



Dunbar Community Council Open Meeting

Dunbar Town House

18th November 2024

MINUTES

Note: Constituent representations to councillors in respect of planning issues were heard at the start of the meeting but are minuted at items 3.04/3 + 4 below.

Ref	Item	Action
1.00	SEDERUNT	
1.01	<p>Present</p> <p>Pippa Swan DCC Chair PS Alasdair Swan DCC Treasurer AS Rena Keller DCC Member RK Mark James DCC Member MJ Stuart Cameron DCC Member SC Kevin Searle DCC Member KS Pam Shields DCC Member PSh Jacquie Bell DCC Member JB</p> <p>Norman Hampshire ELC Councillor NH</p> <p><u>Observers</u></p> <p>Michael Creasey Ancroft Resident MC Susie Lorimer Short Term Lets SL John Robertson Ancroft Resident JR Louise Glen Short Term Lets LG Jean Urquhart Public Elaine Ross Short Term Lets ER Douglas Urquhart Public Sandra Stuart Short Term Lets SS Mike Shaw DSHNG Rev Keith Mills Dunbar Baptist Ch KM</p> <p><u>Press</u></p> <p>Cameron Ritchie EL Courier</p>	
1.02	<p>Apologies</p> <p>Graham Adams DCC Vice Chair GA Stephen Bunyan DCC Member SB Gill Wilson DCC Member GW Sanchita Patjoshi DCC Member SP</p> <p>Donna Collins ELC Councillor DC Lyn Jardine ELC Councillor LJ</p>	
1.03	<p>Councillors' Declarations of Interest</p> <p>Nil</p>	
2.00	MINUTES OF MEETINGS – 21st October 2024	
2.01	<p>Amendments to Minutes of AGM</p> <p>Nil</p>	
2.02	<p>Adoption of Minutes of AGM – Proposed:RK Seconded:SW</p> <p>The Minutes of the AGM were adopted without change</p>	
2.03	<p>Amendments to Minutes of Open Meeting</p> <p>MJ noted at Item 4.01/2. (NH Report) that his research indicated that Council Tax represented just 20%, not 25% of the total revenue to ELC. NH agreed to an amendment to the minutes to reflect this fact.</p>	
2.04	<p>Adoption of Minutes of Open Meeting - Proposed:AS Seconded:MJ</p> <p>Subject to the amendment at 2.03, the minutes were adopted.</p>	

Ref	Item	Action
2.05	DCC Action Review With the exception of the undernoted, all DCC action items have been attended to: Nil	
2.04	Matters arising - not dealt with under full agenda items. Nil	
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> Tom Reid for ELC Roads apologised for not engaging with residents on this matter as promised. A Traffic Regulation Order is shortly to be issued to confirm the parking of vans at Shore Road. Residents and DCC members will be advised when this order is issued for consultation and parties will be able to make representation then.</p> <p><i>DCC has already expressed dismay at ELC management of this issue and await direct notification of the TRO consultation.</i></p> <p>ii. Report</p> <p>a. <u>Council Budgets</u> NH again reported that ELC budgets are in a dire position with all social care budgets running in significant deficit. Budgeting is made more difficult because local authorities do not yet know what their central grant will be and must wait on both Westminster and Holyrood.</p> <p>MJ reported that ELC officers had advised him that decisions re expenditure/works to the footpath below the Glebe were holding up decisions on other access projects. NH was not aware of this.</p>	
3.02	<p>Cllr Lyn Jardine – written answers provided as notes, below.</p> <p>i. Action Update</p> <p>a. <u>Vision for Belhaven – 17th November 2024</u> <i>To date the work of the small group has focused on gathering relevant information and preparing to present the most relevant information available from local place plans etc, to the key strategic partners - NHS Lothian and East Lothian Council.</i></p> <p><i>On 11th November, a meeting was held with NHS Lothian (Campbell Kerr) and East Lothian Health and Social Care Partnership (Fiona Wilson & Laura Kerr). I chaired the meeting and Alasdair Swan (Dunbar), Kath O'Brien (West Barns) and Suzie Fletcher (East Lammermuir) were also in attendance.</i></p> <p><i>The key points taken from that meeting are:</i></p> <ul style="list-style-type: none"> • <i>The NHS do not own the site - they are agents for the Government.</i> • <i>The NHS has declared to the Government that the site is surplus to requirement.</i> • <i>The process for disposal of the site includes:</i> <ul style="list-style-type: none"> ○ <i>The Government trawl through Departments and Council to see if there is an alternative use for the site - this process has not been done yet.</i> ○ <i>The site will then be put on the market, but not until the Community Asset Transfer process has been completed. Sustaining Dunbar wrote to the designated NHS Lothian address (ComEmpReq@nhslothian.scot.nhs.uk) on May 16th 2024 to put in a request for a Community Asset Transfer. SD are yet to submit a CAT application as we are still waiting for the NHS to provide an application form and to complete their internal processes to enable a CAT to be considered. (note amended following representation by Naomi Barnes email)</i> ○ <i>The NHS is not allowed to land bank sites for future health care provision.</i> ○ <i>The NHS can organise an off-market sale, provided fair value is secured.</i> 	

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	<ul style="list-style-type: none"> • <i>The interest in Belhaven is very similar to that of the Edington in North Berwick and there may be benefit in sharing ideas and approaches with the group there to consider the following:</i> <ul style="list-style-type: none"> ○ <i>Do these two sites offer an opportunity to consider different community-based models of care?</i> ○ <i>The extent to which buildings are less important in the first instance than identifying any missing services and efficient ways to deliver those, preferably in someone's home. Social care is the critical issue.</i> ○ <i>Could there be a way of developing service provision in North Berwick and Dunbar that safeguards provision of service that meet needs across the west of the county, as effectively as possible?</i> • <i>As the NHS doesn't have resources to provide additional health professionals in the area, there is no point in putting up a new building and expecting the NHS to staff it.</i> • <i>There is a willingness for this group to meet over the next 6 months to explore the models that could improve health and wellbeing of our communities.</i> • <i>Consideration of the future allocation of land within the Local Development Plan will continue to be progressed by Planning Officers</i> <p><i>I hope you find this helpful and will be happy to answer any questions folk have, as the person who has convened the group. But to hopefully reassure everyone, there has been no specific proposal considered.</i></p> <p>MJ reported that there were in excess of 1600 signatures on the Sustaining Dunbar (SD) petition for public support for the Community Asset Transfer and SD are considering an application to the Scottish Land Fund to cover the land purchase costs.</p> <p>b. <u>ASB Working Group (update per PSh)</u> The group has met to scope their task and will meet again in early December to begin a process of collation of agencies working with young people in Dunbar. ASB matters will continue to be discussed at CAPP meetings.</p>	
3.03	Clr Donna Collins - <i>apologies received. No action update or report for meeting</i>	
3.04	<p>Issues for Councillors</p> <p>1. Dunbar Train Station – Reduced Booking Office Hours <u>Fact notes added after meeting, for information:</u> The Dunbar Station ticket office is currently open from 5.55am to 9.30pm from Monday to Friday. The changes would mean that the ticket office would instead open at 6.10am and shut at 7.15pm Monday to Thursday, with an earlier closing time of 6.30pm on a Friday. On a Saturday, the office would change from being open 6.25am-8.40pm to 7am-6pm. Finally, on a Sunday, the ticket office would continue to open at 11.15am but close at 6.30pm instead of 9.30pm. ScotRail stressed that the changes in the opening hours “does not affect” trains stopping at the station and no ticket offices would close. Research shows that there has been a 50 per cent drop in ticket office sales over the last decade.</p> <p><i>What pressure can be brought to bear on Scotrail to reverse the reduction in office hours?</i> Members were concerned that the further reduction in office hours would mean that people without access or ability to use online ticketing would be disadvantaged. There was also concern that an unmanned station would present a hazard to passengers. NH reported that ELC officers are making representation to Scotrail to press for no reduction in ticket office times.</p> <p>2. Fireworks <i>Unauthorised use of fireworks in public places in and around Dunbar had resulted in noise and littering. What steps can be taken to prevent the unauthorised use of fireworks in public places?</i></p>	

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	<p>NH reported that no complaints had been received by ELC officers in respect of Dunbar and that, consequently, there were no plans to consider any kind of ban or enforcement.</p> <p>3. Installation of Surface Water Pipe – Dunbar Retail Park Ref. No: 24/01004/P Residents of homes at Ancroft, Broxburn, were represented by John Robertson and Michael Creasey. Residents at Ancroft strongly object to the proposed installation of a surface water drainage pipe that will run from Dunbar Retail Park and discharge close to their homes at Ancroft, into the Broxburn.</p> <ol style="list-style-type: none"> 1. The road will have to be closed for 2 weeks to enable any works to take place, causing major traffic disruption. 2. The proposed pipe route goes right through the privately owned and managed 3-septic tank infrastructure that serves 6 homes. No consent has been granted by the owners of the tanks for this route to be adopted and no consent WILL be granted by them. 3. An historic wall will have to be demolished and rebuilt to allow for the pipeway. 4. The Broxburn already flows right up to the top of the banks and close to the arch head of the stone bridge during storm/spates. The residents consider that any additional water will cause flooding to their homes and undermine the bridge. 5. One owner has already been refused house insurance because of the perceived flood risk at the Broxburn. <p>DCC members all supported the concerns expressed by Ancroft residents. For their part, members could not contemplate how a pipeline could be designed before any plans had been presented for the full development of the retail and business park site, for without a knowledge of the full expanse and type of areas to be drained of surface water, it was impossible to size a pipe. Whilst members understood that surface water attenuation was being provided under the car park area for the 3 new retail units, there was no provision for attenuation for any surface water from future development. Members were of the view that it was possible and, given the flooding issues on the old A1, essential that surface water be held on the retail/business park site in storage/attenuation ponds. These could add significantly to the attraction and biodiversity of the site.</p> <p>NH explained that SEPA and Scottish Water were the decision makers in respect of surface water drainage proposals and that whilst ELC planners could make representation, these two authorities would decide.</p> <p>DCC will write to ELC planners before the closing date for consultee responses on 22nd November 2024. Ancroft residents will be copied in on the correspondence.</p> <p>4. Short Term Lets (STL) DCC position on same is that STL change of use should be granted unless neighbours object or there is some reason to refuse the applicant, personally. DCC has expressed this to ELC. Local STL business owners reported:</p> <ol style="list-style-type: none"> 1. Dunbar’s STL property owners were very much for the STL legislation when it was introduced as they saw it as a way of confirming best practice amongst STL landlords, ensuring a high quality STL offer in Dunbar. They believed that properties would be assessed on a one-to-one basis but what they have met is a blanket approach from the planning department that rejects applications from any shared stair/entrance property, whether or not a license was in place. 2. Prior to the change in legislation, Dunbar had an estimated 50 holiday lets in the town centre, accessible by visitors coming by bus and train. Since the change in legislation and the requirement to secure planning consent, 38 businesses had closed and three more closures are pending. Dunbar would be left with just 9 short term lets in the town centre. 3. Local function businesses, e.g. Harbour Chapel, are finding that potential customers will not book as they now cannot find accommodation in town for wedding guests. A 	<p style="text-align: right;">PS</p>

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	<p>drop in visitor accommodation in town will necessarily impact restaurants and specialist shops on High Street.</p> <p>4. Short term lets are used by visitors of all sorts including relatives of local families who come throughout the year to catch up with loved ones. Workers at Torness, Tarmac etc need short term accommodation throughout the year. Tourist visitors tend to be older, often travelling in pairs, and come to Dunbar to walk, birdwatch or to play golf. Dunbar is not a destination for hen or stag parties and none of the business owners in attendance at the meeting had ever had trouble with their guests.</p> <p>Of the 32 local authorities in Scotland, 5, including Edinburgh and East Lothian, have apparently chosen to 'weaponise' the legislation to effectively remove short term lets from the market.</p> <p>NH defended ELC's actions stating that the move was intended in part to ensure that people who lived in a common stair were not disturbed or frightened by strangers. He particularly referred to single women living in common stairs. The STL owners at the meeting, all of whom were women were offended by this presumption that women were somehow vulnerable. One STL owner said that her neighbours were really sorry that the STL might cease to exist as she much enjoyed meeting new people and sharing with them suggestions for places to visit in and around the town. All of the STL owners were able to point to letters of support for their holiday businesses.</p> <p>PS pointed out that the licensing of STLs was the safeguard for neighbours. Any property owner unable to maintain a peaceful and orderly let would lose their license to trade. This, and not the planning system should be the protector of permanent residents.</p> <p>DCC will write to the Keith Dingwall, ELC Planning to confirm their view that STL applications should be:</p> <ol style="list-style-type: none"> 1. Considered on a true, case by case basis, regardless of common entrance or not. 2. That change of use should be granted where the property has been trading without issue for a number of years OR where the property owner has traded without issue for a number of years and, crucially 3. Where no objections were received from neighbours to the proposed STL. 	PS
4.00	POLICE REPORT	
4.01	<p>Police Report to DCC</p> <p><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. There was an increase in ASB around Bonfire Night with damage to property • A number of bikes have been stolen and abandoned in Lochend Woods. Owners were encouraged to use a Gold Standard lock for bikes when unattended • A campervan was stolen and has yet to be traced <p>All these matters have been or are being attended to and a number of people have been spoken to in respect of the ASB.</p> <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>	
4.02	<p>CAPP (Community and Police Partnership)</p> <p>The CAPP meeting of 7th November, 2024 agreed the following priorities:</p> <ol style="list-style-type: none"> 1. Youth ASB Spott Road/Lochend Woods <p>The next CAPP meeting will be held on 12th December 2024. SC/PSh to attend for DCC. Members with issues to raise to contact SC/PSh in advance.</p>	

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5.00	TREASURER'S REPORT – <i>circulated to members in advance of meeting</i>																													
5.01	<p>Finance Report – October 2024</p> <p>General Account:</p> <ul style="list-style-type: none"> The bank statement balance at the month end was £160,551.87 The restricted funds held within the General account at the end of the month were - <table style="margin-left: 40px;"> <tr> <td>Community Windpower Fund</td> <td style="text-align: right;">£ 150,809.60</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>£ 7,677.78</u></td> </tr> <tr> <td>TOTAL RESTRICTED FUNDS</td> <td style="text-align: right;"><u>£159246.38</u></td> </tr> </table> The unrestricted funds held within the General account were, at the month end– <table style="margin-left: 40px;"> <tr> <td>TOTAL UNRESTRICTED FUNDS</td> <td style="text-align: right;"><u>£1305.49</u></td> </tr> </table> <p style="margin-left: 40px;">TOTAL FUNDS £160551.87</p> <ul style="list-style-type: none"> Grants were paid out of the Community Fund in October for: <ul style="list-style-type: none"> thespace - £5,286 enjoyleisure - £1,936 The Ridge - £5,000 Dunbar Community Woodland Group - £220 Grants were paid out of the Local Priority Fund for: <ul style="list-style-type: none"> Tuesday Coffee Club - £280 Dunbar and East Linton Health & Wellbeing Group - £300 <p>Christmas Lights Account:</p> <ul style="list-style-type: none"> The bank balance at the month end stood at £ 15,351.16 Expenditure in the month included £8,165 for the pull test and £1,022 for repairs. This month will see the annual switch-on of the lights. <p>Civic Week Account:</p> <ul style="list-style-type: none"> The bank balance at the month end was £ 7,679.22 There was no change in the month <p>Dunbar against Litter Account:</p> <ul style="list-style-type: none"> The bank balance at the month end was £ 3,875.36 The Leadership of the group has been taken on by Luke Bennett 	Community Windpower Fund	£ 150,809.60	Access for All Fund	£759.00	Local Priorities Fund	<u>£ 7,677.78</u>	TOTAL RESTRICTED FUNDS	<u>£159246.38</u>	TOTAL UNRESTRICTED FUNDS	<u>£1305.49</u>																			
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5.02	<p>Local Priority Fund Update</p> <table border="1" style="margin-left: 40px;"> <thead> <tr> <th>Local Priority Grant applications</th> <th>Amount</th> <th>Review</th> <th>Decision</th> </tr> </thead> <tbody> <tr> <td>Dunbar Harbour Trust</td> <td style="text-align: center;">500</td> <td>May</td> <td>Awarded</td> </tr> <tr> <td>Dunbar History Society</td> <td style="text-align: center;">500</td> <td>June</td> <td>Awarded</td> </tr> <tr> <td>Community Carrot</td> <td style="text-align: center;">1644</td> <td>June</td> <td>Awarded</td> </tr> <tr> <td>Tuesday Coffee Club</td> <td style="text-align: center;">280</td> <td>August</td> <td>Awarded</td> </tr> <tr> <td>Ridge - Portraits</td> <td style="text-align: center;">325</td> <td>Sep</td> <td>Awarded</td> </tr> <tr> <td>Health & Wellbeing</td> <td style="text-align: center;">300</td> <td>Oct</td> <td>Awarded</td> </tr> </tbody> </table> <p style="margin-left: 40px;">Committed or under review £3,549</p> <p style="margin-left: 40px;"><i>Local Priorities Fund available</i> £7,182</p> <p style="margin-left: 40px;">Maximum Budget Total <u>£10,731</u></p> <p style="margin-left: 80px; color: red;">Current year fund £10,200</p> <p style="margin-left: 80px; color: red;">Brought forward fund <u>£531</u></p> <p style="margin-left: 120px; color: red;"><u>£10,731</u></p>	Local Priority Grant applications	Amount	Review	Decision	Dunbar Harbour Trust	500	May	Awarded	Dunbar History Society	500	June	Awarded	Community Carrot	1644	June	Awarded	Tuesday Coffee Club	280	August	Awarded	Ridge - Portraits	325	Sep	Awarded	Health & Wellbeing	300	Oct	Awarded	
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5.03	<p>Questions/Matters Arising <u>Dunbar Against Litter (DAL)</u> AS asked members to note that Luke Bennet will now lead Dunbar Against Litter. Romie Blair had built a hugely important 'brand' for this community initiative and DCC are delighted that Mr Bennet will now take over.</p>													
5.04	<p>Local Priorities Grants <u>Dunbar Writers' Group</u> DCC approved a grant of £286 to cover venue hire and author's fee for a public 'Meet the Author' session in April/May 2024 with Scottish author, James Robertson.</p> <p><u>DGS Christmas Fair</u> DCC approved a grant of £500 towards the supply of timber to make tree ornaments and personalised chopping boards to be sold at the DGS Christmas Fair. It was noted that timber had previously been donated.</p> <p><u>1st Rangers, Dunbar</u> DCC approved a grant of £450 to support Rangers to attend a residential camp in Wooler next year.</p>													
6.00	PLANNING + ROADS MATTERS – See also, Item 3.04 above													
6.01	<p>Taylor Wimpey Signage JB expressed concern over excessive advertising for Hallhill North site.</p> <p>Premier Store The store has applied for the installation of 24/7 ATM in the shop window. Members felt this would be a significant benefit to High Street.</p>													
7.00	LICENSING MATTERS													
7.01	Nil to note													
8.00	DCC PROJECT UPDATE													
8.01	<p>Civic Week RK will take over from Sanchita Patjoshi as DCC's lead on Civic Week. A handover meeting will take place before the end of the month.</p>													
8.02	<p>Christmas Lights Dunbar Christmas Lights Switch on will take place on Sunday 24th November. Graham Adams and his volunteer team were warmly thanked for all their hard work throughout the year.</p>													
9.00	DCC + COMMUNITY PROJECTS/GROUPS - UPDATE													
9.01	<p>Dunbar and East Linton Area Partnership (DELAP) - Roads Update AS had circulated a paper to members describing all the possible opportunities for roads projects. This will be communicated to Eastern Council before the end of November to allow them to consider same for possible inclusion in capital projects for 2025. The list had been compiled from suggestions made by members and by representatives from the four community councils represented on Dunbar and E Linton Area partnership. Works included dropped kerbs, safe crossings, widened pavements, etc, all of which would make a significant difference to the residents in the places where this work might take place.</p>													

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9.02	<p>Dunbar Shore and Harbour Neighbourhood Group (DSHNG) – Sea Defences</p> <p>Following representation made to Norman Hampshire and fellow councillors at last month's meeting, Dunbar Shore and Harbour Neighbourhood Group had made contact with E Lothian Council engineering officers. It has been made clear that there are no additional sea defence works planned, but Dunbar Shore and Harbour Neighbourhood Group will be given the opportunity to speak with council officers once they've been able to digest technical information submitted by Royal Haskoning DHV, consultants to East Lothian Council on all sea defences in East Lothian.</p> <p>East Lothian Council recognise that the East Beach seawall continues to be vulnerable and that work must seriously be considered to stabilise both the offshore breakwaters and the seawall itself if a further collapse of Lamer Street is to be avoided.</p>	
9.03	<p>Dunbar Shore and Harbour Neighbourhood Group (DSHNG) – Colvin St/Writers' Court Regeneration</p> <p>DSHNG held a very successful public consultation meeting on the 23rd of October 2024, which was very well attended by both local residents and DCC members. Feedback from the session is currently being collated and it is hoped that a draught proposal might be ready before Christmas. Architect Ewan McIntyre is taking a lead on this project and the neighbourhood group is very grateful to him for his support, which is being given pro bono.</p>	
9.04	<p>Dunbar Town Centre Action Group – <i>not discussed but to note</i></p> <p>The Action Group held a very successful drop-in session at Town House on 18th November. Feedback will be collated by volunteers.</p>	
10.00	OPEN CONSULTATIONS – to note	
10.01	<p>ELC CONSULTATION HUB – <i>lists all currently open consultations in East Lothian.</i></p> <p>To note:</p> <p>ELC Climate Change Strategy 2025 - 2030 https://eastlothianconsultations.co.uk/housing-environment/elc-climate-change-strategy-25-30/ Consultation closes on 15th December 2024</p>	
11.00	AOB	
11.01	<p>ELCAN Gathering</p> <p>DCC members are invited to join the ELCAN Gathering on 28th November.</p>	
11.02	<p>Winterfield Bulbs</p> <p>21,000 bulbs have been planted at Winterfield in the past week, which should give a splendid display in the spring.</p>	
11.03	<p>DCC Website</p> <p>P Sh was thanked for all the work she has put in to improve the DCC website. Members were invited to review their own biographies and to check that their photos were in place. Any amendments/photos to be passed to Pam.</p>	
12.00	NEXT MEETINGS	
12.01	<p>DCC Informal Meeting</p> <p>Members will meet informally in closed session on 2nd December 2024.</p>	
12.02	<p>DCC Open Meeting – Monday 16th December 2024 7pm Town House</p>	

PS/AS/PSh