



# Community Council of the Royal Burgh of Peebles and District

## Minute of the 220th Monthly Meeting of the Community Council of the Royal Burgh of Peebles and District held in the Old Council Chamber, Chambers Institution, Peebles on Thursday 9<sup>th</sup> April 2015

Present: C. Carleton, F. Dalgleish, A. Kubie, G. Mackie, A. Snoddy, E. Smith, A. Stewart (Chairman) and R. Tatler

In attendance: SBC Councillors W. Archibald, S. Bell, C. Bhatia and G. Garvie, L. Crichton (Minute Secretary) and PC D. Sorrell

- 1. Open Forum:** There were no questions raised. As there were several residents present to express their views on the subject of Rosetta Caravan Park Development which was to be discussed in item 10 on the Agenda (Special Topic), the Chairman decided to bring this item forward to be taken after item 4.
- 2. Community Council Elections:** Announcement of nominations  
Cllr G. Garvie, acting as Returning Officer for the Community Council Elections for the Royal Burgh of Peebles and District, announced that there were 9 validly nominated candidates for 11 vacancies. He went on to declare that these candidates were now duly elected to serve as Members of the Community Council of the Royal Burgh of Peebles and District. The newly elected Members are: John Crawley, Fiona Dalgliesh, Amanda Durkin, Shona Haslam, Lawrence Hayworth, Anne McKelvey, Allan McKenzie, Kim Rand and Julie Shearer, all from Peebles and its District.  
The Chairman, A. Stewart, congratulated the newly elected members and welcomed them to officially join the next Community Council meeting in May.
- 3. Apologies:** L. Foster, D. Horsburgh, A. McKelvey, L. Morrison, G. Rennie, SBC Cllrs K. Cockburn and G. Logan.
- 4. Minute of Meeting of 12<sup>th</sup> March 2015:** The acceptance of the minutes was proposed by E. Smith and seconded by A. Snoddy. The minutes were approved and signed by the Chairman, A. Stewart.
- 5. Special Topic:** Rosetta Caravan Park Development  
C. Carleton went briefly through the background for the development. Aberdeen Asset Management had originally put in a full application in 2013 to build approx. 180 residential homes to develop the holiday park. This was turned down by the Scottish Borders Council but in their meeting on 30<sup>th</sup> March 2015 the SBC Planning and Building Standards Committee did approve the developer's application for Planning Permission in Principle, subject to several conditions, for development of the Rosetta Holiday Park (Ref. no. 13/00444/PPP), including construction of up to 130 houses. Approval comes despite strong local objection to the proposal. This site is not allocated for housing development in the current Local Development Plan (LDP) which is still under examination and due to be completed in a few months. One of the prime conditions for the approval of the Planning Permission in Principle is that the developer is to fund a bridge between Kingsland Square and Dalatho Street to provide a new road link between Rosetta Road and Edinburgh Road. There is also to be a separate access road for the caravan park. The application is also requesting to have the developer's obligation to provide affordable housing waived in lieu of payment for the road and bridge connection.

G. Mackie had represented and spoken on behalf of the Peebles Community Council at the Planning Committee's meeting on 30<sup>th</sup> March. He gave a summary of the meeting commenting also that the councillors on the Committee, none of whom are Peebles based, had clearly found the decision very hard to reach. They agreed that it was critical to improve the roads if the development was to go forward. Issues of potential flooding were also discussed. In the end the councillors were guided by council officials' advice recommending a favourable decision.

The Chairman went on to invite comments from the residents. The concerns the residents raised were:

- the increase of traffic on the roads around the development (narrow roads)
- traffic management – has any thought been put into this?
- new bridge to be constructed by developer and its impact on the neighbourhood
- safety of school and nursery children on Kingsland Road
- extra volume of traffic on Rosetta Road
- parking which already is restricted
- the application as an infill development
- the negative impact on residents on Rosetta Road and Dalatho – what can be done to object?
- the possible waiving of the obligation to provide affordable housing

A resident pointed out that according to one report Aberdeen Asset Management Plc. had two separate legal opinions on who owns the land on which the bridge could be built. Cllr Bhatia promised to look into the ownership of the land.

A. Stewart commented that although the approval process was technically correct the Community Council would challenge its definition of infill and take it to further authority to investigate. He also mentioned that the Community Council will discuss the opportunity to arrange a public event on the subject. It was agreed that prior to this, a meeting between Tweeddale councillors, SBC planning officials and community councillors will be arranged to discuss the way forward and how to address the raised concerns. Cllr Bhatia promised to liaise between the different groups and arrange the meeting.

**ACTION: Cllr. Bhatia**

6. **Police Report:** circulated. The Chairman expressed his delight that more attention had been given to parking. PC D. Sorrell commented that the community sergeant had put more emphasis on issuing tickets whenever possible and hoped this could be continued. Once again it was highlighted that it was mainly the locals who were parking illegally and that not only was this anti-social behaviour but also a major safety issue in town.

PC D. Sorrell mentioned also a bank telephone scam which was targeting residents in Dumfries and Galloway and reminded the meeting that banks will never phone customers to ask for their bank account details, instruct them to transfer money etc.

J. Crawley (newly elected community councillor) proposed time-restricted loading bays to be made available for businesses to offload their deliveries. Cllr Bhatia promised to look into this and the Chairman agreed to progress the suggestion and report back at a later date.

**ACTION: A.Stewart/Cllr Bhatia**

## 7. **Matters Arising:**

- **Neidpath Corner:** River erosion works on the A72 near to Wester Happrew and on the A701 at Cloverhill have been completed. The design of the wall replacement on the A72 at Neidpath is also completed and the design details and schedule are now waiting to be priced.
- **Bin the Litter:** R. Tatler reported that the Bin the Litter day, held on 22<sup>nd</sup> March, had been successful with over 30 volunteers joining in, including families with young children. He thanked all the volunteers, A. Snoddy for all the organising work, the Peeblesshire News for featuring the event in their paper prior to the day and SBC for collecting the litter bags on the day.
- **Cloich Forest – update:** C. Carleton asked for all community councillors to give feedback by 17<sup>th</sup> April on a set of questions he had drafted for the poll which is going to be run to seek

further public views around the subject. The questions can be found on the April draft planning report (circulated). The poll needs to be run soon as the public examination will be held at the end of May. F. Dalgliesh agreed to create the survey on Survey Monkey.

**ACTION: C. Carleton/F. Dalgliesh**

8. **Chairman's report:** The points the Chairman intended raise would be covered by Agenda items.

9. **SBC Councillors:**

- **Cllr Archibald** reminded the meeting that the council has a committee looking at parking across the Borders (Cllr Cockburn is a member of this) but that the issue was extremely complicated. The Area Forum is also able to make recommendations and has a sub-committee for parking. This is currently looking into the changes implemented last year. The Chairman commented that the Community Council had responded to A. Crittel's letter from the Guildry about the serious parking problems in Peebles.
- **Cllr Bell** reported that the Scottish Borders Council officers were recommending a protective fencing for safety on the south bank of the river Tweed by the fishing platform. He said that the Area Forum was looking to see if they can fund it from the Quality of Life Funding. Several community councillors strongly disagreed on building a fence there saying that there had never been any problems along that stretch. Concern was also raised for the ducks which take their ducklings through the area in question.
- **Cllr Bhatia** reported that the Health and Social Care Strategic Plan had been approved for consultation. A meeting is to be held on 28<sup>th</sup> May in the Burgh Hall for the public to be able to give their comments and views on the document to develop it further. Cllr Bhatia informed the meeting of a concern raised by a resident that the bottle banks were being emptied into one tank and assured that this was not the case. All bottles still need to be separated according to different colours and the trucks that empty the bottle banks have separate compartments where the different coloured bottles get sorted into. Cllr Bhatia mentioned the need for an additional bus service from the High School to West Linton on Friday afternoons to permit students doing extracurricular activities to get home. Cllr Bhatia invited the Community Council's views on the council tax and the way forward in connection with the coming elections in May. The Chairman, A. Stewart proposed this be built into the next agenda.

**ACTION: Secretary**

Cllr Bhatia also expressed her delight having noted that 6 of the new community councillors were women.

- **Cllr Garvie** informed the meeting of The Borders Railway Celebration Fund which has been set up with the aim of encouraging people and communities to come together to celebrate the return of the Borders Railway in September 2015. The fund is open to all non-profit-making, voluntary and community organisations, Community Councils, schools, public bodies and places of worship based in the Scottish Borders and Cllr Garvie urged using this opportunity of applying for funds to celebrate this momentous event.

10. **Reports for approval:**

- **Treasurer's report:** circulated. G. Mackie advised that very little had happened recently and that there was nothing specific to report.
- **Bonnie Peebles:** Minutes of the Bonnie Peebles meeting held on 25<sup>th</sup> March 2015 had been circulated. It was agreed to wait until the new Community Council meets in May to appoint the new representative to Bonnie Peebles.

11. **Planning Report:** A draft report had been circulated. The responses to planning applications had been put on the Community Council website. There being no adverse comments the recommendations as posted were approved.

- **Veitch's corner:** We understand that it is planned that a Franchise will open under the brand Costa Coffee.

- **Local Development Plan (LDP):** The Planning Reporter has sought further information from the Council and consultees on a number of issues – notably clarity as to future housing development numbers, approach to renewable energy sources, and green spaces. The Community Council has been asked to provide further justification for inclusion of additional green areas in the Peebles Settlement Plan.

## 12. Any other business:

- **Eddie's Eyes:** Parking continues to be the biggest problem in town; once again the matter of a traffic warden was brought up as a solution to address the problem. The council's parking committee is still reviewing the parking across the Borders and is not yet ready to publish its decisions.
- **Scrutiny Committee – Discuss topics to bring forward:** It was agreed that this will be taken up at the next Community Council meeting. A few ideas were brought up which could be passed onto the Scrutiny Committee, one being that activity and play facilities should be created for older children/teenagers. It was also agreed to check with Cllr Logan if planning policy is included under the Scrutiny Committee's scope.
- **Parking- further complaints from residents:** Discussed earlier on with Police Report.
- **Area Forum – Update:** Cllr Archibald advised that the next Area Forum meeting will be held on the 27<sup>th</sup> of May 2015 at 6.30 pm (venue still undecided).
- **Veitch's Shop Development:** Discussed earlier with Planning Report.
- **NHS Borders – Respite care for bed-bound adults and children:** A letter from the council officials had been circulated and it seems that there is no respite care for bed-bound adults and children in the Tweeddale area, the closest respite care facility for children being in St. Boswell's. Cllr Bhatia commented that St. Ronan's care home in Innerleithen was still available for older people but not for younger adults and that there simply was not enough demand across the Borders to justify such a care home in Tweeddale.
- **Peebles in Bloom:** Will be taken up at the next Community Council meeting.
- **Community Council Facebook Page:** It was agreed in the future to deal with any matters to do with the Facebook page along with each item. The posts on the Facebook page are receiving as much as 1200 likes and it was agreed that a protocol must be put into place in order to address any matters raised by the public on the site. For now A. Snoddy will take care of responding to any matters raised.
- **List of Community Councillors:** Cllr Archibald requested that a list of the new Community Council members and their emails be circulated. This was agreed.

### **ACTION: Secretary**

- **TweedLove Bike Festival:** F. Dalgliesh reminded the meeting of the biking event which will take place 16 May – 1 June 2015 and encouraged everyone to join in and support the event. She also invited anyone interested in volunteering at the event to contact her at [volunteers@tweedlove.com](mailto:volunteers@tweedlove.com).
- **Hill Race:** R. Tatler informed of the Hill Race which will take place on 13<sup>th</sup> May. They too are looking for helpers, please contact Robin Tatler at [rtatler@gmail.com](mailto:rtatler@gmail.com).
- **CCTV:** Mr Watts of Tweed Art wished to express his thanks to all councillors who had helped to get the CCTV working again.

13. **Date for next meeting:** Thursday 14<sup>th</sup> May 2015 at 7.30 pm at the Burgh Chambers.

The meeting closed at 9.30 pm.

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