



# West Linton Community Council

**Draft Minute of Meeting held on Monday 9<sup>th</sup> Jan. 2006  
In the Village Centre at 7.30pm**

**Present:** Margaret Harrison, Eric Small, Graham Tulloch, David Small, Colin Torrance  
Anne McKenzie, Michael Pryor, Derek Lawson and Tommy Davidson.

**In attendance:** Councillor Neil Calvert.

1. **Apologies:** - Graham Tulloch
2. **Police Matters:** Report for December 2005 (attached at the end of this minute) had been forwarded and was read out by MH
3. **Minutes of Previous Meeting:** These were approved and MH signed a copy for the record.
4. **Matters Arising:** None.
5. **Planning Issues (WLCC Area):**

**a) Planning Applications**

- i. **05/02127/FUL:** 3 Robinsland Drive, West Linton: Erection of conservatory. *Support.*
- ii. **05/02058/FUL: Land south of Karecole Stables, Bogsbank Road, West Linton:** Erection of a dwellinghouse with associated annex, comprising en-suite bed unit, tack area, drying area, sanitary and changing facilities to support the horse trail and trekking business. *Support, preferably with a Section 75.*
- iii. **05/02136/FUL:** Barn Conversion, Medwyn Cottage, Dolphinton Road, West Linton: Change of use, alterations and extension to barn to form dwellinghouse and erection of garage block. *Oppose: contrary to Policies D2 SB Local Plan (Finalised Dec 05); H5 SB Structure Plan, Policy 7 of Tweeddale Local Plan (extant). There is no building group at this location & the barn has no architectural or historic merit. New housing in the Borders Countryside (Conversion of existing buildings [6]), the proposal is contrary to criteria 4 & 8: The conversion will entail substantial rebuilding.*
- iv. **05/02211/REM: Garden ground of Tristran, 05/02127/FUL: Carlops Road, West Linton:** Erection of dwellinghouse with integral garage. *Defer, request scale plan compare proposed building size relative to Tristran.*
- v. **05/02258/FUL:** Heathery Ha' Cottage, Carlops Road, West Linton: Extension to dwellinghouse. *Support.*
- vi. **05/02307/FUL: The Linton Hotel, Main Street, West Linton:** Part change of use and alterations to form dwellinghouse. *Support, although concerned about on-street parking.*
- vii. **05/02342/REM: Garden ground of Struan, Bogsbank Road, West Linton:**

Erection of dwellinghouse with integral garage. **Oppose:** *Contrary to Policy 3 of the Tweeddale Local Plan (extant): i) It is not consistent with and does not compliment the character of the settlement: ii) It will have an adverse effect on the amenity of the adjoining property.*

*Contrary to Policy G7, SB Local Plan Finalised Dec 05 in respect of criteria 3, 5 & 7.*

*Contrary to BE4 of SBLP(05) which states “development within or adjacent to a conservation area that would have an unacceptable adverse impact on its character and appearance will be refused. The footprint of the proposed dwelling is considerably larger than that given outline consent. It is considered this proposal is over-development of the site. Concern expressed regarding the basement element & closeness to the riverbank.*

- viii. **05/02117/FUL: Rutherford Castle Golf Club:** Erection of clubhouse with associated parking and eight dwellinghouses with garages. **Support** for Clubhouse albeit the design is basic, uninspiring and unsympathetic to its surroundings. The facilities provided are the bare minimum. There is a lower level of investment compared to the previous clubhouse proposal.

**Eight dwellinghouses and garages:** *Oppose: contrary to Policies H5 - SBSP D2(SBLP (05)) & Policy 7 TLP. There is no building group at this location. Also contrary to Policy G1 SBLP (05)- the 8 dwellings do not demonstrate the quality standards laid down therein.*

*Contrary to: SPP3 paras 6, 7, 10 & 11.*

*SSP3, para 25: mixed communities – all houses large & high price-range, no affordables included.*

*SSP3: Accessible locations: paras 35 & 36: There is almost total reliance on the motorcar in this location.*

*SSP3 Housing in rural areas: paras 49 & 50-55*

*NPPG 17 Transport & Planning: paras 6, 7, 21, 28, 32 & 61.*

- ix. **05/02285/FUL: Mulberry Cottage, Croft Road, West Linton:** Alterations and extension to dwellinghouse, formation of access and extension of boundary wall. **Support**, subject to new roof slate matching existing roof slate.

**b) Planning Related Issues (decisions)**

- i) **04/01122/FUL: Former Station Yard, Dolphinton:** Appeal dismissed.
- ii) **Parkview, Upper Green** – Cllr Calvert stated that SBC’s Enforcement Officer was in communication with the owners architect about removal of the dry-bound road and replacement with the original grassed track. The CC are not satisfied about the lack of progress and are to write to SBC to ask them to reinstate the track and charge back the cost to the owner.
- iii) **Agricultural Shed, Deanfoot Road** – It was noted that this shed has now been dismantled.

**c) Planning Related Issues (miscellaneous)**

- i) MH has a copy of a draft version of the new local plan.

- 6. Area Committee Meeting:** MH attended this meeting but there were no planning applications discussed relative to the WLCC area.
- 7. Roads and Footpaths:** It was reported that the loose manhole cover on Dryburn Brae and the bollard knocked over at the Raemartin Sq have still not been fixed. **MH** to report again to SBC.
- There are still problems with the streetlights adjacent to the football park on Deanfoot Rd. **MH** will also report this issue again to SBC.
- The partially collapsed wall on the A702 near the Gordon Arms is thought to be owned by Scottish Power. **MH** to write to the company to request they repair the wall.
- It was pointed out that SBC recently failed to grit Boggsbank Rd and several accidents occurred due to black ice. As this is a School bus route **Cllr Calvert** to remind SBC that they must salt this road.
- It has been observed that AMEY seem to take 2 to 3 days after frost appears before they get round to salting the pavements on the A702. **MH** to write to AMEY to request they are more timeous in gritting the pavements.
- Special salt is required to de-ice the White Bridge. A local resident (Tom Baird) has offered to apply the salt if a storage bin is provided near the bridge. **Cllr Calvert** to request SBC to provide a salt storage container.
- 8. Public Transport Issues:** – The 12:55 X100 bus service from Edinburgh to West Linton has been rescheduled to leave at 12:45. Bus times can be obtained by calling **Travel Line on 0870 608 2608**.
- 9. Environmental Issues:** Update on the Millennium Bridge project: the bridge foundations have been constructed either side of the Lower Green; Edinburgh Fabrications are assembling the bridge structure in their workshop and it will be craned into position in late January/early February; it is planned that a photographic record of the bridge construction will be taken.
- It was suggested that consideration be given to planting an appropriate permanent tree at the location of the annual Christmas tree. **DS** to explore if this is a feasible proposition and report back to the CC.
- 10. Meetings Attended:** DL attended the Grants Seminar at SBC on 23 November 2005.

The seminar concentrated on accounting procedures and preparing funding applications. An explanation of available Small Grants covered:

- Awards for All (£500-£5000). 2-3 month turn round. Short term spend (12 months). Priority given to small groups, eg, arts and sports groups with annual income of less than £20K. For further information contact Jean Robertson 01835 826543 or [jjrobertson@scotborders.gov.uk](mailto:jjrobertson@scotborders.gov.uk)
- SBC Community Grants Scheme (Up to £5K with 10% match funding. Smaller grants under £500 no match funding). 8 week turn round. Group must have bank account and constitution. Will fund new developments of all kinds or sustain current activity. For further information contact Linda Cornwall 01385 824000 Ext 5496.

- SBC CC Special Projects Funds (Max grant £500 with 50% match funding). For Community Councils. For further information contact Kathleen Mason 01721 720153 Ext 6412 or [kmason@scotborders.gov.uk](mailto:kmason@scotborders.gov.uk)
- SE Rural Development Small Award Fund (Run by Scottish Executive £500-£5K). 100% funding with 8 week turn around. For further information contact 0131 244 3885 or [RDSAF@scotland.gsi.gov.uk](mailto:RDSAF@scotland.gsi.gov.uk)

**Groups within West Linton are encouraged to bid on these various grants.**

**11. Christmas Lights:** Many people had made complimentary comments to CC members about the Christmas light display, particularly the new light displays on the two trees. Thanks to the person who donated the Christmas tree and to Douglas Thomson for transporting and helping to erect the tree. Thanks also to the Rotary Club who assisted in putting up and taking down the village lights. Providing additional strings of lights further up the village was discussed. **Cllr Calvert** to ask SBC if they can arrange for additional power boxes to be installed. The light strings are to be checked during the summer and it is likely that some new strings will need to be purchased. It has been observed that SBC install the Christmas lights in Peebles and Innerliethen. **Cllr Calvert** to seek SBC's agreement that they will assist in the task of installing West Linton's Christmas lights next December.

**12. Miscellaneous Correspondence:**

- NHS Borders: Consultation document "Modernising Health Services in the Borders" – copies distributed
- Scottish Water: Winter Warmer Campaign – copies distributed
- SBC: Training Seminar for Community Councillors – on 22-02-06, 7-9pm, Legal Procedures, DL & CT expressed interest in attending
- SBC: Outdoor access responsibilities - contact Erica Niven, Access Officer – 01835 824000; Access Maintenance Grant (£450) - application to be submitted before 03-03-06

**13. Citizen of the Year / Queens Birthday Honours List** – Discussions took place on worthy candidates. **MH** to make some enquiries and report back to CC.

**14. AOCB:** Congratulations to the Pipe Band for excellent performances in the village on Auld Years Night. A much better atmosphere was created around the 'Clock' due largely to the presence of the Pipe Band

**15. Date of Next Meeting:** Monday 13<sup>th</sup> February 2006 at 7:30pm.

## **POLICE REPORT**

### **WEST LINTON COMMUNITY COUNCIL**

**December 2005**

Since the last Community Council meeting, a total of 26 calls have been received regarding incidents in the West Linton area.

This is broken down as follows –

3 x reported crimes

1 x reports of Anti social behaviour

6 x road traffic accidents

4 x Alarm activations (all false)

7 x reports of other road traffic related problems (animals on the road etc)

5 x miscellaneous calls for police assistance

On 17/11/2005, a house at Upper Whitfield, West Linton was forcibly entered and items stolen.

On 23/11/05 a suspicious occurrence occurred in the Whitfield area of West Linton, whereby a male cold called at a house stating he was from the fire service giving fire safety advice. This has been found not to be the case.

On 3<sup>rd</sup> December 2005, a 16-year-old youth fell through the roof of West Linton Primary school. The youth was taken to hospital but had not suffered any serious injury.

Between 6<sup>th</sup> and 9<sup>th</sup> December 2005, 14 rolls of roofing lead were stolen from a building site in Main Street, West Linton.

Between the 11<sup>th</sup> and 12<sup>th</sup> December 2005, a vehicle in Croft Road, West Linton was damaged by having the wing mirror broken.

Following extensive enquiries into the incident which occurred in West Linton on 3<sup>rd</sup> September 2005, a total of 6 people have been detected for various assaults and breaches of the peace.