

## COCKENZIE COMMUNITY FORUM

MEETING – Wednesday 28 March 2018, 1900-2045 hrs, Port Seton Centre

### ACTION NOTE

**Present:** Ferhan Ashiq, Chair, Preston Seton Gosford Area Partnership  
Sheila Chambers, Cockenzie & Port Seton Community Council  
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  
Ray Montgomery, Project Manager, East Lothian Council  
Douglas Proudfoot, Head of Infrastructure, East Lothian Council  
Susan Smith, Economic Development, East Lothian Council  
Iain McFarlane, Service Manager Planning, East Lothian Council  
David Ostler, Coastal Regeneration Forum  
Philip Wark, Coastal Regeneration Forum  
Gillian Stewart, Cockenzie West Tenants' & Residents' Association  
Gareth Jones, Coastal Regeneration Forum  
Liz Clark, Secretary, Cockenzie & Port Seton Community Council

#### 1. Apologies

Introductions were made. Apologies from Peter Ford, PSG Area Partnership and Calum Miller, Prestonpans Community Council.

#### 2. Action note of previous meeting

Matters arising not covered on agenda were discussed. The membership rules for the AP were e-mailed following the previous meeting. The Cockenzie West Tenants' & Residents' Association asked to join and had been invited to and were represented at this meeting. ELC representatives had a telephone call with cruise interest following introduction by CM (see Item 6).

With regard to elected member involvement, all agreed that all elected members for PSG plus Spokesperson for Economic Development & Tourism should be invited to join future meetings (**ACTION: SS**). PW commented that his understanding of the masterplan process was that, once ratified, this would form part of Supplementary Planning Guidance. DP reiterated that the report itself is an important output and key reference point to move forward from but reaffirmed that the document does not represent any agreed council policy or settled outcome for the future of the site. Based on community feedback, it sets out a possible vision for the future and serves as a basis for further reflection, discussion and engagement between the council and key stakeholders. DP also reflected again that the document has been published, is complete and will not be amended. PW further referred to the minutes and to recent discussions about cruise/port development that were not included in the masterplan. DP said that port-related activities were incorporated within work of the masterplan but that this work and the report had not concluded definitively as an option.

Following a question from FA, DO explained that whilst the CRA has withdrawn its membership from the Forum given that they no longer operate as a company, the Coastal Regeneration Forum (CRF) remain members of this group.

SS confirmed that the approved minutes will be published on the refreshed council website once launched – Cockenzie Masterplan and Development pages.

DO asked about press representation at these meetings. DP referred to a recent meeting with the East Lothian Courier where it was agreed that publicly-available minutes would suffice for the newspaper. The Forum agreed to this.

### **3. Update on site ownership**

As all are aware, RM confirmed that East Lothian Council finally purchased the site end February. The sale price and nature of contract remain subject to a confidentiality agreement between ELC and Scottish Power. Showing the site on map, RM said that other site owners/interests are Scottish Gas, Scottish Power Transmission, Scottish Power Distribution. With regard to the 'Musselburgh Assets', RM said that he is exploring the condition of these - Electric Bridge, seawall, lagoons. The seawall needs to be repaired. Lagoon 6 and 8 require to be finished. Discussions would take place between ELC and Scottish Power over the legacy arrangements for these "assets". RM confirmed that the agreement on these assets is with Musselburgh Town Council and not updated. ELC had asked Scottish Power about the nature of pipeline and their intentions; Scottish Power acknowledged responsibility and need to have maintenance regime in place. SC added that upgrading the Electric Bridge could be beneficial for Musselburgh and RM referred to the Musselburgh Flood Prevention Scheme that could have impact. Security was discussed and open access areas are being checked. ELC will maintain and repair fencing. The ask of CCF is to be vigilant and advise ELC through the Contact Centre of any incidents. The agricultural fields will be returned to agricultural uses by ELC in the interim.

### **4. Key milestones/timeline**

DP presented a draft paper of key milestones and timeline that had been shared with the East Lothian Council Cross-Party Member/Officer Working Group earlier in the week. He stressed that Cockenzie currently remains a Site of Strategic National Importance and updating the National Planning Framework will strongly influence uses of the site in the future. SDP2 is currently being examined by the Reporter which will in turn trigger the development of the next LDP. The Reporter has said that the future use of the site cannot come forward as Supplementary Planning Guidance so the next iteration of the LDP would be the vehicle for the strategic planning view of what should come forward on the site.

IMF added that with regard to the proposed Local Development Plan, the Reporter has reverted to SG interpretation of NPF3.

DP expects this draft table to expand significantly as key events are added.

The meeting reflected that the masterplan has not been formally reported in detail to East Lothian Council, meeting also noted that there will need to be a report presented around site acquisition. IMF added that under NPF4 the Council along with Scottish Government will explore whether the total site is of national importance and define extent of site and which policies and proposals should apply.

In connection with the Redrock planning application, IMF said that, as planning authority, ELC must determine if the application meets the requirements of NPF3 and noted that

Scottish Ministers can intervene and call-in Planning applications and that this could happen in this case given the status of the site in the context of NPF3.

#### 5. Feedback event

DP introduced this item and reminded members that there was agreement to defer a decision on this until site ownership was clearer. With regard to the masterplan process, two further feedback events were envisaged with the community and with stakeholders to enable wider engagement. GJ said that it is important to speak to community members for clarity and transparency – eg. via council website, feedback event. DP envisaged that this event should be much broader now to take account of wider considerations and the very fact that the Council were now owners of the site. The marketing of the site, planning considerations, the timeline and the other assets were also key themes that could be included.

SC questioned if local people could be tempted to attend such an event. DP suggested that with conflicting views about cruise terminal, for example, it would be worth exploring community views and seeking to address all concerns. DP added that currently the view of officers was that the onus should be on any prospective developer to undertake feasibility studies, agreed by GJ. BW asked about the costs of such exercise and suggests engagement with *inter alia* Scottish Enterprise and Forth Ports.

The unanimous decision on feedback event was to proceed with this. DP proposed an interactive event more than a presentation and PBA would be involved and that a proposal would be developed.

#### 6. Engagement with interested parties

SS gave examples of the interest shown to date from companies and agencies interested in further discussions. RM added that ELC needs to take time to consider options. Site marketing of the site worldwide will be undertaken in parallel with ongoing discussions about possible site uses. No decision can be made until the strategic context is clearer. The CCF will be kept updated on engagement. Meeting noted the importance of this work within the timeline considered earlier.

#### 7. AOB

- Ash pipe

RM has received a response from Scottish Power and will share with CCF (**ACTION: SS**). Michelle Valentine MSP and Cllr Lachlan Bruce have also asked for further information. The condition of the pipe has been looked at with remedial works undertaken.

FA clarified that the CRF would be a member of the CCF with one vote and would have to be member of AP to secure full membership.

Future meeting schedule:

Wednesday 30 May, 1900 hrs, Port Seton

Wednesday 1 August, 1900 hrs, Port Seton

Wednesday 26 September, 1900 hrs, Port Seton

Wednesday 28 November, 1900 hrs, Port Seton

Commented [PD1]:

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