



West Linton Community Council

Minutes of Meeting held on Monday 14th Feb 2005 In the Village Centre at 7.30pm

Present: Margaret Harrison, Eric Small, Derek Lawson, David Small, Anne McKenzie, Michael Pryor and Tommy Davidson.

In attendance: Councillor Neil Calvert.

1) **Apologies:** Graham Tulloch.

2) **Police Matters:** Inspector Crawford from Peebles Police Station was introduced by Sgt Sedgwick who announced that he would be standing down from the giving Police reports to the Community Council, this role would be taken on by PC Bruce.

Inspector Crawford gave the following report:

Bogsbank Rd: 2 burglaries including the theft of tools.

Tennis courts and Graham Institute were vandalised.

Deanfoot Road: Garden lights damaged.

All these incidents are believed to be acts of locals and Inspector Crawford requested help from locals to solve these crimes.

Inspector Crawford continued by explaining his background. Although not a Borderer he has been in the area for 4 years and is aware of local issues and youth problems. He commented that police patrols on foot, car and bicycle had heightened the police profile in Peebles and Innerleithen and that random patrols in West Linton would increase. He was in contact with the Neighbourhood Watch and would attend meetings regularly. He encouraged villagers to report acts of vandalism directly to the Police.

3) **Minutes of Previous Meeting:** These were approved and MH signed a copy for the record.

4) **Minutes Arising:** There was considerable discussion on the new build house on the Upper Green and the track leading to it by members of the public present at the meeting.

MH explained the background and the comments submitted by the CC which had been described as excessive by SBC. The CC view was to have all the Upper Green reinstated save for a footpath to the new house.

Concern was expressed on the legal issues involved on the house being sold. MH stated advice would be sought on the matter.

NC stated that the previous owner had use of the track, which was disputed by member of the public.

A resident on the Upper Green was distressed that SBC were not supportive or acting as guardians of an historic village.

Comment was made that in accordance with the Corporate Plan the building was illegal and MH asked for wording of the policy. Finally it was thought that SBC have a poor record on green sites and that it should be referred to the Ombudsman.

There is to be a separate meeting with residents of the Upper Green on 22nd Feb at 7.30pm to allow certain legal facts to be put to the CC by these residents.

5) **Planning Issues (WLCC Area):**

- i) **Old Telephone Exchange (Red Cross Building-Linton Bank Drive) Change of use to include Class 10 use (Retrospective):** Mr Alan Shropshire who lives opposite the

building commented on the current misuse of the hall and the excessive noise and parking problems that arise. He was concerned that the venue was operating beyond its current status and opposed Class 10 use on the grounds of his past and current annoyance at noise levels. Comment was made that the parking from school employees exacerbated the situation. MH explained the meaning of Class 10 and that vehicle movement and inconsiderate parking was not a planning issue. Since the Red Cross hall and the school are both used in the evenings it is impossible to quantify any noise and traffic attributable to the RC activities. MH had received 9 letters of support for Class10 use and 4 against. MH read out a letter from Carol Todd to support the change of use and a lively discussion continued on the issues of noise and vehicle congestion.

MH to investigate the use of available parking at the health centre or TAG Hut. It was put to the vote with 5 for and 2 against (without conditions) the change of use. **Support**

- ii) **Lindean Croft RD (Hall): Partial demolition & erection of extension to dwellinghouse:** Concern was expressed at possible loss of light to neighbours property but otherwise. **Support.**
- iii) **Greenlaw, Deanfoot Rd (Calder-Porteous): Subdivision to form 2 dwelling houses.** Section 75 on the house **Total Opposition** as it constitutes development.
- iv) **Braecroft, Station Rd (Downie): Change of use from Farmhouse to Guest house.:** Section 75 in house: **Total Opposition.** Concern over change of status of farmhouse.
- v) **Ettrick, Main Street: Replacement windows (Conservation Area, Prime Frontage):** Rear windows were agreed to be acceptable, however CC opposed to front windows as not similar to existing windows. **Opposed.**
- vi) **Balgonie (McLennan): Partial demolition and erection of extension to dwelling house.** **Support.**
- vii) **Lismore, Bogsbank Rd (Barrie) (Conservation Area): Dormer extension & installation of velux rooflights:** Mention was made that no other houses in this terrace have roof velux on the front elevation. Request therefore that velux size kept to a minimum to reduce visual impact. **Support.**
- viii) **Crawford Hall, The Loan (Wilson): Alterations& erection of 2 conservatories and a garage :** **Support**
- ix) **Footbridge over River Lyne (WLCC): Amended design for footbridge previously approved:** CT gave a brief account of the history of the bridge and how the project came about. The village gave the CC a mandate to erect a bridge as a Millennium Project in 2000, irrespective of cost, and this has been brought about by much CC endeavour. The planning issue on the agenda was simply to submit a response to the change in design only.

Mr Alan Guthrie spoke from the floor to say that the community should be asked about the money spent on this project as the costs had gone up substantially. He thought the money could be better spent. He expressed strong objection against the increase in cost of the bridge and thought that, as the cost of the bridge had escalated since the mandate to proceed had been given, he understood the budget cost of £7,000 had increased to £25,000, he thought that it would be prudent, wise and sensible for the CC to advise the village community of this material change now rather than later.

It was noted that, although the cost has increased, the new design is more aesthetically pleasing and all the money has been obtained for its construction. Also this money cannot be used for any other project, i.e. if the CC do not use it to construct the bridge, the money will disappear.

DS expressed concerns over the lack of access to the disabled. MH replied that SBC had not insisted on this, however it was noted that this will be an ongoing project with money to be sourced to upgrade the paths for disabled access in the future.

Mrs S Black asked about lighting & MH replied that the bridge would not be lit at this stage. **Support.**

6) Area Committee Meeting:

- i) The proposal to erect a house in the garden ground and unused paddock at Deanfoot Road was refused by SBC.
- ii) Construction of gravel driveway to new house on Upper Green (Retrospective): Recommendation was to reduce the drive to one car width, with the same turning provision. It was continued to allow applicant to look into an alternative to gravel.
- iii) Dog Fouling: 2 new officers will be appointed from April to enforce regulations: First warrant has been issued at Hawick. MH gave a brief summary of dog fouling report given at meeting.
- iv) Footpath extension from Broomlee Mains to Broomlee Camp is to go ahead; the cost is £5100. This will come from the Small Scheme Budget through SBLocal.

7) Roads and Footpaths: It was noted that the path by the Ministers Pool was deteriorating. NC replied that he was going to ask for improved path to the bridge and surrounds from next years budget. A fence is to be erected at the cemetery to keep out the rabbits until the wall is repaired. ES reported that there are a number of potholes around the village, including the bottom of the golf course road, entrance to the Smithy and Bogsbank Road. SBC to be contacted. Pavement at Co-op still to be repaired. Badly aligned kerb at chemist to be reported. MH said that a meeting about the state of roads in Tweeddale is to be held on Thursday 17th March at The Eastgate Theatre. 20mph limit to be introduced along on School Brae, along Linton Bank Drive and Deanfoot Road. It was suggested that the CC should push for this to be extended to the village Main Street and other residential areas. MH gave a brief summary of the minutes of Tweeddale path meeting held on 6th Oct. The last meeting was on 26th Jan.

8) Roads and Footpaths: SBC letter about rights of way maintenance grants to be given to Roger Oakes, although any request for funding to be supported by CC.

9) Public Transport Issues: MH had received a letter about the bus stops at Waterloo Place. **McEwen bus to leave from bus stop 9.**

Mr M Dickson reported on the bad state of repair of the bus shelter on the main road, the glass needed cleaning and water is getting between the panes. **MH** to contact SBLocal about this. CT commented that this was on their list already!

10) Environmental Issues: S Black from the floor commented that the lay-by on the main road by Cottage Farm is in a terrible state and covered in litter.

11) Miscellaneous Correspondence:

- i) North Tweeddale Paths: **Noted**
- ii) SBC Annual Report Public Performance **Noted**

12) Village Centre: MH has emptied CC cupboard. Disabled access work to start and should be complete by end of March.

13) AOCB: Mrs Black notified CC that Betty Aikman poster to go out for funding requests for the coming academic year.

Due to the lateness of the hour and a particularly heavy agenda any late correspondence and non-urgent AOCB was held over until the next meeting.

14) Date of Next Meeting: Monday 14th Mar 2005.