month end–</u> <table style="margin-left: 40px;"> <tr><td>TOTAL UNRESTRICTED FUNDS</td><td style="text-align: right;"><u>£2,088.30</u></td></tr> </table> <table style="margin-left: 40px; margin-top: 10px;"> <tr><td>TOTAL FUNDS</td><td style="text-align: right;">£135,613.40</td></tr> </table> <ul style="list-style-type: none"> A grant was paid out of the Community Fund in August for: <ul style="list-style-type: none"> High Street Hanging Baskets - £930 A grant was paid out of the Local Priority Fund for: <ul style="list-style-type: none"> Town House Exhibition Room lighting - £500 The grant award to the Tuesday Coffee Club needs to be ratified at the meeting Christmas Lights Account: <ul style="list-style-type: none"> The bank balance at the month end stood at £ 18,213.97 Expenditure in the month was £111 A donation of £300 was received from Dunbar Harbour Trust's Sparkling Dunbar Fund, and a £250 donation was received from the Castle Quilters Civic Week Account: <ul style="list-style-type: none"> The bank balance at the month end was £ 7,979.22 There was no movement in the month of August. Dunbar against Litter Account: <ul style="list-style-type: none"> The bank balance at the month end was £ 3,855.36 		£	Community Windpower Fund	£123,683.32	Access for All Fund	£759.00	Local Priorities Fund	<u>£ 9,082.78</u>	TOTAL RESTRICTED FUNDS	<u>£133,525.10</u>	TOTAL UNRESTRICTED FUNDS	<u>£2,088.30</u>	TOTAL FUNDS	£135,613.40																			
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Per August 24 Finance Report	<u>£9,083</u>																			
5.03	Questions/Matters Arising Nil																			
5.04	<p>Local Priorities Grants</p> <p><u>Tuesday Coffee Group</u> DCC ratified a decision to support the Tuesday Coffee Club, based at St. Anne’s for £267 to cover their annual coach outing.</p> <p><u>The Ridge</u> DCC approved a grant of £325 towards the “I’m OK” project that will pay for personal portraits/stories to be used in exhibition.</p>																			
6.00	PLANNING + ROADS MATTERS																			
6.01	<p><u>Playpark and SUDS development at Hallhill south – no comment</u></p> <p><u>Premier Supermarket, High St, Dunbar: Security Shutters – enthusiastic support for this new shop on High St and acknowledgement that security shutters are essential for their business security. Assumed that shutters will be used for non-open hours only.</u></p> <p><u>Romanes Pharmacy: 24 hour dispensary - See 3.04 above</u></p>																			
7.00	LICENSING MATTERS																			
7.01	Nil to note																			
8.00	DCC PROJECT UPDATE																			
8.01	<p>Belhaven Bay – Access for All (PS) DCC has had an ambition for 8+ years to see equal access to Belhaven Bay for people with mobility challenges and several attempts have been made to advance this through the Area Partnership, without success. DCC has now teamed up with Dunbar Additional Support Needs Community Collective and Inclusive Surfing Scotland to start a new dialogue with ELC following news that ELC intend to invest in short boardwalk links at the existing designated route to Belhaven Bay from Linkfield car park, but this will not be complete and will not meet the ‘access for all’ needs.</p> <p>DCC will continue to explore options for a complete boardwalk and will meet with a contractor this week, on site.</p>																			
8.02	<p>Local Place Plan + Call For Sites DCC have reviewed the Call for Sites questionnaire. ELC have confirmed that the letter sent to their planning team in early summer will cover DCC representation in respect of:</p> <ol style="list-style-type: none"> Allocating the whole of the Belhaven Hospital site and grounds, including that area currently designated for housing in the existing LDP, as Health and Wellbeing use. Allocating the land requested by the Space for the development of a new youth hub Allocating land parallel to Spott Road for the creation of a safe route 																			

Ref	Item	Action
	No further representation will be made at this stage.	
8.03	Dunbar Civic Week SP is finalising the collation of information to facilitate a transfer of Chairmanship. RK has continued to express and interest and a meeting will be convened in the coming weeks.	SP
9.00	DCC + COMMUNITY PROJECTS/GROUPS - UPDATE	
9.01	Belhaven Community Garden – Community Asset Transfer DCC will send a letter of support to the BCG team in support of their asset transfer project.	PS
9.02	Dunbar and East Linton Area Partnership (DELAP) AS, current DELAP Vice Chair, reported that DELAP and ELC Roads have agreed to work on a joint plan for future road projects that meet the needs and aspirations of the community. Members and all community groups are invited to let AS know of any roads/paths projects that should be considered for inclusion in a ‘shopping list’. AS and KS will work on this together and will meet to formulate a plan of action.	AS/KS
9.03	East Lothian Community Benefit Fund AS confirmed that he has signed DCC up as members of the newly formed ELCBF. This fund may, in the long run, be able to provide substantial sums to Dunbar through a share of community benefit contributions from renewable projects that impact any part of East Lothian. No payments into the fund have yet been received. AS will act for DCC.	
9.04	Dunbar Town Centre Action Group The Conservation Area Regeneration Scheme has an allocation of funding in the region of £120k that will be designated to ‘public realm’ works for High St and West Port. This sum is in addition to the grant aid to individual buildings for repairs. Ree Rolph, a High St resident, is in the process of establishing a High St/West Port Residents’ Group to create a voice for residents in any decision making about changes to the way the High St/West Port looks or operates. Residents interested in joining the group can make contact with DCC in the first instance. Dunbarcommunitycouncil@gmail.com	
10.00	OPEN CONSULTATIONS – to note	
10.01	ELC CONSULTATION HUB – lists all currently open consultations in East Lothian.	
11.00	AOB	
11.01	DCC Communications – Facebook + Website An internal discussion paper was circulated for the July meeting but the matter was not discussed due to a reduced number of members present. Due to an equally reduced number of members present at the Sept meeting, it was agreed that this matter should be dealt with internally. Notice will be taken of the helpful comments made by members of the public at the July meeting in respect of public information.	
12.00	NEXT MEETINGS	
12.01	DCC Informal Meeting Members may choose to meet on Monday 7 th October 2024. PS, AS tender apologies.	
12.02	DCC AGM + Open Meeting – Monday 21st October 2024 7pm Town House	

PS/AS/GA