

**CRAILING, ECKFORD & NISBET  
COMMUNITY COUNCIL**

**4<sup>th</sup> February 2019 – Lothian Hall, Crailing 7PM**

**Welcome by Chair**

The meeting was opened by Chair Malcolm McGregor who thanked those present for their attendance.

• **Attendees/Apologies**

• **In attendance**

|                               |           |
|-------------------------------|-----------|
| Malcolm McGregor (McMG)       | Chair     |
| Victoria Wood (VEW)           | Secretary |
| Peter Jeary (PJ)              | Treasurer |
| Charlie Robertson (CR)        |           |
| Caroline Cook (CC)            |           |
| Linda Coles (LC)              |           |
| Douglas Scowen (DS)           |           |
| Elliott Lewis (EL)            |           |
| Dinah Faulds (DF)             |           |
| Marie Hogg (MH)               |           |
| Cllr Scott Hamilton (Cllr SH) |           |

From 1915hrs Cllr David Parker and Senior Neighbourhood Manager Jason Hedley – Scottish Borders Council.

From 1930hrs PC Stuart Hogg, Police Scotland (PC Hogg) for Police report.

• **Apologies received from**

Cllr J Brown , Cllr S Scott

- **Minutes of Previous Meeting**

The minutes of the meeting held on 3<sup>rd</sup> December at Eckford Village Hall, were proposed by Charlie Robertson and seconded by Douglas Scowen.

(Amendment to spelling of name for Cllr Faulds)

- **Matters Arising**

The following matters arose from the minutes.

- **Road Safety Matters (McMG)**

Speed Limit Teviot Smokery –

MMcG read out an extract of an email received from Brian Young at SBC relating to potential measures which may or may not be considered for that stretch of the A698. The email was in response to the Secretary's action from 3/12/18 meeting –

*“Apologies for the delay in responding. As you are aware, road signage must be in line with The Traffic Signs Regulations & General Directions 2016 (statutory instrument). The existing signing was checked as part of the recent investigation and to be honest, goes somewhat beyond what would normally be found in this situation. In particular the “queueing traffic ahead” sign would normally be reserved for more extreme situations. Flashing warning signs such as suggested are very rare in rural areas and typically might be considered at locations where there had been repeat fatal or serious accidents and other remedial measures have proved unsuccessful.*

*n terms of speed monitoring the rural speed limit review previously undertaken demonstrated that average speeds were below 50 mph for this section of the route. This is commensurate with what is experienced elsewhere on similar sections of road and would not normally be a cause for concern.*

*Typically we look at measures on a whole route basis and it is difficult to make a case for additional measures at Kalemouth, including speed monitoring, when accident patterns would suggest that other sections of the route are more problematic and experience higher speeds.”*

MMcG explained that he had attended a Cheviot Area Forum meeting where he had learnt that the Police Community Action Team of six PC's led by PS Campbell were available to carry out community based policing initiatives across the region, speeding being within their remit. The team are accessed via local SBC Councillors by way of Community Council

requests. Therefore MMcG had asked Cllr Hamilton to make the approach. SH confirmed that he has spoken to Cllr George Turnbull and made the request for assistance from the CAT team. In due course, speeds checks will be carried out on the A698 within the CEN Ward area and PS Campbell will be in touch.

CR requested that the PC Hogg / PC Chisholm be asked how many times the Speed Camera van has been deployed in the area and how many offenders have been detected on this stretch of road. –

**Action - PC Hogg will make enquiries with PC Chisholm who will report back to the next meeting.**

- **BUDGETING (PJ)**

The Treasurer reported he would give an update as part of his report in section 4.

**After asking those present, it was agreed that the guest speakers be invited to give their presentation at this point.**

Cllr David Parker and Senior Neighbourhood Manager Jason Hedley thereafter gave an insight into the new play park currently being constructed at Harestanes Visitor Centre. Cllr Parker explained that 4million pounds is available to improve play facilities across the region and Harestanes is one of the large scale developments which is currently underway.

Harestanes is operated by Live Borders and is the only visitor country education centre in the region. Much of the equipment there is outdated and not easy to replace or fix due to its age. A high quality playpark will mean facilities for everyone and increase the range of equipment for people with disabilities. After considering demand, Harestanes is expected to go on to be an all year round facility.

Construction has already commenced and the final look has been themed on Jedburgh Abbey. The aim is to have the new facility open by Easter 2019 with further improvements to follow in relation to car parking and internal vehicle access – The project is costing in the region of £350,000 and is the single most expensive project in the Scottish Borders region.

Photographic plans were handed round for all to see.

Following the presentation several questions were asked relating to existing infrastructure, popular equipment and year round access.

Jason Hedley explained that some of the accessible equipment would be accessed by use of a radar key, available from onsite staff. The upgrade of a path from the play area to a nature area may well be activated at the conclusion of the playpark itself.

MMcG thanked Cllr Parker and Jason Hedley for taking the time to attend and for a very interesting and informative talk on the project.

**Following the conclusion of this talk, PC Hogg was invited to present his police report – section 5**

- **LOCALITIES BID FUND (MMcG)**

MMcG gave an overview and explained that the funding was directly related to projects which are linked to outcomes in the Community Plan and are primarily to help community groups improve their area. The fund for the Cheviot Area is currently (£50,568.20) and bids need to be received no later than 28/02/2019.

The themes in the Community plan currently are

Quality of Life

Healthcare and Wellbeing

Our Place

Our economy skills and Learning.

MMcG explained the guidance on how to apply, and how much money could be applied for – Constituted groups up to £5000 and non – constituted up to £15,000 with 10% being contributed by the group MMcG explained that Nisbet had held a summer party in 2018 and a Christmas carol service. These events were designed to help to maintain and strengthen the old and new parts of the village and bring together the

community as one. They had both been very successful events.

After reflection, those involved with the events considered that the graveyard at Nisbet needed some attention and some of the graves needed to be cleaner to make them more legible. After asking SBC, a number of graves had been cleaned and are now easier to read. In an effort to help with continued care for the graveyard, which attracts many visitors more headstones need to be cleaned, undergrowth cut back and general maintenance carried out. MMcG and other Nisbet residents proposed that they make a case for a grant from the Localities bid fund to help maintain the graveyard.

After discussion, CR suggested that CEN CC support this project as the main proposal from the CEN area. PJ made the proposal that the 10% contribution be met from CEN CC funds, to a maximum of £200. Both of these proposals were agreed unanimously.

**Matter to be closed and updates provided by MMcG / Nisbet residents working on the project.**

- **SUCCESSION PLANNING (McMG)**

Unfortunately, Sarah Cowan who had been asked to consider the Secretary role had decided against it and therefore did not attend the meeting. Cllrs were asked to consider if they knew anyone alternative who could be approached. Current Secretary Victoria Wood has intimated her intention to stand down at the upcoming AGM in May.

**Action – matter to be considered by all Councillors prior to AGM. Item to be closed as Secretary's position will be an agenda item at the AGM.**

- **BULB PLANTING (McMG)**

The item was brought to the agenda from AOB in September whereby it was found that no plants had been purchased for containers in the villages during 2018. It was proposed and agreed that £50 be made available to Crailing, Eckford, Nisbet and Ulston for the plants in 2019 – receipts to be presented to the Treasurer.

**Matter to be closed**

- **COMMUNITY BID FUND – Live Borders (LC)**

LC updated the meeting that she had received a response from Live Borders who would make mention of the two village halls for event hire on their website. LC to give contact details to Live Borders.

**Matter to be closed.**

- **CRAILING RIDEOUT AND PRESENTATION PROPOSAL (LC)**

LC stated that she had been in touch with the rideout Secretary for the Callants festival and the possibility of all of the presentation being carried out at the Crailing war memorial be discussed. The Crailing Hall Committee would be updated in due course.

**Matter to be closed.**

- **MAIN ISSUES REPORT UPDATE (MMcG)**

MMcG has been carrying out work on behalf of CEN CC in relation to the MIR which is due for submission. MMcG read out the proposed CEN responses and those present agreed to the following responses as attached in Appendix A.

The response has been received by Regulatory Services SBC.

- **Treasurer's Report**

The Treasurer provided a report to the meeting highlighting an income of **£4302.51** for the year to date and expenditure to date of **£2391.95** leaving a balance of **£1910.56** to 4<sup>th</sup> February 2019, before anticipated income/expenditure through to 31<sup>st</sup> March 2019 of **£156.00** which leaves an anticipated balance of **£1754.56**

The Treasurer highlighted that an invoice was due from Sandhu media for updating the CEN Community website after a request from Sheila Campbell.

The previously discussed budget for plants would be added to the next report.

- **Police Report – Community Police Officer**

PC Stuart Hogg read out the police report for January and February 2019

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The following police report covers the month of January, during that time in the Jedburgh beat area, there were 135 incidents reported to the police. On the 14th there were numerous thefts from vans in the Jedburgh area. The details of the incident are in the latter part of this report. The CID and local officers are continuing to carry out lots of enquiry into this recent spate of thefts. If anyone has any information at all then please get in touch with us. We are asking the public to call 101 if they see anything suspicious at all.

## ROAD TRAFFIC

We continue to receive reports of drivers driving erratically through the town. The Road Traffic Department have been patrolling the roads in and around Jedburgh to deter this behaviour.

2nd-Road Traffic officers stopped a driver who had no insurance in place. The driver was charged with the offence.

10th- Road Traffic Officers were in Jedburgh on the 10th and stopped a male driving a car without a licence, no MOT and no insurance. The male was charged and the car was seized.

## ANTISOCIAL BEHAVIOUR RURAL DRUGS

There were no drugs warrants executed within the Jedburgh area in January.

January 4th- Police received a report that an unknown female had stolen a bank card from an elderly male and used the card to withdraw £345. Enquiries are ongoing.

11th- Response officers stopped a car on the Bongate which was seen to be driving at excessive speeds. The driver was found to have no insurance in place and also had some drugs within the car. He was charged accordingly and the vehicle seized.

11th- The same response officers then stopped a van which was driving without lights on at the Castlegate. The van was found to have no MOT. The driver was issued with a fixed penalty ticket.

12th- Police received another report that the same female from the 4th had gained entry into the elderly males home address again and taken another bank card and a £20 note. Enquiries are ongoing.

13th- A male is to be traced and cautioned and charged for a breach of the peace for shouting and swearing at a young female and her father on the Bongate.

14th- About 0100 hours on the 14th police were called to Howden Road regarding two males acting suspicious near to a ford transit van. The owner of the van was spoken to and it was discovered the van had been broken into. Officers searched the area but no persons were found. During the search numerous other Ford Transit vans were found to have been broken into and power tools stolen. There were 13 vans broken into. Enquiries are being carried out. 14th- Police received a report from a

shop in Jedburgh of a male who had passed a fake £50 note. 31st- A male was arrested for an altercation within a flat on the Headrig.

- **Community Updates from Community Councillors**

- **Crailing** – LC asked Cllr SH if a new grit bin or grit bin lid could be ordered as the old one had come off and then been mown over, the contents of the bin now open to the elements.

**ACTION - SH to liaise with the relevant department.**

**Dog Waste Bin** – Now in situ

Thank you to Cllr's Hamilton and Scott for organising this)

Local resident, John Pearson has recently written to John Lamont about the speed of vehicles passing Crailing on the A698.

There was an update from the Lothian Hall Treasurer via LC to say that the ground to the rear of the hall which is not owned by the hall has been removed from the hall insurance.

**Action – Secretary to see if paperwork can be found that gives an indication of the terms of the ground which is believed to be owned by Lothian Estates.**

- **Eckford** –

PJ gave an update on the notice board for Eckford which had been purchased and paid for. With consultation with the other village Councillors, other notice boards are to be purchased.

PJ also confirmed that the bus shelter at Teviot Smokery is now in situ as is the path. Thanks to be extended to local Councillors.

**Action – Secretary to write to SBC with appreciation for help.**

CR/PJ/DS – the gate/s into Eckford have now been mended.



CR – one of the recent new houses in Eckford is now occupied and the other is under offer.

VEW – stated that she had received an email from Sheila Campbell regarding the possibility of a new picnic bench outside the village hall. The email with costs and details of who made the last one to be sent to the PJ/CR/DS.

- **Nisbet –**

The Chairman McMG provided updates as to the planning infringements reported at West Nisbet Stables. The planning department at SBC are expecting to receive a planning variation in respect of the style of the windows. If this is the case the CEN CC would move that the original conditions be complied with and would not support a variation.

MMcG gave an update on the circumstances at Nisbet Mill Cottages whereby resident access has been removed prior to a new access being completed by the developer.

This was a lengthy update due to the complex nature of the development, what had occurred and the communication received from SBC planning upon receipt of MMcG's emails to them.

Since MMcG initially made the planning department aware of the non compliance of the original access track conditions, he has also found that there has been an infringement in relation to the size of the gardens being designed for the houses in the development. Further communication has been sent to the planning department who considered the infringement "de minimus". MMcG has highlighted that far from the case, the gardens had increased by 11m and this had removed a larger section of the original access to the existing properties at the locus.

Communication continues regarding both of these developments and the Chairman will continue to update CEN CC.

MMcG asked Cllr Hamilton if he could approach the planning department at SBC and ask them to consider sending out planning recommendations at the conclusion of the application process.

Currently these can only be access via the planning portal which means that potential infringements are being missed by local Community Councillors.

**ACTION – Cllr Hamilton to make contact with SBC Planning Department and discuss this possibility.**

- **Ulston** – No updates.

- **SBC Update**

Cllr Hamilton provided a brief update regarding SBC budgets which are currently being worked on for the start of the new financial year.

- **Planning Applications**

- **18/01720/FUL and 18/01719/LBC** Eckford Church – deadline passed and no objections received
- **19/00014/PPP** – Erection of dwelling house - Land West Of Roundwood Wester Ulston Jedburgh Scottish Borders. No objections from CEN CC.

MMcG offered to contact Planning to let them know there were no objections.

- **Correspondence: Circulated/Discussed**

Correspondence circulated since the last meeting was agreed as accurate.

- **AOB**

- **Cheviot Area Partnership Wed 5<sup>th</sup> December 2018**

The Chair was unable to attend this meeting due to there being a conflict with the SBCCN meeting on the same evening.

The Chair did attend the next Area Partnership meeting on Wednesday 30<sup>th</sup> January where the theme was Quality of Life.

Michael Jaffrey, Station Manager for Scottish Fire and Rescue Services has offered to run refresher first aid / defib courses for CEN CC.

ACTION – To be added to the agenda of the next meeting with a view to organising and advertising such a course/s.

**On behalf of the assembled CEN Community Councillors, CR extended thanks to the Chair for taking on the responses to the MIR and submitting them as required.**

- **Date of next meeting:**

**CEN CC AGM 6<sup>th</sup> May 2019 at 7pm – Eckford Village Hall.**

Appendix A

**SBC Main Issues Report, (MIR) - September 2018  
Consultation ends 31st January 2019**

**Crailing, Ekford and Nisbet Community Council**

## Response

**(please note that this is a summary of the relevant sections of the MIR along with CEN CC's responses and is not the whole document)**

QUESTION 1. DO YOU AGREE WITH THE MAIN AIMS FOR LOCAL DEVELOPMENT PLAN2? (Any alternative or additional aims?)

CEN CC agrees with the above main aims.

QUESTION 2. DO YOU AGREE WITH THE PREFERRED OPTION TO RETAIN THE 'STRATEGIC HIGH AMENITY ' SITE CATEGORISATION AND AMALGAMATE THE REMAINING CATEGORIES? Do you agree with any of the alternative options, including to retain the current policy position? Do you have another alternative option?

CEN CC agrees with the preferred option providing that the definition of 'high quality' business uses is robust for the first category, and the rationale/criteria for considering other complimentary commercial activity to be included in this, is carefully balanced. (Note: absence of reference & discussion as to HOW SBC will attract high quality business & investment to these up-rated sites? )

QUESTION 3. DO YOU THINK THERE ARE ANY SETTLEMENTS IN WHICH NEW OR MORE BUSINESS AND INDUSTRIAL LAND SHOULD BE ALLOCATED, AND IF SO WHERE?

CEN CC is unable to comment.

QUESTION 4. DO YOU HAVE ANY SUGGESTIONS FOR A POTENTIAL AREA OF LAND TO BE ALLOCATED IN THE VICINITY OF TOWN YETHOLM, LAUDER AND KELSO FOR BUSINESS USE, AND IF SO WHERE?

CEN CC considers that the relevant Community Councils in these areas are best placed to advise on the answer to Q4.

QUESTION 5. HAVE YOU ANY SUGGESTIONS AS TO HOW ALLOCATED BUSINESS AND INDUSTRIAL LAND CAN BE DELIVERED MORE EFFECTIVELY?

CEN CC is unable to answer the question at this stage as the context of it is unclear, ie. What is fully meant by "delivered"?

QUESTION 6. DO YOU AGREE WITH THE PREFERRED OPTIONS FOR THE PROVISION OF ADDITIONAL BUSINESS AND INDUSTRIAL LAND/MIXED USE LAND IN THE LDP? DO YOU AGREE WITH THE ALTERNATIVE OPTION FOR MIXED USE LAND? DO YOU HAVE OTHER ALTERNATIVE OPTIONS?

CEN CC agrees with the preferred options.

Question 7. DO YOU AGREE WITH THE PREFERRED OPTIONS FOR ADDITIONAL HOUSING SITES? DO YOU AGREE WITH THE ALTERNATIVE OPTIONS? DO YOU HAVE OTHER ALTERNATIVE OPTIONS?

Preferred Option : CEN CC considers that the views of Jedburgh and Smailholm Community Councils should have priority with respect to this option.

Alternative Option: Crailing – CEN CC considers that the land at Crailing Toll, (larger site), should not be allocated as a housing site. This is because adjacent to it, (Cameron Toll – smaller site), is presently available, (capacity 5 houses), and this has been allocated, but not taken up, for the past 5-10 years. Also, a combined capacity of potentially 10 houses would have a disproportionate impact upon the village and place immense pressure on the existing small road route to the A698.

Alternative Option: Eckford – CEN CC recognises that this site has potential for additional development, but if it were to be allocated as such, it should be limited to an absolute maximum capacity of 5 houses. This is

because, given the size of Eckford village, an additional 10 houses would have a dramatic and potentially negative impact upon the character of the village

**QUESTION 8. DO YOU AGREE WITH THE PREFERRED OPTION FOR ADDRESSING PROPOSALS FOR HOUSING IN THE COUNTRYSIDE? DO YOU AGREE WITH THE ALTERNATIVE PROPOSAL? HAVE YOU ANY OTHER OPTIONS WHICH YOU FEEL WOULD BE APPROPRIATE?**

CEN CC supports the preferred option of retaining the existing policy.

**QUESTION 9. DO YOU AGREE WITH THE PROPOSED EXISTING HOUSING ALLOCATIONS TO BE REMOVED FROM THE LDP? ARE THERE ANY OTHER SITES YOU SUGGEST SHOULD BE RE-ALLOCATED?**

CEN CC supports the proposed housing allocation site removals from those developers/landowners, who, over an extended period of time, have failed to develop them or attracted interest in them.

**QUESTION 10. DO YOU AGREE WITH THE PREFERRED OPTION? If so, which other uses do you think could be allowed within the core activity areas? Do you think existing core activity areas within town centres should be reduced in size, and if so where? Do you think existing Core Activity Areas should be removed altogether?**

CEN CC supports the preferred Option.

**QUESTION 11. Can you suggest any site options within central Berwickshire, preferably Duns, to accommodate a new supermarket?**

CEN CC considers it would be inappropriate to make a comment on this. We would, however, question why Jedburgh is not being presently considered for such a retail unit, as it is in very similar circumstances to Duns.

**QUESTION 12: Do you feel the requirement for Developer Contributions could be removed in some parts of town centre Core Activity Areas?**

CEN CC view is that this should only apply in cases where the proposed development will not necessitate significant additional infrastructure/service financial input, which otherwise would have to be borne by the Borders Council Tax payer.

**QUESTION 13. Do you support the preferred option? Are there any other matters relating to sustainability and climate change adaptation, which should be addressed? Do you have an alternative option?**

CEN CC supports the preferred option.

QUESTION 14: Do you support the designation of a National Park within the Scottish Borders? If so, which general area do you think a National Park should cover?

CEN CC welcomes the inclusion of the National Park proposal within the Main Issues Report, but from our perspective, it is too early at present for us to comment. So that all members may become more familiar with all the issues and implications, we have invited a key speaker from the campaign to address our Community Council to facilitate us in formulating our response. (May 2019)

QUESTION 15. DO YOU AGREE WITH THE PROPOSED REDEVELOPMENT SITES TO BE ALLOCATED WITHIN THE LDP2? ARE THERE OTHER SITES WITHIN THE SCOTTISH BORDERS YOU FEEL SHOULD BE INCLUDED?

CEN CC agrees with the Preferred site allocation for redevelopment, with respect to the Cheviot Locality.

QUESTION 16. Do you support the principal of Oxnan becoming a recognised settlement within the LDP? Do you agree with the proposed settlement plan and its boundaries?

CEN CC considers that the views of the residents and Community Council should have priority in this area.

QUESTION 17. Do you support the removal of the Core Frontage designation within the Newcastleton Conservation Area?

CEN CC considers that the views of the residents and Community Council of Newcastleton should have priority in this area.

Question 18. Do you agree with the suggested policy amendments identified in Appendix3? Do you think there are any other policy amendments which should be referred to ?

CEN CC agrees with the suggested policy amendments.

ANY OTHER COMMENTS: QUESTION 19. Are there any other main issues which you feel should be addressed within LDP2? Please confirm these and explain how these could be addressed.

CEN CC considers that all main issues have been addressed within the MIR.

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