

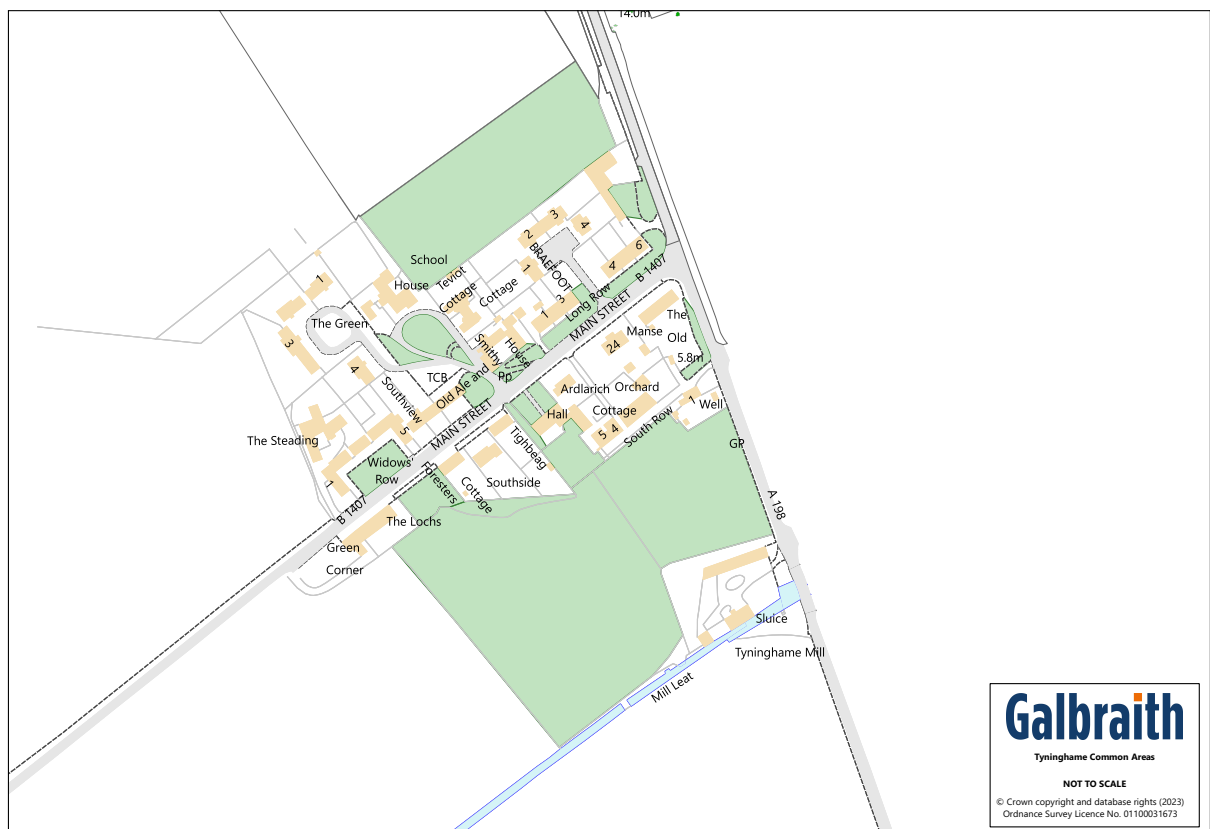


COMMUNITY MEETING, FRIDAY 13TH OCTOBER 2023

A community meeting was held with Galbraith, land agents for the Earl of Haddington, on Friday 13th October, 7.30pm. Georgina Weston, Rural Surveyor with Galbraith who is responsible for the day-to-day management of the Tynninghame Estate, attended to update residents on the Estate's future plans in Tynninghame in relation to both maintaining the common green spaces and selling the remaining Estate properties.

Maintaining the Common Green areas in the village

Georgina circulated a map of the village showing the common green areas that they currently maintain in terms of mowing and general upkeep.



- **Long Row greens.** Currently maintained by the Estate (Rick). As the Long Row cottages are gradually sold off, the responsibility for maintenance of the front greens and their ownership is transferred to the new owners. It is a requirement in their deeds to keep the front greens as a common area and not to sub-divide them into private garden spaces.

- **Schoolhouse Green.** Currently maintained by the Estate (Rick). With the sale of Teviot and Pear Tree Cottages, responsibility for maintenance of the common green area becomes transferred to the new owners and is a shared responsibility of the five households. Ownership of the green has not been transferred.
- **Cricket Pitch and Football Pitch.** This is a community recreation space that is currently maintained by the Estate by a contractor. The Estate is looking to handing over responsibility for its maintenance to the community in the future.
- **The Old Smithy Coffee Shop and Village Hall Greens.** Currently maintained by the Estate (Rick). The Estate is looking to handing over responsibility for the maintenance of these green spaces to the community in the future.

Galbraith is not clear at present what is the best way forward in terms of transferring responsibility to the community for these common green areas and is open to suggestions from the residents of Tynninghame.

Margaret Evans (Old Ale & Porter House) proposed that local residents could set up a Tynninghame Village Residents Association to look after all the common green areas with everyone paying an agreed amount towards their upkeep. For the remaining rented properties, Georgina confirmed that the estate would pay the tenant's portion of these fees.

The Conservation status of the village means that there are restrictions on the erection of fences and hedging making it extremely unlikely that anyone would get permission to fence in a common green area.

Future property sales

Galbraith has been selling off a number of rented properties in the village for the last 4-5 years – West Lodge, South Lodge, 1-4 Long Row, Old Smithy, Old Post Office, Pear Tree Cottage, Teviot Cottage, Widows Row, Green Corner, The Lochs. No more property sales are currently planned.

The cottages at 1,2 and 4 Long Row have been vacated but are currently sitting vacant and are not being put on the market. The hiatus is due to a changeover in Trustees by a new generation of family members who are reviewing their strategy. There is no decision yet about the sale of the vacant Long Row cottages.

Stephen Roberts (Braefoot) asked what the plan is for the Long Row garages and parking area since these garages are not being sold with the cottages. Georgina responded that there was no plan at present but that the area could make suitable additional parking for the village.

Georgina confirmed there are no plans for the sale of the Village Hall at present. The Fallow Field at the back of Braefoot is an agricultural field that Galbraith is open to use for grazing. There are no plans for selling this field for housing development and the field remains zoned as agricultural land in the local development plan.

Community Concerns

The following areas of concern were expressed by local residents at the meeting:

- 1) The growth/extension of outdoor café space bringing more people and cars to the village. Some children attending the café and using the play equipment there have sometimes caused a problem by wandering over to Widows Row and using the play equipment on the green. Residents then feel that they need to take responsibility for their safety.
- 2) Increasing difficulty in residents being able to park on Main Street due to the increased volume of cars generated by the café.
- 3) Road safety on Main Street, especially children crossing by the café and village hall, and the Council's refusal to reduce the speed limit to 20mph.
- 4) The outer aspects of some properties have become quite untidy and the general agreement was that we should all try to keep the village looking good, both tenanted and owner-occupied properties.
- 5) The driveway beside and behind the Village Hall has recently been re-chipped; the drain at the end of drive may require some hard core foundation.