

CRAILING, ECKFORD AND NISBET COMMUNITY COUNCIL

2024-2027

Minutes of General Meeting No 10

7-9pm

9th March 2026

Lothian Hall, Crailing

Chair Charlie Robertson

No	ITEM	ACTION
1	CR welcomed everyone to the Meeting and gave a special welcome to PC Carin Tait-Logan, Community Police Officer and to Emma Donnelly, a member of the Eckford Community, both attending their first Meeting.	
2	<u>Attendance</u> Keith Bader KB, Virginia Burbridge VB, Richard Howes RH Katherine Pery KP, Charlie Robertson CR, <u>In Attendance</u> Councillor Scott Hamilton SH, PC Carin Tait-Logan CTL, Community Police Officer Emma Donnelly, Member of the Public	
3	<u>Apologies</u> Councillors, John Bathgate JB & Sandy Scott SS	
4	<u>Approval of Minutes of the Meeting of 12th January.</u> Proposed KP Seconded KB	
5	<u>Matters Arising</u> (not covered in the Agenda) i Jedburgh Convention. KP had attended. There had been a very good turnout and near unanimous support for the adoption of the Unified Statement. A copy had been circulated to CC Members in advance of this Meeting and it was unanimously agreed to add our support to it. (Appendix 1)	
6	<u>Treasurer's Report</u> (Appendix 2) Report submitted, discussed & approved. Accounts looking quite healthy. Ongoing concerns re the defibrillator funding. CR to follow up with Mr Dagg. A Whats App appeal round Nisbet had raised £270. Further funds needed. Agreed to approach Village Halls. Perhaps each village could be given a target to raise each year. £70.00 per Village per year would be enough. CTL suggested that we might look at the possibility of Car Park Stewarding at Roxburgh for the Jim Clark Rally 23/24 May. P Jeary had agreed to audit the books for this year but we needed to find an Auditor for future years.	CR KP All

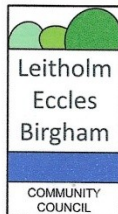
7	<p><u>Community Updates</u></p> <p>1 SBC Councillors</p> <ul style="list-style-type: none"> • Live Borders SH reported that Liv Borders were in a much more stable position and under new leadership. • Jed Swimming Pool. A new group working hard to prepare a business case for submission to SBC by 31st March. A decision by the Council would be delayed until June as a result of the Elections. Working to recruit a Board of Management • Jed Grammar Site. Non-listed parts of the Building to be demolished and the land sold on the open market. Squatters on the site will be moved on imminently. • Council Budget. Approved but not unanimously. 8.5% increase in CT. This would enable SBC to maintain services at their present levels. Cuts are getting harder and harder to make. This still keeps us well below the average charge for Scottish Councils • <p>2 Crailing</p> <ul style="list-style-type: none"> • Wall. CR had discussed the Wall with the Roads Engineers at a Kalemouth Bridge Meeting. Agreed that SBC would restore it to its previous height, but not in the budget for 2026/7 • Crailing Rideout. (Appendix 3) Feedback from the Callants Committee indicated that an earlier start to the Rideout would not be possible. Instead, they suggested that the Crailing Ride followed the same format as last year and that the Wreath would be laid at the War Memorial on Sunday 5th July at 5pm. (CR had discussed this with Jackie Laidlaw and John Cook and it was agreed to accept this proposal. However it was stressed that the wreath laying had to be widely publicised. There was again discussion about having a Piper present at the events. VB agreed to follow up a contact. <p>3. Eckford</p> <ul style="list-style-type: none"> • Grahamslaw Road. No progress to report. KB to supply photographs for JB. SH to follow up • Potato Boxes at Wester Wooden. Pile now well down, but the site a mess. <p>4. Nisbet</p>	<p>CR</p> <p>VB</p> <p>KB</p>
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	<ul style="list-style-type: none"> Street Lighting, Work completed successfully. <p>5. Ulston</p> <ul style="list-style-type: none"> No report. 	
8	<p><u>CENCC Ongoing Actions</u></p> <p><i>i President's Route.</i> Steady but slow progress.</p> <p><i>ii Resilience</i> We have been fortunate that we have not needed to activate our resilience groups this winter.</p> <p><i>iii Kalemouth Bridge.</i> (Appendix 4) Report circulated. Some work undertaken to remove part of the bridge deck to remove habitat for summer bat roosts. The bridge would be completely closed for about 10 days.</p> <p><i>iv Community Place Plans.</i> (Appendix 5) Sheets had been issued to all households in the Eckford Community. 68% had been returned. An initial collation of the responses were issued. A more detailed analysis of the responses will be prepared. This will be followed by follow-up discussions and consultations.</p> <p><i>v Defibrillators.</i> See Treasurer's Report.</p> <p><i>vi Community Beat Officer.</i> PC Carin Tait Logan introduced herself and asked to be kept informed of issues in the Villages. She offered any help she could to support our work.</p> <p><i>vii Distillery Visit</i> Awaiting contact from Sarah Fraser.</p> <p><i>viii Fibre Optics Upgrade</i> Progress still very slow.</p> <p><i>ix Borders Tree Grant Scheme.</i> KP had applied for this successfully. Trees now planted around Nisbet</p>	<p>CR</p> <p>CR,KB,RH</p>
9	<p><u>New Business</u></p> <p><i>i Renewables and the Erosion of Local Democracy.</i> See under Matters Arising</p> <p><i>ii People v Pylons.</i> Campaign and signage gaining momentum.</p> <p><i>iii Forestry Concerns.</i> Appendix 6. Contact from Lilliesleaf, Ashkirk and Midlem CC. Concern about the proliferation of commercial Forestry across the Borderland. Possible preparation of a Unified Statement on this issue. Agreed to support this.</p>	
10	<p><u>Planning Applications</u></p> <p><i>i Plots 1&2 Land South of Wester Wooden Farm Cottages, Eckford.</i> This is very similar to a previous application. Previous CC Response shared (Appendix 7) CR will respond following contact with neighbouring properties.</p>	CR
11	AOCB	

	<p>i <i>Bridge Across the Jed at Riverside.</i> Currently closed. SH indicated that there were, at present, no plans to repair and reopen it.</p> <p>ii <i>Security Lighting at Crailing Tofts.</i> CR had been contacted about the brightness of these lights together with a request that they be readjusted to reduce the spread of the light. VB agreed to get her husband to contact Mr Dagg about this</p>	VB
12	<p>DONM Meeting 11 Monday 11th May 2026 7.00-9.00 The Village Hall, Eckford.</p>	

DRAFT

Appendix 1



RURAL SCOTLAND'S COMMUNITY COUNCILS

"Together to stand up for Communities impacted by Major Energy Infrastructure across Scotland ."

To: Community Councils, Scottish Borders Council

As you know, the speed of renewable energy infrastructure developments has gathered pace, with many of us being under considerable pressure to respond to complex and lengthy renewables applications, with many ultimately being approved by the Energy Consents Unit or Scottish Ministers.

The speed of transformational change is enormous. **It is more important now, than ever before, that our impacted communities come together and try to speak with a combined voice on behalf of those who are being adversely impacted.** This stronger, combined community-based voice should seek a place at the top table when decisions are made regarding our landscape, way of life and heritage.

Some of us know of people who are moving away from impacted areas or who are seeing a reduction in the value of their homes and businesses, not to mention health and wellbeing impacts. That needs to be recognised and addressed at the top table.

Over the past 10 months a series of Community Council Conventions have been held across the country to highlight the impact on communities of major energy infrastructure projects. The events have collectively been attended by 176 community councils. Irrespective as to whether these have been in the Highland Region, Aberdeenshire or across the South of Scotland the message has been the same:

- Our communities understand the need to transition from fossil fuels and the need for each community to play its' part.
- The totally unplanned approach to the process has allowed developers, grid operators supported by the Scottish Government to ride roughshod over our communities with total disregard for their views and total disregard for our rural heritage.
- Communities are clear, the Transition is being done to us, not with us.
- This has led to the industrialisation of rural Scotland far beyond what is required for the transition.
- The impact on our people is profound: from health and welfare, to livelihood to the loss of a rural way of life.

Community Councils who have attended these Conventions have agreed the Unified Statement originally created by Councillor Helen Crawford, Highlands Council:

Unified Statement:

That our Community Councils:

- RECOGNISE the impact of Climate Change on our planet but OPPOSES an unjust an unnecessary industrialisation of Rural Scotland.
- CALLS for our elected members to URGENTLY support and protect our communities at NATIONAL level, given that community consultation is inadequate and LOCAL DEMOCRACY is being overridden, with decisions made by Community Councils and Local Authorities consistently disregarded by the Scottish Government.
- CALLS upon the Scottish Government to undertake a PLANNING INQUIRY COMMISSION to address the whole cumulative impact of all major renewable infrastructure developments, including transmission, storage and generation with all ancillary infrastructure on our communities and landscape, rather than the salami sliced approach which has thus far been taken.
- CALLS for a PAUSE of all major applications, given the impact upon our communities, which may hasten depopulation in some areas until a clear NATIONAL ENERGY POLICY is in place and an ECONOMIC IMPACT ASSESSMENT undertaken given that tourism is a major part of our rural economy.

At this time we are reaching out to Rural Communities across Scotland asking that they consider the outcomes of our three Conventions and to support the Unified Statement to bring about some order to the chaos and vandalism being caused to our people and Environment.

Please place this subject on the Agenda of your next Community Council meeting for consideration and advise us of your position.

Should you wish further information, or to reply with your response, please email leitholmecclesbirghamcc@gmail.com

Yours faithfully,

Robert Hope

Chair, Leitholm, Eccles and Birgham Community Council,
Berwickshire

Appendix 2

CRAILING ECKFORD NISBET COMMUNITY COUNCIL ACCOUNTS 2025-2026										
date	payee	item	amount	rent	defibs	IT	improvements	mainten	admin	
		Opening balance in bank	1181.49							
15/04/2025	HBOS	Bank Charge	-4.25						-4.25	
16/05/2025	HBOS	Bank Charge	-4.25						-4.25	
30/05/2025	LVH	Hall rental	-30	-30						
16/06/2025	HBOS	Bank Charge	-4.25						-4.25	
15/07/2025	HBOS	Bank Charge	-4.25						-4.25	
28/07/2025	Katherine Pery	Quaich Engraving	-18					-18		
28/07/2025	D Scowen	Eckford Flowers	-76.47				-76.47			
28/07/2025	Dinah Faulds	Quaich	-19.99					-19.99		
15/08/2025	HBOS	Bank Charge	-4.25						-4.25	
02/09/2025	EVH	Hall rental	-40	-40						
15/09/2025	HBOS	bank charges	-4.25						-4.25	
09/10/2025	HBOS	interest October 2025	0.33						0.33	
14/10/2025	HBOS	bank charges	-4.25						-4.25	
16/10/2025	C Robertson	Path maintenance costs	-869.44					-869.44		
16/10/2025	C Robertson	donation	869.44					869.44		
29/10/2025	Sandu Media	Website certificate renewal	-60			-60				
07/11/2025	SBC	Maintenance Grant 25/26	594						594	
07/11/2025	SBC	Hall rental reclaim from 24/25	217	217						
10/11/2025	HBOS	interest Nov 2025	0.42						0.42	
17/11/2025	Footprint	printing leaflets Eckford Place Plan	-120						-120	
17/11/2025	LVH	Hall rental Nov 25	-30	-30						
17/11/2025	HBOS	bank charges Nov 25	-4.25						-4.25	
09/12/2025	HBOS	interest Dec 2025	0.57						0.57	
12/12/2025	Emtelle	donation for defibs, arr by J Bathgate	289		289					
16/12/2025	HBOS	bank charges Dec 25	-4.25						-4.25	
12/01/2026	HBOS	interest Jan 2025	0.66						0.66	
12/01/2026	HBOS	bank charges Jan 26	-4.25						-4.25	
28/01/2026	SBC	refund for printing place plan	120						120	
02/02/2026	M McGregor	defib pads	-212.4		-212					
03/02/2026	K Pery	defib donation (Nisbet)	0.2		0.2					
03/02/2026	Ali Grigor	defib donation (Nisbet)	20		20					
03/02/2026	D Ballantyne	defib donation (Nisbet)	100		100					
03/02/2026	L James	defib donation (Nisbet)	30		30					
04/02/2026	D Faulds	defib donation (Nisbet)	20		20					
05/02/2026	A Mc Fadzen	defib donation (Nisbet)	20		20					
06/02/2026	S Seivwright	defib donation (Nisbet)	30		30					
06/02/2026	M McFarlane	defib donation (Nisbet)	20		20					
09/02/2026	HBOS	bank charges	0.71						0.71	
11/02/2026	SBC	path maintenance grant for 25/26	600					600		
16/02/2026	HBOS	bank charges Feb 26	-4.25						-4.25	
18/02/2026	EVH	Hall rental Jan 26	-40	-40						
18/02/2026	SBC	Eckford community furniture	-540				-540			
18/02/2026	Sandhu	website domain name renewal	-162			-162				
26/02/2026	G Robertson	defib donation (Nisbet)	30		30					
anticipated	EVH	Eckford VH donation Eckford furniture	220				220			
anticipated	LVH	Hall rental Mar 26	-30	-30						
anticipated	HBOS	bank charges Mar 26	-4.25						-4.25	
anticipated		Nisbet flowers Mar 26	-70				-70			
		Notional Balance @31/03/26	1994.52	47	347	-222	-396.47	-37.99	600	545.7
	notional	defib set aside after costs for 23-24	-305							
	notional	defib set aside after costs for 24-25	-348.41							
	notional	defib set aside after costs for 25-26	-287.6							
	donation defib	Emtelle general donation	-289							
	donation defib	Nisbet donations	-270.2							
		Total defib set aside for 23-26	-1500.2							
		Balance 31/03/26 after setaside & donation for defibs 23-26	494.31							

Appendix 3

----- Original Message -----

From: lindsay.wilson9@btinternet.com
To: charlie.loaning@btinternet.com
Sent: Monday, February 2nd 2026, 14:36
Subject: RE: Crailing Minutes

Hello Charlie

Apologies for taking so long to come back to you on this one.

The committee discussed your proposal at their recent meeting but following input from the Rides Convener their decision was that there just isn't time to fit this in and that leaving earlier wouldn't suit riders who will be rushing back from work.

They have offered a suggestion that the wreath be laid on Sunday 5th July at 5pm before they attend the Kirking of the Callant.

Look forward to hearing back from you.

Best regards

Lindsay

From: charlie.loaning <charlie.loaning@btinternet.com>
Sent: 04 December 2025 20:28
To: lindsay.wilson9@btinternet.com
Subject: Crailing Minutes

Thank you very much for making time to meet with us. I felt that we had a good discussion. Attached a draft of the minutes.

Kalemouth Suspension Bridge - Refurbishment Briefing Note, February 2026

Purpose

To provide a further update on the proposed Kalemouth Suspension Bridge refurbishment.

Background

Kalemouth Suspension Bridge is a nationally important Category A listed structure. It was designed by Captain Samuel Brown and built in around 1835 and is the last remaining chain-bar suspension bridge in Scotland with the majority of its original ironwork still intact. It spans over the River Teviot and is one of the earliest examples of a wrought iron chain suspension bridge in the United Kingdom. A recent view of the bridge is shown below.



Figure 1 – Elevation view of bridge from west bank

The bridge was closed to vehicular traffic in August 2020 when substantial decay was discovered in some of the main timber deck elements. Subsequent investigation, inspection and structural assessment work concluded that the main wrought iron suspension structure does not have sufficient strength to safely carry vehicles or full pedestrian loading, despite the metalwork being in relatively good condition. The limitations in the bridge's capacity largely stem from the age of the metalwork, its smaller size and the arrangement of the suspension system itself.

Strengthening of this nearly 200-year-old Category 'A' listed wrought iron suspension bridge is not being progressed due to the adverse impacts this would have on the bridges special architectural and historic nature and due to the very high associated costs. As such, the Council has been progressing with a refurbishment scheme that will safeguard the bridge and its heritage and ensure it can remain in use for pedestrians and cyclists.

This will involve replacing and upgrading the existing timber deck and parapets, whilst retaining (where possible) all of the existing wrought iron suspension system. The works will also include repairing any defective areas of protective paintwork, localised masonry repairs and the introduction of a small visitor space and interpretation board.

Recent Progress

The Council's Road Structures team, assisted by engineering consultants WSP and Narro Associates have been busy throughout 2025, undertaking the necessary preparatory works to allow the on-site works to progress. This has built on the previous work undertaken since the bridge was closed to vehicular traffic in 2020.

With ongoing early contractor and stakeholder engagement, the detailed design and construction information is now nearing completion. Various ecological surveys have been conducted and Listed Building Consent was granted in November 2025 (Reference: **25/01196/LBC**). A Licence to address bat roosts within the bridge deck has also been obtained.

Discussions have also been continuing with the potential project funders. External funding applications have been submitted to the National Lottery Heritage Fund and Historic Environmental Scotland. The outcome of these applications is expected in the near future, although indications are positive. The success of these applications will be an important step towards realising the ambitions of the Council and the community.

Next Steps

SBC will continue working closely with the project funders, stakeholders and construction contractors to finalise the detailed design through the early part of 2026, with the aim of being on site restoring the bridge in 2026/27.

To allow the refurbishment works to progress, advance works will take place later this month, targeted for w/c 23rd February, to remove parts of the bridge deck that currently create suitable habitat for summer bat roosts. Due to the nature of these works, a full bridge closure will be necessary to ensure the safety of the public and workforce alike – works are expected to take approximately one week. This licenced work needs to take place before bats return in the spring and involves removing the top anti-slip surface of the bridge deck. A photo of the existing deck arrangement is shown below.



Figure 2 – View of bridge deck showing anti-slip surfacing

Following removal of the anti-slip surfacing, a woven wire mesh will be tacked down onto the longitudinal deck timbers to provide a temporary anti-slip surface for walking/cycling on until the main refurbishment works take place.

Alternative bat roosts will be installed nearby prior to the bridge deck timbers being lifted to ensure the bats are catered for during the full bridge refurbishment works.

The diagrams below illustrate what these advance works will involve.

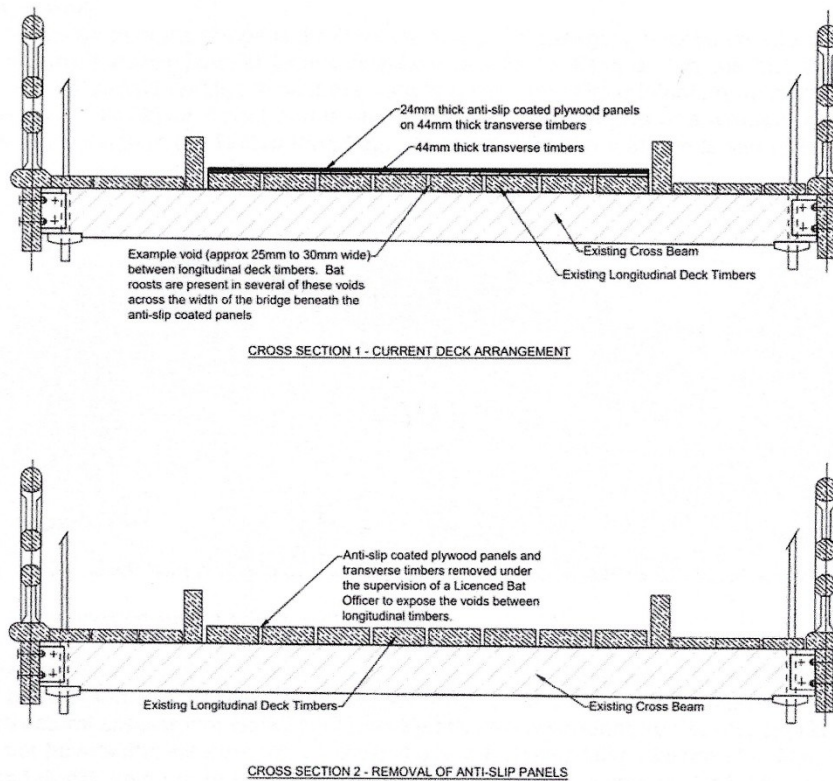


Figure 3 – Diagrams showing bridge deck cross section with and without anti-slip surfacing

The project team will provide a further update in Spring/Summer 2026 to outline progress and next steps.

Key contacts

If you have any queries in relation to the above, please contact:

Stuart Moir

Email: PlaceBridges@scotborders.gov.uk

CRAILING ECKFORD AND NISBET COMMUNITY COUNCIL**ECKFORD PLACE PLAN****IDEAS SHEET****MAIN ISSUES HIGHLIGHTED**

SECTION	MAIN ISSUES
FACILITIES	Village Hall, Refurbish/upgrade/extend New Hall Y/N Play Area
ECONOMY & EMPLOYMENT	Need to attract more employment Encourage small business units Use disused farm buildings Eckford too small for business
HEALTH	Paths Network Extend Improve access on walks/wheelchair access Paths not necessary
LAND USE	Wooden Loch Bird Hide, Fishing, Picnic Area Nature Reserve Wildlife/wildflower Areas More seating on Walks
HERITAGE	Refurbish Kalemouth Bridge fully/ for pedestrians Information on and Paths to other Historic Sites
HOUSING	More Housing needed Suitable for young people/families Keep Eckford Small
PROGRESS TO NET ZERO	Off-grid energy production for the Eckford Community
TRANSPORT	Traffic calming measures Restore verges Fill potholes Extend 20MPH zone Make roads into village access only
OTHER	Bin issues W Wooden, Ormiston Remove Potato Boxes Demolish Black Barn Pavements in the Village Light Pollution from Crailing Tofts Maintain Eckford as a Centre of Quiet Life

Appendix 6

Concerns about commercial forestry in Scotland

As a small rural Community Council in the Scottish Borders, we have become increasingly concerned about commercial forestry. Our concerns are summarised below. For further information about the forestry plans that have triggered and informed our concerns we refer you to the Crowd Funder for Todrig website.

Our concerns:

- Afforestation of large areas of the Borders (and other parts of Scotland) by commercial forestry in pursuit of the Scottish Government's target of covering 21% of Scotland in forestry by 2032
- Large swathes of land are being covered in, predominantly Sitka spruce on an industrial scale
- Insufficient notice appears to be being taken of the catastrophic impact of Spruce beetle on the continent which is reported to have caused unprecedented tree mortality in parts of mainland Europe with consequent impacts for economic loss and reduction of the capacity of forests to absorb carbon emissions and meet Green targets. Long term strategies should focus on diversifying forest species to increase resilience
- Long term impact on the environment, biodiversity, access – reduced by widespread use of deer fencing
- Loss of habitats that support, often, rare or endangered species of flora and fauna
- Loss of agricultural land and consequent issues for food production and food security
- Loss of cultural and social history as unique rural and farming landscapes that have been carefully preserved and maintained over centuries giving a sense of community and belonging are lost
- Artificial inflation of land prices as land is purchased by hedge funds and commercial investors seeking to benefit from grants, tax breaks and carbon credits to offset their carbon footprint
- The role of the Scottish National Investment Bank (SNIB) in financing investment funds to purchase land for forestry
- Inflation of land prices beyond the resources of farmers
- Local voices are not heard; consultation outcomes are limited to minor changes to planting schemes and occurs too late after land has been purchased and greenlight given to it in principle by Scottish Forestry. Local Authorities have no decision-making powers being a consultee only
- The role of Scottish Forestry appears to have inherent conflicts of interest being charged by the Scottish Government with achieving its target, distributing grants, regulating forestry in Scotland and decision-making including being the arbiter for deciding whether Environmental Impact Assessments are needed in addition

to any assessments completed by Forestry Operators in drawing up their plans for submission to Scottish Forestry for final sign off by Scottish Forestry

- Very little if any benefits for local communities – damage to local infrastructure: roads, bridges, verges and amenity with minimal investment in local jobs, training or community schemes

In summary, we are of the opinion that the threat to our landscapes, environment and economy posed by the current approach to the regulation, planning and decision making about commercial forestry developments in Scotland is similar - in scale and in its transformational impacts – to the current concerns about the need to balance and properly consider the transition to Renewables. As a Community Council we recognise the need for forestry in our country just as we recognise the need for the transition to Renewables but local voices must be heard and the long term environmental and economic impacts must be properly assessed and understood so that decision making is driven by what is best for communities and not skewed by inflexible targets, by short term profit, opportunism and commercial gain.

In the light of our concerns, which we understand are not confined to our own Community Council area, or to the Scottish Borders, we are interested to find out from rural Community Councils in other areas of Scotland whether these concerns are shared. We are also interested to find out if there is an appetite to draw up a parallel Unified Statement about Forestry to that being progressed in relation to concerns about the way the Transition to Renewable Energy in Scotland is being implemented.

Lilliesleaf, Ashkirk and Midlem Community Council (LAMCC)
February 2026

camillawfowler@yahoo.co.uk

Appendix 7

CRAILING, ECKFORD AND NISBET COMMUNITY COUNCIL

Response to Planning Application for the Erection of 2 Dwelling Houses on Land South of No 2 Wester Wooden Farm Cottage, Eckford, Kelso

Plot 1 Ref 23/00839/PPP

Plot 2 Ref 23/00841/PPP

This application has been discussed by the Eckford Community Councillors and with the neighbours to the site. It has been agreed by Crailing, Eckford and Nisbet Community Council.

This application follows an earlier Planning Application for two Dwelling Houses close to the site of the Wester Wooden Farm Cottages. The Community Council, at that stage, raised no objections to the Planning Application since it seemed to conform both to the letter and the spirit of the Local Plan and its associated policies.

We appreciated that it was a modest housing development, close to an established set of housing/buildings and therefore conformed to the appropriate policy statement.

It is the view of the Community Council that Eckford would benefit from some additional housing, particularly housing that would attract younger families.

We have, however, a number of concerns relating to the current applications and these are laid out below.

- **OVERALL PLAN.** When we raised no objections to the original planning application, it was on the basis that this was a modest development. This, next, Planning Application, in effect, doubles the size of the 'modest' development. We note the size of the piece of land that has been kept in Mr Ramsay's ownership and now wonder whether there are plans for much larger development on this site. If this were to be the case we would appreciate being consulted on the overall plan rather than being asked to respond to a series of piecemeal developments. We would also appreciate a response from Scottish Borders Council as to their attitude to a larger scale development on this site.
- **Plot 1.** The row of Wester Wooden Farm Cottages provide an attractive frontage overlooking Wooden Loch. They are an attractive feature to the walkers who use the paths in this area, as well as to those who live there. Placing a modern dwelling directly in front of No2 cottage will adversely affect the visual impact of the Victorian Cottages. This will also have an adverse effect on the residents of No2 and No1 Cottages. We therefore do not feel that this site is appropriate.
- **Plot 2** The location of this site, directly in front of the newly completed cottage, New Mayfield, would seem inappropriate and even insensitive. Unless the owners of New Mayfield were warned that this might happen when they bought the site, and we can find no evidence that this was the case, we feel that they have every right to feel upset. We therefore do not feel that this site is appropriate.

- Plots 1&2. These sites, while adhering to the letter of the policy relating to housing in rural areas – in terms of joining with pre-existing buildings, do not, we feel meet the spirit of the policy. They appear to be ‘stuck on’ to the settlement, not a comprehensible part of it. Indeed Plot 2 is ‘stuck on’ to one of the dwellings that were added in the previous Planning Application.
- Overall, we feel that the proposed developments would have an adverse visual effect on a very attractive part of the countryside.

Crailing, Eckford and Nisbet Community Council, therefore, do not support this proposed development and wish to object to it.

Keith Bader
Charlie Robertson
Eckford Community Councillors
21 June 2023

DRAFT