

GAVINTON, FOGO & POLWARTH COMMUNITY COUNCIL

Minutes of Meeting held in Gavinton Village Hall on Monday, 19 February, 2001 at 7.00 pm

PRESENT: Mrs B Darling (Chairman), Mrs C Allman, Mr S Brodie, Mr I Gill, Mr N Humphry,
Mr A Macmillan, Mrs F Renton, Mrs U Robinson, Mr F Seed, Mr B Weir.
Councillor W L Forrest
Mrs J Wheadon (Committee Secretary).
16 members of the public.

1 APOLOGIES FOR ABSENCE

An apology was received from Mr D Paterson.

2 MINUTES OF MEETING HELD ON 8 JANUARY 2001

The Minutes, which had previously been circulated, were signed by the Chairman as a correct copy.

3 MATTERS ARISING

3,3,9 Millennium project, Gavinton Plaque – now in position. Thanks to Derrick Paterson for erecting it. The total cost was £205 and a generous donation of £50 had been given by a member of the community.

3,9 Road drain at Rashie, Fogo – Brendan O'Sullivan, SBC Roads, has looked at it and is going to raise the camber of the road and move the drain outside the Renton's house.

5 Fogo flower bed – SBC to say what distance it must be from the edge of the road before new bed can be built, but this will not be until after the spring bulbs have flowered.

9 Application for a grant for The Glebe – for £270 made to Britain in Bloom plus £30 for bulbs for Ladyflat road.

12(b) Gavinton website, update by Scott Brodie – who demonstrated the new site on a laptop computer. Grateful thanks to Scott. It was agreed he should be reimbursed his expenses.

12(c) Potholes in Main Street, Gavinton – these will be patched, there are no funds for major repairs.

4 UPDATE ON MIDDLEFIELD STORE, NOTICE FROM SBC

The owner had moved machinery on to the site. He intended to hire out space to store caravans. The community has expressed their appreciation at the sale of the site for agricultural purposes.

Mrs Darling and Mr Seed had had a short meeting earlier with Mr Robinson, Robinson Associates, when he had agreed to keep his fee to his estimated figure of £1,700 + VAT and expenses. So far he had been paid £1592.81 including VAT.

5 COMMUNAL SKIP DATES

Annual skip dates have been circulated.

6 PROPOSED WIND FARM AT BLACK HILL, DUNS

Mrs Darling said it would be discussed at the Area Committee next Tuesday. The company want to take the power by land lines to Eccles but Mrs Darling to write to see if it can be taken to the new wind farm proposed at Crystal Rig (although a different company). A presentation of the proposed Crystal Rig wind farm to be made to the Berwickshire Community Councils Forum. The planning application for the turbines does not include electricity lines.

7 TOWN TWINNING

A request had been received from Cappella Maggiore, Treviso, Italy, but it was not thought appropriate to proceed.

8 LETTER FROM MR L CLEAT AND MRS I PATERSON

Mrs Darling welcomed Mrs Paterson who said Mr Cleat apologised for not being able to attend. They had raised £1000 from the sale of their book on Langton and thanked all those who had contributed

material and for buying it. They wished to use the money to commemorate the Millenium and would appreciate ideas from the community council. To be discussed at the next meeting.

9 PERCEIVED DAMAGE OF THE GAS PUMPING STATION IN GAVINTON FOLLOWING ROAD TRAFFIC ACCIDENT IN JANUARY

Photographs had been taken of the damage. If there had been an explosion, major damage to property would have occurred. Mrs Darling to write to the Gas company to ask for stronger protection at the site.

10 DOG FOULING IN GAVINTON

This had started before Christmas with fouling on The Green, at the top of the Glebe and at the bottom of Crimson Hill. There had not been any for two or three weeks but the situation will be monitored.

11 REPORT ON SBC BUDGET MEETING FOR COMMUNITY COUNCILS, 31 JANUARY 2001

Mrs Darling had attended but there had been few there. She said Leisure and Recreation were removing their sunbeds. Work was required in cemeteries because of dangerous headstones. Care in the community was taking a large slice of the budget, especially adults with special needs and to comply with the new Children's Act legislation. Litter is a problem all over the Borders. Community Councils' grants were to be increased by £50.

12 PLANNING APPLICATION FOR THE COACH HOUSE, FOGO

No plans received.

13 TREASURER'S REPORT

Bank balance of £1324.

14 CORRESPONDENCE RECEIVED

The following correspondence was tabled:

- (a) The Scottish Borders Cycle Trail.
- (b) Borders Local Health Council - Update, January 2001
- (c) SBC Community Learning Plan, Issue 1.
- (d) SBC Air Quality Review and Assessment Report.
- (e) Human Rights Law Consultancy – Conference 12 February, Fee £190 + VAT.
- (f) SCVO Get Connected (Internet ready PC)
- (g) Scottish Borders Rural Partnership: Seminar 13 February, 10am-4pm, "Supporting Community Enterprise in the Scottish Borders". – Mrs Darling had attended, the setting up of a Borders credit union was discussed. Five hundred people would need to join.

15 ANY OTHER COMPETENT BUSINESS

- (a) Berwickshire Community Councils Forum AGM, 21 March. Presentations on water in the Borders and on proposed wind farm at Crystal Rig.

16 DATES OF NEXT MEETINGS

Monday, 2 April 2001

Monday, 14 May 2001 – Annual General Meeting.

The meeting closed at 9.15pm.

Chairman B.P. Darling Date 2/4/01

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WASTE TRANSFER STATION/CIVIC AMENITY SITE, MIDDLEFIELD

Mrs Darling welcomed Mr Andrew Robinson of Robinson Associates. He said the planning procedures at Scottish Executive had failed miserably and he was shocked that SBC had been granted permission. In his opinion the application had not been handled in a fair handed manner. He has asked for more information from the Scottish Executive as have MSPs Murray Tosh and Euan Robson who were also disappointed at the result and how the whole matter was handled. The planning application was not properly documented when first submitted. A planning authority cannot be treated differently from an individual. If there is a large objection there will be a presumption in favour of calling in the planning application. It is a reasonable safeguard. He had asked for sight of SBC's draft waste management strategy document but this was refused by their legal advisor. It is hoped to get to the bottom of why the planning processes have not worked.

Asked if the application could be looked at again and if there are any legal routes open to us, Mr Robinson said he did not know if it was legally challengeable but that it would be very difficult for the SE to go back on the decision. In terms of Human Rights, there has not been a fair, independent and open enquiry.

The planning permission lasts for 5 years, but is only available to SBC, not transferable to another party.

Councillor Forrest said he did not think that compulsory purchase is likely.

Mr John Marjoribanks handed a copy of a letter to Mr Robinson which he had sent to SBC.

Mr Robinson and Mrs Darling will send letters to SE asking for details as to how the decision was reached to grant SBC permission for the Waste Transfer Station and Civic Amenity Site.

(Mr Robinson and Councillor Forrest left the meeting at 8.30pm)

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POLWARTH VILLAGE – PROPOSED DEVELOPMENT

Mrs Darling welcomed Mr T McDonald and Mr J Law of Morrison Restoration Ltd and also many residents of Polwarth. Mr McDonald displayed Morrison's new plan for the development of Polwarth village which showed about 40 houses were proposed. This had not yet been submitted to the Planning Department. He said there would be 2 areas. The aim for one would be to develop it like a traditional village, the other to contain larger houses which possibly could be used for running businesses, ie IT based. No shop was planned but perhaps a small local museum or hall. Sustainable combined heating and power production from coppiced wood could be considered and the use of reed beds. The site would be opened up to create spaces but it was not planned to have rows of houses. Good, mature trees would be left.

Questions were then invited and much discussion took place.

- One fear was that the 40 houses could become 60 but Mr McDonald refuted this.
- With regard to it being a wet site, Mr McDonald said technically it would not be a problem to drain. He was confident that there is now a system which could be made to work for the number of houses proposed. There is a lot of detail to look at. Legislation is very much stricter now on drainage.
- Access would be very difficult – a single point of access on a narrow road leading to other narrow roads. No bus service. There would be double the number of cars to houses. Traffic noise would be increased. Mr McDonald said he would take that on board and positive improvements could be made. Measures would be taken to ensure that traffic would go as slow as reasonably possible. The single point of access would have to be looked at but most highway authorities allowed single point of access for up to about 200 houses.
- The site is North facing, lying sunless in a dip. There is a spring at the top of the site, snow and frost lie there longest. It is not a good site. Who would want to live there? Mr McDonald said people would come here and the way a site faced was a personal view.
- Environmental issues are now to the fore and this number of houses would add pollution to the stream. The present sewage system would not be adequate. When asked about the sewage system, Mr McDonald said he did not know how the present system worked.
- There may be windmills on top of Black Hill but there is not a heating and generating plant. Sustainable energy is a red herring.
- A new village is being created but how would a sense of community develop? Mr McDonald said first you need good neighbours and it would take time.
- How sound is your market research for home-workers? We identify a trend and there is a trend for home-workers.
- There is no work in this area.
- Schools are full as are the doctors' and dentists' lists. A young wife will be cut off from everything.
- When would formalised plans be presented to SBC? No timetable is yet fixed, Mr McDonald first wanted to hear views of the local people.

Mr McDonald asked for written constructive, not negative, comments to be made to him within 4 weeks.

Mrs Darling thanked Mr McDonald and said we looked forward to more information.

Mr McDonald and Mr Law left the meeting at 8.00pm