



GAVINTON, FOGO & POLWARTH COMMUNITY COUNCIL

Meeting held at Gavinton Village Hall
On Monday 3rd November at 7.30pm

1. **Welcome and Introductions:** Keith Dickinson (KD) (Chair) opened the meeting and welcomed Jean Coleman (JC) (Vice Chair,) Pete Gibbens (PG) (Secretary), Kerry Renton (KR) (Treasurer), Tim Jackson (TJ) (Planning Officer), Lorraine Tait (LT), Ellen Curran (EC), Kirsten Arthur (KA), Cllr Frances Renton (FR), Cllr John Greenwell (JG), Philippa Small (Co-opted member designate) and Carole Wright (Co-opted member designate)
One member of the public (David Seed) also attended
2. **New co-opted members** It was pointed out by FR that Philippa Small and Carole Wright could not be co-opted members until they were named on the agenda of the next meeting. At that time we will also require their electoral role number.
3. **Apologies for absence** Cllr Donald Moffat
4. **Declarations of Interest:** None
5. **Minutes of the meeting of 6 October 2014.** KR said that she had given JG's apologies for absence at the last meeting. Minutes duly corrected and signed
6. **Planning Applications** TJ introduced the planning report (previously circulated) 3 new items:
 - Cottage at Winkerstones – no objection, work in progress.
 - New build at Polwarth. TJ has an interest in this, and KA agreed to review the application on his behalf. It was agreed that in future for new builds and other substantive applications the CC would be informed in advance by TJ and we could check on line and form an opinion before the meeting.
 - West Gavinton Development. TJ had previously circulated notes arising from the public meeting on the West Gavinton development on 26th October. On 31st October, TJ and KD met Scott Shearer of SBC Planning. Following this, TJ and KD prepared a draft response which was circulated to CC members prior to this meeting. After much discussion the Community Council's final response was agreed with very few alterations. The Chairman's letter to Brian Frater (Head of Planning at SBC) is added as **Appendix 1** and the CC response has been added as **Appendix 2**. Up to three groups can speak for a total of up to six minutes, at the discretion of the meeting chairman: (i) up to 3 objectors who have submitted written representations during the application process, (ii) up to 3 supporters, including the applicant or his/her agent, and (iii) any member of our CC councillors representing Mid Berwickshire. No new topics can be introduced.
 - Windfarms: A total of 43 130m turbines are planned between Duns and Westruther of which 14 are in our area. It was agreed that a co-ordinated and collective approach should be made with Lammermuir CC and Westruther & Gordon CC. Don Bronwell and Mark Rowley could be invited to help. TJ to do preliminary investigation with LT interested in helping. A sub-committee could be formed to do preparatory work with Duns and Greenlaw.
7. **Resilient Communities:** JC and EC working together on this and will get things updated.
8. **Treasurer's Report:** KR said only £122 had been spent since the last meeting and the balance is £813. RBS asking for minutes of our meeting confirming KD PG & KR as signatories. FR said this balance was not enough to jeopardise next year's grant. KD suggested ideas on projects could be brought to the next meeting.

9. **Police Report:** PC Hollywood was not present. Agreed he should be on our minutes mailing list and I can forward any report of his to our CC members.
10. **Correspondence** Vodaphone improving mobile coverage (no complaints so far) ** Pauline Bolson needs up-to-date list of CC members ** SBCCN meeting on 13th Nov, PG to attend.
11. **Any other Business** : FR presented Neighbourhood Awards Certificates for Fogo to KR.
12. **Date of Next Meetings;** 7.30pm on Tuesday 16th December
7.30pm on Tuesday 27th January

Pete Gibbens (Secretary)

APPENDIX ONE

Chairman's letter to Brian Frater (Service Director, Regulatory Services, Scottish Border Council
Planning & Building Standards, Council Headquarters, Newtown St Boswells)

Dear Mr Frater

Request for Observations of Gavinton, Fogo & Polwarth CC on

Application Ref: 13/00332/FUL

(Erection of 54 dwelling houses and associated infrastructure)

Thank you for your letter, dated 3rd October 2014 which was received on 9th October, seeking the Community Council observations on the above development. As requested, I enclose our observations on this application.

These observations were discussed and agreed at a CC meeting on 3 November 2014, following a public meeting held on 26 October 2014.

In drawing up these observations, the CC has attempted to distil all previous comments and public inputs into four key areas of concern and six requests for your consideration.

In summary, the community would like fewer houses in this development, and their construction to follow a sensible, phased approach.

The CC would like to thank you for providing this final opportunity for the community to express its opinions on this significant development proposal.

Yours sincerely,



Keith Dickinson

Chair Gavinton, Fogo and Polwarth Community Council

APPENDIX TWO

Observations made by Gavinton, Fogo & Polwarth Community Council on Planning Application 13/00332/FUL

Re-Consultation	Incorporating revisions to previous consultation
Nature of Proposal:	Erection of 54 dwelling houses and associated infrastructure
Site:	Land South of The Old Manse, Gavinton, Scottish Borders

Introduction

The Community Council (CC) believes that the proposed development of site BGA1, or West Gavinton, will have a major impact on the village. If approved, this development will represent the single largest change in the village structure since its establishment in 1759.

As a consequence of the significance of this proposal, the CC held a public meeting on 26 October 2014 to provide an opportunity for the community to express their opinions on the revised plans for this development. About 80 people attended the meeting, some 40% of the population, reflecting the high level of interest in this long-standing proposal. This was the fourth public meeting held since 2009 to discuss this development, and the final opportunity for public consultation¹.

Changes to Revised Masterplan since 2013

The CC recognises that the revised masterplan has modifications, and the following changes are noted:

- drainage and runoff arrangements have been approved by SEPA to comply with Sustainable Urban Drainage System (SUDS) requirements
- affordable housing units have been distributed throughout the development
- plan drawings for house types J & K have been made available

Nevertheless, the CC comments of 2013 were endorsed at the public meeting and many remain valid today, although they are not repeated here. These previous 2013 comments are currently posted on the SBC website.

Observations on the September 2014 Proposal

These new CC observations take account of previous CC comments (April 2013), views expressed at the public meeting held on 26 October 2014, a subsequent discussion with the SBC planning officer, and a CC meeting held on 3 November 2014. The observations attempt to capture the key outstanding issues of concern to the community.

¹ There have been three previous public meetings: April 2009, Oct 2012, and April 2013.

Key Issues of Concern

Scale of the Development

The CC requests that the scale of this development be reduced:

- since 2009, when housing development for this site was first presented to the community, the main concern has been the high number of houses
- the indicative number of 45 houses, considered appropriate in consecutive local development plans, has escalated to 54 houses (20% higher than the indicative number), despite successive CC comments on this matter
- the development will represent an increase in the housing stock in Gavinton of about 55%, and it is believed that the development has a higher house density than the adjacent conservation area
- there is concern that the character and amenities of the village will be 'swamped'

The CC requests that in under no circumstances should planning permission be granted for more than 45 houses on this site, and would prefer less than 45

Phasing of the Development

The community does not want:

- to be confronted with unsightly development works over a prolonged period (as has occurred elsewhere), or
- isolated houses constructed (perhaps by self builders) out of sync with the rest of the development

It is recognised that the applicant has indicated that development will be in four phases, with the schedule dictated by market conditions

- this phased approach to the development needs to be clearly defined

Should this development be approved, the CC requests that a clearly defined and phased site development procedure is negotiated and agreed with the developer as a pre-condition to commencement of works

Transport Impact Assessment of the Development

The community is concerned about the wider impact of this development on Gavinton village, especially with regard to transport. An assessment of the A6105 road junction has been a key SBC pre-condition for this development from the outset. However, at the time of writing, we have seen no evidence that the overall transport impact of the development has been assessed. The CC therefore considers that an assessment of the overall transport impact of the development should be carried out, and we believe this should include:

- **A6105 road junction** - further consideration should be given to the safety implications of firstly significant construction traffic during the development of the site, and secondly a doubling of traffic through this junction following the completion of the development

- **trip generation of the development** - an appraisal of existing and future travel movements in the village arising from the development, both during and after construction should be undertaken, to include pedestrian, cyclist, vehicle and construction traffic

- **public transport** - the community would like the bus to come into the village, with a bus shelter and turning facility
 - public transport links are poor, and some elderly residents have left the village for this reason
 - the school bus service has no capacity for further school children and additional capacity will be needed

- **parking** - there is insufficient parking for visitors to the adjacent Langton sports ground
 - five replacement parking spaces are shown within the sports ground to replace those lost to the development; the CC would like assurance that this parking is part of the development
 - more parking spaces are needed

Should additional transport infrastructure be deemed necessary (road junction improvements, traffic calming measures, public transport facilities, etc), this should be included in the negotiations with the developer regarding a contribution towards funding.

The CC strongly requests that a village-wide transport impact assessment be carried out and the findings used to inform the final report on this application by the SBC planning department

The CC also requests that the impact assessment report is posted on the SBC website

Impact of the Development on Village Amenities

The CC requests that following items be taken into consideration:

- the existing village green should remain the focal point for the village, and play area for children- the initial development proposal included a play area for children
- in place of this, the community would like the existing play area to be improved
- Gavinton village hall has seating capacity for 76 people, which will be insufficient to accommodate the increased population (upwards of 150)

The CC requests that the CC be consulted on the use of funds allocated to improve the existing play area for children, or any other village amenity

This requirement should be included in the conditions for development

SBC Responsibilities

SBC has confirmed that the following items will receive high priority when reviewing this planning application:

1. Sewage System

The community is concerned that the Gavinton sewage system will be unable to cope with the increased demands of this development, and that additional works will be needed.

- the developer has been advised by Scottish Water that an upgrade of the Gavinton sewage network is required
- funding of a drainage impact assessment and subsequent upgrade works will be negotiated between Scottish Water and the developer

- the developer will be required to implement the required sewage network upgrade works as defined by Scottish Water
 - this requirement will be a condition of development, and no house construction will be allowed before the sewage upgrade works are complete

The CC request that required sewage upgrade works are implemented, and that no house construction will begin until the sewage upgrade works are complete

This requirement should be included as a condition for development

2. Wildlife, Habitat and Flowers

The community is concerned that removal of some trees and hedges will have an adverse effect on wildlife, and that pavements along the roads bordering the north and east of the development will destroy existing daffodils.

During the public meeting, it was reported that there are presently four roosts for two species of bats (Lesser Pipistrelle and Brown Long-eared) in mature ash trees along the southern border. Moreover, a crested newt, slow worms and a barn owl were said to have been observed recently at the same location. Several of these species are protected under European Union legislation.

- the consultation response from the SBC ecology officer states that a detailed biodiversity and habitat management plan will be required before development works commence
- the response mentions badgers, bats and birds

The CC requests that the required biodiversity and management plan is carried out before any development works commence

This requirement should be included as a condition for development

The CC also requests that the developer be required to either relocate the footpaths along the north and east of the development, or to relocate the daffodils bulbs

Prof K W Dickinson

Chair, Gavinton, Fogo and Polwarth Community Council

4th November 2014