

COCKENZIE COMMUNITY FORUM

MEETING – Wednesday 26 September 2018, 1900-2045 hrs, Cockenzie House

ACTION NOTE

Present: Ferhan Ashiq, Chair, Preston Seton Gosford Area Partnership (Chair)
Graeme Jeffrey, Chair, Cockenzie & Port Seton Community Council
Brian Weddell, Chair, Prestonpans Community Council
Philippa Barber, Longniddry Community Council
Sandra King, Preston Seton Gosford Area Manager
Douglas Proudfoot, Head of Development, East Lothian Council
Susan Smith, Economic Development, East Lothian Council
David Ostler, Coastal Regeneration Forum
Sheila Chambers, Cockenzie & Port Seton Community Council
Calum Miller, Prestonpans Community Council
Liz Clark, Secretary, Cockenzie & Port Seton Community Council
Philip Wark, Coastal Regeneration Forum
Larry Tomlins, Cockenzie West Tenants' & Residents' Association
Cllr Neil Gilbert, East Lothian Council
Cllr Willie Innes, East Lothian Council

1. Apologies

Apologies from Cllr Fiona O'Donnell, Cllr John McMillan, Iain McFarlane, Ray Montgomery, Gillian Stewart, Cllr Lachlan Bruce, Arran Johnston, Gareth Jones

2. Action note of previous meeting

Issues are covered under agenda or matters arising.

3. Matters arising

In relation to website presence, SS reported that the council website has recently been refreshed and in conjunction with Planning colleagues, she is looking at Cockenzie content with information about investing, the Masterplan report and process and community engagement all to be featured with apologies for the delay.

DP reported on the ashpipe action and was able to advise that Protective Services, East Lothian Council will inspect the ash pipe again. He asked CM for photographs as evidence and for scrutiny by Protective Services colleagues. CM commented that the Health & Safety Executive should be made aware and referenced the obligations of Scottish Power in this regard. As far as DP is aware, risk assessments are in place but have not been shared by Scottish Power. Protective Services will conclude the inspection and update accordingly.

WI added that Scottish Power's inspection regime is of more concern and requires reassurance from the company. Scottish Power will be requested to provide further information.

4. Planning Update

SS was able to give IMF's report on the RedRock Planning application call-in and referred to the Hearing being held on Tuesday 2 October at 1000 hrs in the Port Seton Centre. Details of the Hearing Statements: <http://dpea.scotland.gov.uk/CaseDetails.aspx?id=118598&T=13>

DP asked members of the Cockenzie & Port Community Council about a recent meeting with RedRock during which it was reported that RedRock had made payments to the Council. Those present at that meeting could not recall such a discussion. DP confirmed that the only payment made by RedRock to East Lothian Council was the Planning Application fee.

5. Site condition issues

DP gave report from RM. With regard to site security, pillars, walls and gates have been rebuilt due to vandalism. There remains ongoing concern about access to the jetty. RM is hopeful that this can be stopped due to replacement pillars, gates and walls. Police Scotland have been informed but no further feedback.

RM has continued to cut and prep the agricultural fields with the intention to return to agricultural use on a temporary basis. Babcock Power on behalf of the National Grid requires access for tracking, now delayed. RM will continue site preparation and is exploring power to the former TOSC building. RM would request that the community to continue to monitor the site and report any issues.

CM commented that from this report the costs of maintaining the site are increasing. DP advised that this was not unexpected given the size and nature of the site but extremely disappointing in respect of vandalism. DP assured all that maintenance expenditure is being managed from within existing budgets. WI added that he is keen to get the former TOSC building up-and-running. Signage is also being looked at – security, promotion – and also improving existing and erecting new fencing.

6. Community Engagement event

SS outlined the programme that had been developed by the sub-group meeting in advance. GJ, BW, SK and herself had all contributed to the draft. They proposed the initial focus on a stakeholder session, indicatively Thursday 15 November, complemented by a roadshow around Preston Seton Gosford and other East Lothian venues. The purpose was to report back on the Masterplan process and outcomes, provide update on subsequent developments, and give the opportunity for other proposals to be presented. DP added that the CCF had agreed collectively that the engagement had to be more than feedback on the Masterplan, also advising the community on ownership, timeline, Redrock's application and other planning matters, and port-related development.

PW commented that the key outcome is that the community be consulted and Masterplan proposals stem from that. He felt betrayed that other options are now being considered. BW said that the event is important to recognise differences of opinion and that consultation has to be wider than the ward.

DP said that council officials have been clear about the status of the Masterplan, the National Planning Framework, the timeline moving forward and the need to market the site widely to understand potential interest. He notes differing views and opinions but confirmed again that the Council has not formally considered the Master Plan but that it is an important visionary document that has a material role to play through informing the future development plan process for the site. DP reiterated that due to the RedRock Planning call-in and delays to that being determined, the Council has been unable to have

meaningful engagement with Scottish Ministers. The site can contribute to economic development at a local, City Region-wide and national level.

SC commented that the Masterplan process involved public consultation and that an end date must be set. Schools should be added to the stakeholder list. **(ACTION: SS)**

WI said that the consultants provided their input and referred to the port study not being part of the Masterplan due to the prohibitive costs envisaged. He added that the anchor tenant suggested would only now bring a small number of jobs rather than the higher number previously quoted and referred to the Department for International Trade comment that the site is a jewel in the crown for Scotland. WI recalled an earlier meeting with J Swinney during which the site was highlighted as a great opportunity as a gateway to Scotland.

In seeking to add value to the points raised, DP confirmed that the Masterplan did not rule out port-related development but rather was not taken forward in the Master Plan report due to what they perceived as likely costs. DP referred to the site's adjacency to Blindwells and the construction and energy-related opportunities therein. Marketing the site and having a greater understanding of its potential is also key.

BW said that it is important to hear from stakeholders due to changed circumstances with only 230 attending consultation meetings, ie a democratic deficit. Prestonpans Community Council welcomes the ideas from Cockenzie & Port Seton Community Council and CM commented the scale of any port development would be key. PW is concerned that no indication of the number of jobs created by a port – it should not be jobs at any price and the pollution created by cruise ships and environmental damage should be considered.

In relation to next steps, SS will agree the remit with other members of the sub-group, list stakeholders and work with PBA on the programme and communication. **(ACTION: SS)**

7. Engagement with interested parties

A site visit with Skyrora representatives has been arranged and DP added that the company had originally contacted the Council in relation to another site meaning that there is ongoing Planning engagement. DO stressed that safety must be carefully considered for such a development.

DP referred to a more recent meeting with Scottish Enterprise after which information was shared on their original proposal, much of which was already available. The Council is keen to secure political input, post RedRock Planning call-in, and support from the key agencies, such as Scottish Enterprise, for further studies.

GJ asked if the group could be kept more regularly informed about engagement and visits. DP replied that he would consider with SS more regular updates between meetings. He added that the Council had approved the Statement of Case for the Planning Hearing and was not engaging with RedRock at present with engagement after the outcome anticipated. WI commented that the Planning application had been agreed in principle but another location was favoured.

8. Remit and future direction of group

'to provide a forum for local stakeholder engagement and to act as a channel for communication between East Lothian Council and the wider community, this in the context of the identification and development of future uses for the former Cockenzie Power Station site.'

FA reminded members that this group was established to ensure that the Masterplan reflected community issues. PW suggests replacing identification and development with implementation of the Masterplan, supported by DO.

CM commented that the Masterplan is static and referred to emerging proposals meaning that the remit needs to be broader. DP added that this remit was agreed by the Cross-Party Group. DO suggested that this agenda item be carried forward to the next meeting and all agreed with this proposal. **(ACTION: SS)**

9. AOB

DO was given the opportunity to present additional documents prepared by Cockenzie & Port Seton Community Council and jointly with the Greenhills Group. LC added that a sub group of the Community Council took this forward with members of the Greenhills Group. All were encouraged to review these documents. **(ACTION: All)**

Prestonpans Community Council will be invited to present to the next meeting.

Future meeting schedule:

Wednesday 28 November, 1900 hrs, Cockenzie House