



# West Linton Community Council

## **Draft Minute of Annual General Meeting held on Monday 13<sup>th</sup> Nov 2006 In the Village Centre at 7.30pm**

**Present:** Margaret Harrison, Eric Small, Graham Tulloch, Tommy Davidson, David Small, Anne McKenzie, John Mackie and Robert Bond

**In attendance:** Councillor Neil Calvert and Derek Lawson (WLCC Treasurer)

**1. Apologies:** None

### **Annual General Meeting Matters:**

**Chairman's Report** –Margaret Harrison read her report for 2006: the full script is appended to this minute.

**Treasurer's Report** – Derek Lawson presented and summarised the audited account for the financial year ending September 2006. These were examined and approved; copies are available from the Secretary.

**Election of Office Bearer's** – The following office bearers were elected:

Chairman	Mgt Harrison
Vice Chairman	Eric Small
Secretary	Graham Tulloch
Minute Secretary	Tommy Davidson
Treasurer	Derek Lawson

- 2. Police Matters:** (Heard out of order) The police report for October 2006 (attached at the end of this minute) was read by Sergeant Alastair Bruce.  
Sergeant Richard Latto was also present and mentioned that there would be a festive safety campaign, including additional foot patrols in and around the village focused on detecting drink and drug driving, including visits to licensed premises. It was also stated that future Inspector Sandiland's visits to West Linton's police station will be posted on the Community Council notice board at the Post Office.
- 3. Minutes of Previous Meetings:** Adjusted minute of September's meeting was approved & signed. Subject to 'or an SBC desire' being deleted from item 7(iv); 3rd bullet of 5.d)ii. changed from "SBC's" to "the" and 7.i. to "pre-application application" the October minute was approved.
- 4. Matters Arising (not on the Agenda):** Item 7(iv) - MH had not had time to seek expert advice from SBC on where best to position the double yellow lines. **TD** agreed to take on this action by arranging a site visit with David Sharp of SBC. Item 7(ii) – Damaged wall near Gordon Arms. **MH** had asked SBC Technical Services to pursue Enterprise Inns to fix or at least to agree to fund the fixing of the wall. A response from Enterprise Inns is still awaited. Item 7(v) - concern about the about the amount of earth and rubble that has been placed on the riverbank adjacent to the new house near the white bridge – land ownership to be established. Item 9 - the public toilets are still in a very dirty condition – **MH** to pursue this again with SBC Technical Services and enquire if SBC would fund a local person cleaning the toilets



## 5. Planning Issues (WLCC Area):

Note: Plans may now be viewed on the Scottish Borders Council web site at:

[http://eplanning.scotborders.gov.uk/publicaccess/tdc/DcApplication/application\\_searchform.aspx](http://eplanning.scotborders.gov.uk/publicaccess/tdc/DcApplication/application_searchform.aspx)

### a) Planning Applications

- i. [06/02021/FUL](#): Mrs McMurdo, Westfield, 2 Gifford Place, West Linton. Replacement windows - **Support**
- ii. [06/02009/FUL](#): Mr Gareth Bogie, Balnabruach, Bogsbank Road, West Linton. Extension to dwellinghouse - **Support**
- iii. [06/01972/FUL](#): Mr Alastair Fraser, The Quadrant, Bogsbank Road, West Linton. Replacement windows – **Support**
- iv. [06/01960/FUL](#): Mr & Mrs Brian, 3 Gifford Place, West Linton. Replacement windows - **Support**
- v. [06/01918/FUL](#): Property Elephant, Deanview, flat above Linton Hotel, Main Street, West Linton. Replacement windows and installation of 1 No. velux window – **Support** subject to frames being white coloured and frame size & glass area being same as those in the building below this flat.

### b) Planning Related Issues (decisions)

- i. [06/01429/FUL](#) & [06/01430/ADV](#): Gordon Arms Hotel. Retrospective erection of freestanding awing with Fosters Advert – **Approved**

### c) Planning Related Issues (meetings) – Local Plan Public Enquiry relative to objections lodged was held in the village. The Community Council were disappointed that they were not formally notified by SBC (Organiser – Martin Whanless) of the date of this Local Plan Public Enquiry meeting

### d) Planning Related Issues (misc.)

- i. Church Centre – Representation at Area Committee meeting. Cllr Calvert stated that deputising can only happen at Full Committee meetings. This means that because of Cllr Calvert's declared interest in the Church Centre application (i.e. being a member of St Andrew's Church Kirk Session) West Linton cannot have verbal representation at the Area Planning Committee meeting. Cllr Calvert reminded the CC that all papers (including emails) relevant to the case would be made available to the Area Committee before the meeting.
- ii. Local Plan Enquiry in Graham Inst. on 2<sup>nd</sup> Nov 2006. The CC was not informed of this meeting, an omission that is both disappointing and regrettable. We urge SBC to rectify this policy for the future. **Community Council's should be told of any meeting in their area to allow advance notice to be given to residents other than the statutory announcements.**

## 6. Area Committee Meeting: Nothing to report

## 7. Public Transport Issues:

- i. A702 roundabout maintenance: GT had contacted AMEY to inform them of the CC's displeasure at the maintenance level. He was assured it would be flagged when the new maintenance managers took over the route in the next financial year.
- ii. Blackmount Community Council have complained to SBC about the amount of litter & other waste in the lay-by at the north end of Dolphinton on the A702
- iii. WL & District Historic Society have suggested that a statue be erected on the roundabout to promote the historical link with droving to the village. A number of comments and questions have been raised by the Scottish Executive. The Community Council consider the proposal a good idea, but the roundabout was the



- wrong location for such a statue. **GT** to write to the Historic Society to consider alternative sites.
- iv. The ditch crossing Main Street at the Old Manor House has settled further. **MH** to contact SBC.
  - v. A new sign has been erected at Main/Deanfoot Rd junction. This now makes it difficult for people with prams to stay on the pavement. **TD** to raise this issue at the proposed site meeting SBC re double yellow lines.
  - vi. A sign has still not been erected at the A702 roundabout to discourage lorries from driving into the housing development. **GT** to remind SBC to erect the said sign.
  - vii. Cllr Calvert suggested that the application to the Heritage Lottery Fund for funding of the proposed footpath on the bowling green side of the new bridge should be finalised at a further meeting of the sub-group. **Cllr Calvert** to arrange sub-group meeting.
  - viii. New Bridge – Following comments at last months meeting **GT** obtained information on anti-slip tape or anti-slip paint be applied to the new bridge. **MH** agreed to seek advice from SBLocal or apply for a grant under the Community Small Grants Scheme.
- 8. Public Transport Issues:** New bus shelters - it was suggested that timetables should be posted in the shelters; **Cllr Calvert** agreed to seek the right furniture to house timetables.
- 9. Environmental Issues:**
- i. Tarred area in the children's play park: **GT** had contacted SBC who would survey the area, a report would be sent to the CC.
  - ii. A metal cover (possibly one of the 20mph warning system chambers) had sunk on the footpath near the new Manor Garage, **MH** to raise this issue with SBC.
  - iii. Bulb planting within the area of grassland opposite Broomlee Rd had not occurred but will be pursued next year.
- 10. Christmas Lights:** **DS** reported that the permanent Christmas tree should be planted by the first week in December. If this does not happen the usual cut tree will be erected. The life span of the permanent Christmas tree is likely to be 15 years. Two extra light strings with integral bulbs are to be purchased by **Derek Lawson**. **MH** to remind the Electrician to fit new electrical boxes. It was agreed the light strings shall be put-up at 9:00am on Saturday 2nd December.
- 11. The Village Nursery:** During the WLCC / Kirk Session meeting to discuss the Village Nursery, the Kirk Session asked if the CC could consider their view on the meeting (minute on WLCC web site) and requested a formal response summarising the CC ideas on how they could work together to find a way of retaining the Village Nursery while at the same time allowing the Kirk Session to satisfy the Church's General Trustees policy of market testing the sale of the Church Hall building.
- The CC considered view is that the meeting was useful, informative and very worthwhile. The CC is keen to attend joint follow-up meetings both with regard to the Village Nursery and the pending Church Centre planning application.
- A copy of this meetings minute shall be forwarded to the Kirk Session to communicate the CC view on the joint meeting.
- TD** asked if the Community Council would support a planning application for a Village Nursery on an alternative site within West Linton. **MH** stated that the Community Council can only comment as a Statutory Consultee after a planning application is



formally received from SBC.

**12. Miscellaneous Correspondence:**

- i. Tweeddale Citizen of the Year 2006d
- ii. North Tweeddale Paths
- iii. SBC Community Small Grants Scheme.

**13. AOCB**

- i. Additional Community Council member – **MH** to place advert in the Community News section of the Peeblesshire.

**14. Date of Next Meeting:** Monday 11<sup>th</sup> December 2006 (planning only) or Monday 8th January, 2007 at 7:30pm in the Village Centre (**GT** to advise)



## **POLICE REPORT**

### **WEST LINTON COMMUNITY COUNCIL**

**November 2006**

Since the last Community Council meeting, a total of 28 calls have been received regarding incidents in the West Linton area.

This is broken down as follows –

3 x Reported Crimes

3 x Alarm activations (all false)

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

7 x miscellaneous calls for police assistance

2 x road traffic accident

2 x reports of Antisocial Behaviour

During the month of October, and more so in the lead up to Halloween, a number of incidents were reported where youths had thrown eggs or apples at the doors or windows of houses.

During the weekend of 14<sup>th</sup> October 2006 a large rain cover was deliberately vandalised at West Linton Bowling Club.

Over the same weekend, a bag containing clothing, which had been left outside the Red Cross shop, was stolen.

A 14-year-old youth has since been identified as being responsible for these crimes, and a report has been submitted to the children's reporter.

Overnight on the 4<sup>th</sup> into the 5<sup>th</sup> November 2006, a Mini motorcar, which was parked in the main street, was vandalised. Police enquiries are continuing into this.

Whilst on routine patrols within West Linton on 5<sup>th</sup> November, officers stopped and checked a Honda motorcar, and found that the driver had no insurance. Under new legislation, the police seized the vehicle.



# West Linton Community Council

## **Chairman's Report 2006**

Mid 2006 saw a change in Community Council membership due to the election in July. The election was uncontested as only 8 residents were nominated for the nine seats on the Council. Six members of the retiring Community Council were nominated again with two new members, Mr John Mackie and Mr Robert Bond making up the present membership.

Thanks go to Mrs M King for acting as our Returning Officer and seeing to the necessary paperwork. Unfortunately she could not Chair the inaugural meeting of the new Council as she broke her ankle in a fall.

We were fortunate to have the perfect replacement Returning Officer in Mr David Suckling, who was no stranger to the task: grateful thanks to David for standing in and starting the Council again.

2006 was the year that saw the start of several environmental improvements for the Lower Green area of the village.

The first of these was the completion of the wooden footbridge over the Lyne adjacent to the Minister's Pool. The bridge was a culmination of several years of planning applications, growing funding and engaging structural engineers and contractors. It was opened in June by Mrs Kathleen McCall and was attended by representatives of the funders. It is proving to be a well used and appreciated asset.

The bridge was phase I of the improvements with the footpaths linking the bridge to a) the playpark and b) the White Bridge via the west side of the Green parallel to the river, being phases II and III.

I am pleased to say phase I is now completed and looks very good indeed. Thanks to SBLocal through Craig Blackie for funding this path.

Phase III funding has been approved by SNH and thanks for the work put in by Cllr. Calvert in achieving this. Work will commence at the earliest time possible.

The west side of the Green towards the south of the village is extremely wet and drainage work there is a priority before the path is laid.

Bulb planting along the top of the riverbank at the south approach to the village is to be carried out. This will provide a marvellous show of daffodils in the spring and hopefully more planting in other key areas will follow.

This year the village looked particularly clean and a blaze of colour with SBC planting and displays, the tubs, thanks to Linton in Bloom, and individual householders efforts made a superb show all round. The village was rewarded with Second place in the Gateway Competition, we stood below Melrose in the Large Village category. Melrose are a



formidable opponent and almost impossible to beat, maybe one day. This year a greater proportion of the marks were given to individual effort and with the permission from owners we could show judges round some of the beautiful garden displays within the village. It was a treat for those escorting the judges.

On the development front we have had the usual large number of applications to respond to. The major issue has been the proposal by the Church of Scotland to erect a Church Centre in the Manse grounds. The centre would replace the Old Church Hall, which presently houses the Village Nursery, which is privately run, and the New Church Hall. This proposal is the most contentious we have had to deal with for some time. There is great concern within the village over the anticipated closure of the nursery, on which so many families depend. Although closure is not a planning issue the CC is extremely sympathetic and has been working behind the scenes with the Church, SBC and the proprietor of the nursery to try and affect a solution if the closure becomes a reality. The application has not been determined at the time of writing.

There is concern in some quarters that the industrial land zoned at Robinsland remains empty. There are small businesses in the village that are seeking premises from which to work. The present legislation governing the release of such land for purchase by businesses is not good enough. There is a need for arbitration if agreement between landowner and would-be purchaser cannot be reached. There is an ongoing need for the release of some of this land to local businesses and this should be facilitated to eliminate this stalemate.

Another concern of the CC and village residents, which is very real and serious, is the level of traffic generation within the village. The greatest congestions are experienced along Main Street when movement either backwards or forwards is impossible at times. Many HGV's use the B7059 as the most direct link from the A702 to the A701 and their numbers continue to increase. The increased development in and around the village has exacerbated the problem. We are seeing an increase in inconsiderate parking along Main Street, which results in total stagnation on numerous occasions. The level of congestion is a great worry to emergency services as there is no alternative route. The level of congestions has now reached an intolerable level on too many occasions and some serious discussions must take place to resolve the problem. Any further development at Robinsland must have direct access to the roundabout at the north of the village on the A702 that goes for any development to the southeast of the village in the future. Using the road through Broomlee Crescent as a route to the roundabout must never be considered. This is a heavily built up area with on-street parking and as such could not take through traffic. A ring road skirting the village to the south must be the only alternative on road safety, ease of traffic flow and environmental and quality of life grounds.

It is to be hoped that a policy of restraint will be applied to any future development for West Linton. The village does not have the infrastructure to support a large influx of residents.

The legislation governing developer contributions is welcomed but it must not be used as the only tool for advancing infrastructure improvement, as the result could be too large a development in this rural situation.

I would like to thank you all for your support and work this year.

Thank you to Councillor Calvert for the work he has done on our behalf especially in securing the funding necessary to proceed with the paths.



Thank you to Derek Lawson our Treasurer on the Community Council until July this year, for doing an excellent job and a further thank you to him for agreeing to continue as our treasurer although he is no longer a CC member. Thanks also to Tommy Davidson our Minute Secretary and Graham Tulloch our Secretary for their work through the year. We are grateful.

I hope our new members are finding the work of the CC satisfying and worthwhile. We don't have an important part to play in the Community which comes to light at certain times as has been witnessed this summer. Sometimes you think no one in the Community knows what we are about, but they do, if all is quiet you can assume all is well but the Community come out of the closet when they need to and they do turn to the Community Council, which makes our job worthwhile.

I would like to close by wishing you all the best for the coming year.