

COCKENZIE COMMUNITY FORUM

MEETING – Wednesday 28 November 2018, 1900-2045 hrs, Cockenzie House

ACTION NOTE

Present: Ferhan Ashiq, Chair, Preston Seton Gosford Area Partnership (Chair)
Philippa Barber, Longniddry Community Council
Douglas Proudfoot, Head of Development, East Lothian Council
Ray Montgomery, Cockenzie Project Manager, East Lothian Council
Susan Smith, Economic Development, East Lothian Council
David Ostler, Coastal Regeneration Forum
Sheila Chambers, Cockenzie & Port Seton in Bloom
Calum Miller, Prestonpans Community Council
Liz Clark, Secretary, Cockenzie & Port Seton Community Council
Isobel Robertson, Cockenzie & Port Seton Community Council
Gillian Stewart, Cockenzie West Tenants' & Residents' Association
Philip Wark, Coastal Regeneration Forum
Gareth Jones, Coastal Regeneration Forum
George Hood, Cockenzie & Port Seton Community Council (for G Jeffrey)
Iain McFarlane, Service Manager Planning, East Lothian Council
Cllr Neil Gilbert, East Lothian Council
Cllr John McMillan, East Lothian Council

1. Apologies

Apologies from Graeme Jeffrey, Cllr Fiona O'Donnell, Brian Weddell, Sandra King, Larry Tomlins, Arran Johnston, Cllr Innes, Cllr Bruce.

2. Action note of previous meeting

This was agreed as a correct record - proposed by CM and seconded by NG.

3. Matters arising

Ash pipe

With regard to the ashpipe, DP thanked CM for forwarding photographs. The ashpipe was re-inspected by ELC's Protective Services team. The encased concrete pipe is intact with some signs of weathering. Their view is that, given the current condition, there is little likelihood of a breakup of the structure. In the unlikely event that asbestos is exposed, then there would be little impact but ELC Protective Services would like to see more detail on the inspection regime. **(ACTION: RM to ask Scottish Power for response).**

Remit of group

DP outlined the remit proposed at previous meeting. SS added that Cockenzie is strongly referenced in the refreshed East Lothian Economic Development Strategy. The meeting agreed to approve the remit through a show of hands with fifteen for with two against:

'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.'

4. Planning update

RedRock

IMF referred to the recent Hearing session held by the Reporter and he commented that he thought this was well-run with contributions encouraged, including follow-up correspondence. The Reporter had said that her aim was to report to Scottish Ministers in early December. The Planning Bill is before Parliament meaning that there could be a delay due to the workload of Scottish Government officials.

IMF added that the Planning Bill has passed through Stage 2 in the Scottish Parliament and now requires to be developed into a workable Bill with Spring 2019 the target. Although this means a delay in the Scottish Government's review of NPF3 and Scottish Planning Policy, it does give time to reflect on the Council's view and to have discussions with potential investors. It was confirmed that RedRock needs to await the Ministerial decision.

DP added that, due to the call-in and the protracted outcome in terms of a determination, access to Scottish Ministers has and continued to be restricted undermining the ability of ELC to understand national ambition for the site. IMF said that the location of the converter station within the site is key; GJ asked about RedRock time constraints and IMF replied that the company has consent for offshore but no funding secured from Contract for Difference for the onshore part and an application around summer 2019 is expected to be made.

DP outlined the complex Contract for Difference process for RedRock to secure such funding. The 1st phase is a submission to the Department for Business Energy & Industrial Strategy followed by 2nd phase, submission to National Grid accompanied by Planning approval, land acquisition, Supply Chain plan etc (auction if demand determines). It looks like RedRock will be submitting bid under Round 3, open May 2019, and that would mean auction during summer 2019 and determination September/October.

Further information on Contract for Difference available as below:

Link to BEIS who run the Supply Chain Plan approval process -

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/572486/162211_Updated_Final_SCP_Guidance_2016_20161102.pdf

Link to National Grid who run the first phase – the qualification phase

<https://www.emrdeliverybody.com/Contracts%20for%20Difference%20Document%20Library/CFD%20Round%202%20Delivery%20Body%20Guidance%20v2.0.pdf>

Link to Low Carbon Contracts Company (LCCC) who award the contract

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/358132/Auction_guidance_Final.pdf

5. Site condition issues

RM added to the note from the previous meeting. The recent focus has been on returning the agricultural land back to production – the fourth area has been just topped. Either the Council will arrange for all four fields to be ploughed or be let immediately. This will mean 40 acres of agricultural land let as an income stream for the Council. The Council has continued to invest in drainage on the site and on new gates. RM reminded all that the jetty is unsafe. Since October Babcock Power has been onsite, this has stopped and expected to resume January 2019. CM asked about maintenance – RM is aware of what requires to be done and hopes to develop a regime in due course.

6. Community Engagement event

Update

SS reflected limited collaborative progress since she outlined the agreed proposal at the last meeting.

CM said that Prestonpans Community Council continues to have reservations about the Masterplan process and its consultation. He added that Prestonpans Community Council will be running an event on the potential of cruise ship in early 2019. This view on the Masterplan was not shared by all CCF members.

DP advised that the Council would be pressing ahead with planned wide and comprehensive community and stakeholder engagement events to update the public as well as local and national stakeholders on ownership, marketing plans, masterplan feedback and confirmation of status, key planning considerations (including Redrock) and timelines. The Cross-Party Group has agreed to this approach. **(ACTION: DP/SS to meet with PBA and firm up arrangements for Spring engagement event(s))**

7. Engagement with interested parties

Forth Ports

DP referred to a recent senior-level meeting ELC and Forth Ports. A site visit will be organised shortly for Forth Ports who will look with the Council at examining port feasibility.

Creative Scotland

SS talked about her and RM's engagement with Creative Scotland and film companies. East Lothian is acknowledged as a welcoming film location. The dialogue will continue around Cockenzie as a film studio location as well as for filming purposes. The number of jobs and spend that such a development could bring was noted.

Scottish Enterprise/Scottish Government

DP said that there were continuing discussions with SE and SG colleagues with a focus on raising awareness and highlighting the opportunity. He added that support to other areas – such as Longannet, Fife – was noted. As previously noted in the meeting the ability for Elected Members to engage with Scottish Ministers was critical to understand national ambition for the site and provide civil servants and relevant key agencies with direction.

CM commented that the Masterplan is visionary and of little practical use and suggests producing a range of options to support and aid engagement with Ministers. DP responded that the Council would explore all options and referenced intention to market the site to its fullest extent to understand possibilities. He also to the adjacency with the plans for new settlement at Blindwells – a regionally significant strategic growth site.

There was discussion about other options that could be considered and these need to be explored. GJ asked about SE studies and RM was able to confirm that some of the information commissioned can be used, some is irrelevant and out-of-date.

Other approaches

SS and RM are responding to ad hoc approaches and leading site visits.

Development of marketing materials

These will be developed in due course – advice from Scottish Enterprise and government departments is that sites need to be ready before undertaking international marketing.

8. Preston Seton Gosford Area Partnership

FA reported that PSG AP has decided to ‘consciously uncouple’ from CCF so allowing the Forum to be independent and determine its membership and approach without the input of the PSG AP. FA felt the burden of the CCF was significant on the Area Partnership. He added that he was stepping down as Chair of AP in May 2019.

There is an agreement to provide a verbal report on the discussion to the East Lothian Courier (**ACTION: SS**) meaning that press representation at meetings is not required. The CCF would be a member of the PSG AP. The remit of the CCF has been agreed but no constitution nor rules to accompany this. GJ and CM appreciate the open discussion nature of the CCF and promoted that it shouldn’t get burdened with governance. SC added that many community members are not aware of the existence of this group and highlights the importance of engaging more widely. It was agreed that the current set-up continues with FA as Chair for the meantime.

9. AOB

2019 meeting schedule:

Last Wednesday of January, April, July, October (**ACTION: SS**)