

Tynninghame Community Meeting with Georgina Galbraiths Representative

14th November 2025

1. Relationship between Galbraiths & Tynninghame Estate Clarification

- Tynninghame Estate is the collective name for the people who own different parts, including trusts and farming partnerships. Easier to collectively call it Tynninghame Estate.
- Galbraiths act as agents for the Estates Trustees and act on their instructions; With responsibility for the day to day operating activities, and decisions being made at monthly meetings.
- Larger strategic decisions requiring the trustees however are quarterly meetings, which is why sometimes it takes a little longer for responses.

PROPERTY & HOUSING

2. Long Row – Deterioration, Empty Homes & Future Use

- Properties empty for years; Frustration felt in community, particularly about reduction in available homes, conservation of buildings and also the lost rental income that could have been coming in to fund projects.
- Properties were originally intended for sale; however a change of Trustees led to a change of direction.
- Current Wish: bring cottages up to a good standard, including new roofs. Currently unfit for habitation.
- Trustees considering affordable housing, using the Rural Housing Fund.
- No final decision yet; funding is the key barrier.
- One cottage (No. 4) likely to be the affordable housing candidate.
- Other properties elsewhere in the Estate also require investment, adding to delays in decisions and action.
- Villagers emphasised:
 - 5 years empty is unacceptable.

- Estate has made substantial revenue from local property sales but little reinvested in the village.
- Conservation of properties not being met, they are falling into disrepair.
- It would be great to see all three properties offered as affordable, which would be a positive way to support the village's community life, instead of as potential second homes.
- New energy efficiency regulations for privately rented homes will affect any retrofit.
- More work needed with building surveyors given challenges of retrofitting older properties.
- Funding is currently being worked out. However, there are also 2 other estates included in the Lord Binning portfolio.
- Affordable Housing is a new Scottish Government initiative for East Lothian Council, which comes with its own challenges.

FALLOW FIELD & FUTURE DEVELOPMENT

3. Development Context

- Bob Evans presented early visualisations of potential future development on the Fallow Field. He has previously advised on the new estate in Longniddry, which has received an award for good open design.
- A summary of the presentation shown will be made available.
- East Lothian Council, sent out a call for land, Tynninghame Estate put forward fallow field for the Local Development Plan. Representations have already been submitted to East Lothian Council for Local Development Plan (LDP).
- The village is a Conservation Area; and so heritage restrictions apply.
- If any: New buildings likely/requested to be:
 - In keeping with village character (Possibly design statement/Rules of engagement)
 - Low density
 - Using sympathetic materials (slate, pantile)
 - Built with green space, Sympathetic

Fallow Field

- Considered the main potential site for future development, as an infill site.
- Hasn't always been fallow, this has been through choice of none usage.
- Constraints include:
 - Conservation status
 - Floodplain risks
 - Complex access
- Any development would be modest (e.g., 6–10 homes), not a volume-builder project.
- Interest shown in the size of property, most recent additions to the village have been large 4+ bed homes, 2/3 bed homes would be welcomed, as these are also in keeping with village.
- Mix could include affordable housing, with Section 75 agreements to restrict second homes.
- Timescales:
 - LDP adoption may take 1–2+ years, before interest is sought and plans/decisions are made as to what is going to be built.
 - LDP proposals then go through another consultation stage which the community can be a part of.
 - If not included in LDP, site cannot be developed for up to 10 years.
- Illogical to have empty properties and then build new ones. However, sale of land/buildings may go to fund renovation of existing village properties.
- Concerns raised over speed of vehicles through village, especially at the junction, adding more junctions to the same area could cause dangerous traffic conditions.
- Consensus that it is a privilege to live in such a beautiful historic village, and we need to preserve it for future generations.

Village Workshop/Ricks Shed

- Structurally capable of conversion.
- Potential for adaptive reuse with clear distinction between historic and new elements.

- Workshop access and surrounding garage layout may require future rationalisation.

CONSERVATION, MAINTENANCE & OPEN SPACES

4. Grass Cutting & Open Space Maintenance

- Current Maintenance Man is 83YO, on an as needed basis. And so continues to cut shared areas *as needed*. Residents should report issues/areas requiring attention to Georgina; problems not always visible on her site visits. If she doesn't know about it, she cant do anything.
- Grass grows at different rates, so no set schedule.
- Question as to how properties that are being sold, how they can ensure frontal areas are kept in the open space they are now. Some properties have been sold with particular covenant holds stopping erection of hedges or fences at the front.
- Estate-owned communal areas mapped; shared responsibilities vary by title deeds.

5. Access Road to The Green

- Road is in poor condition; estate is obligated to maintain it, and cost shared via % with residents under title deeds.
- Needs a proper plan (not just patching) while preserving character.
- Georgina to gather all title deeds to identify exact ownership shares, in order to get this repaired/replaced. This is time onerous, and Georgina now has some time to look into this.

TREES & ENVIRONMENT

6. Forestry Report & Tree Management

- Estate forester assesses roadside and highlighted trees every 3 years.

- Digital copy of the forestry report to be created and available upon request from TVHCC.
- A Poplar tree was missed, will highlight to forrester. It is blocking light, may need trimmed. lime trees on Green to be checked with forrester.
- Community tree planting suggested for early March:
 - Replacing cherry trees out front of Village Hall and trees on road to Tynningame House.
 - Adding memorial plaques for those we have lost from the village over recent years.
 - Residents invited to suggest tree species. Email Georgina, with Subject: Tynningame Tree Planting.
- Concerns raised that delivey vans may damage the Tree planted by the Late Queen Mother.

7. Conservation/Wildlife Initiative

- East Linton entering Plantlife's wildlife conservation village scheme. Tynningame may be invited next year.
- Could involve No Mow May, affecting grass-cutting arrangements. Lord Haddington is already doing No May Hay at Mellerstain, another of his estates.

PARKING, TRAFFIC & INFRASTRUCTURE

8. Parking & Road Safety

- Parking issues continue, particularly in the centre near the Café and Village Hall.
- Parking is not something Galbraiths & Tynningame Estate have any sway over. Residents need to work with East Lothian Council.
- Working group can be formed, Previous interest from Adam to lead the way.
- Dangerous corner from A198 to Main Street - request has been made previously for double yellow lines.
- Council officer previously unhelpful.

9. Pavement Ownership

- This pavement, with overgrown bushes making it difficult to walk along, suggestion as to widening of paths.
- Unknown whether pavement belongs to Estate or Council; Georgina to investigate.
- Tarmac has previously been added by an unknown party, assumed Council. Overgrown hedging to be fed back to resident(s), not Estate managed.
- A blocked drain outside the hall has been reported.

BOUNDARIES & FENCING

10. Fences Between No. 4, No. 3 and Barefoot

- Longstanding issue with collapsed/incorrectly placed fencing.
- Replacement will require planning consent and a tree survey (~£1,000).
- Intention is to include a new fence within property renovation work at No. 4, to save money on a Planning application just for a fence.

Georgina to share pictures of historic Village with TVHCC.

Meeting ended at 20:44.