

Innerleithen and District Community Council
Minutes of the meeting held 6 February 2023 @ 7.15 pm
Council Chamber, Memorial Hall, Innerleithen

Administration

1. *Welcome remarks from Chair.* Susan welcomed everyone to the meeting and advised on a change of agenda order to bring item 5.d.i to item 3.
2. Present: Susan Meikle (Chair), Ylva Dahnsjö (minutes), Cllr Marshall Douglas, Lesley Johnstone, Cllr Robin Tatler, Andy Weir, Colin Williams.
3. Apologies: Gordon Daly, Sheila Daly, Daniel Davis Wood, Cllr Julie Pirone

Absences: George Brown

In attendance:

Ed Shoote (South of Scotland Enterprise)

One member of the press

One member of the public

The minutes of the meeting on 6 January 2023 were approved as a true account of the meeting: Proposed: YD Seconded: SM

4. Election to unfilled offices:
Carried forward due to low numbers.

5. Notification of any other competent business:
YD added one item (2.a below).

Business

1. *Public forum:*

- a. *One member of the public requested that a subject he had brought to the IDCC in 2021 should be kept on the agenda until resolved. This concerned parking and wild camping along the B709 north of the Golf Course, which he considered constitutes antisocial behaviour and poses a traffic hazard. See also 4.d below. These issues are likely to be resolved when the Traquair Road parking facilities are improved.*
- b. *The same person also indicated his intention to object formally to the proposed Scawd Law Wind Farm and suggested the IDCC should do the same. The issues raised are previously known and SM informed that there will be an extraordinary council meeting dedicated to discussion of whether to support or object to the proposal, and invited the member of the public to copy his own objection (deadline 13 February 2023) to us so it may feed into the discussion. The IDCC meeting on 6 March will ratify its decision, which will be submitted to the Scottish Government by the extended deadline of 13 March 2023.*

2. *New Business:*

- a. *A resident of Leithen Road had asked YD to raise the issue of logging lorries driving dangerously along this road, habitually breaking the 20 mph speed limit*

and contributing to the bad condition of the road surface. Cllr Douglas will take this to the SBC dedicated working group on road damage caused by logging companies, which can require them to pay all or a part of the cost of road repair. He also advised YD to log a separate complaint directly to SBC.

ACTION: YD to report damage to B709 to SBC.

- b. *ACTION: CLLR Douglas will take the matter to the SBC logging lorry committee and Cllr Tatler will raise it with the Police Community Action Group.*

5.d.i Mountain Bike Innovation Centre

Ed Shoote gave an update on behalf of SOSE of the activity since it acquired Caerlee Mill in December 2022. The site is now set up and managed Colliers. If anyone observes any issues with any aspect of the site (eg vandalism), please inform him or Colliers asap.

ES brought some images of the final design, which incorporates some significant changes to the original planning application, notably:

Solar panels will align more closely to the original roofline to avoid excessive glare.

- I. Windows will be of a uniform sash-and-case design rather than the mixture of styles they will replace.
- II. Bike Store (orig Engine Shed) - the proposed green (sedum) roof has been replaced, to retain the industrial feel of the whole site.
- III. The boundary wall has been deemed integral to the original listed design and will not have an undulating top as previously proposed. Instead, there will be a series of cut-outs (final design tbc) to give a better idea of what lies beyond.
- IV. Pedestrian access will be improved and actively encouraged.
- V. Car parking - number of spaces tbc (final decision mid-Feb), but have been increased by decreasing the number of electric car sharing points.
- VI. Roof- the original will be removed in stages and a steel frame delivered to enable new floors throughout. This will result in an increased floor loading, and fire compliance and will extend the life of the building.

ES offered to set up a meeting between IDCC and the architects (Oberlander) and main contractors, which was accepted.

CW asked for the timescale of the public procurement process and when the work might start and be completed.

Advance works (eg waste and contamination removal etc)- Summer 2023

Start main works - Autumn 2023

Brand space opportunity - open for bidding Summer 2023

3. SBC Councillors' reports:

A. *Cllr Pirone:* None submitted.

B. *Cllr Douglas:*

- i. SCB Scrutiny: Informed that scrutiny of any aspect of council business can be requested. A letter setting out the mechanism is imminent.
- ii. SBC Budget: The budget preparations are currently underway following a good response to the public consultation on SBC spending (over 800 responses).

iii. Peebles High School Consultation: several public exhibitions have been held and an announcement on major changes to the plans will be made soon in response to feedback (eg the provision of an assembly hall). interim revised plans including a fly-through video are available through a link on the SBC website, but it is a continued process of change, so the meeting was urged to check frequently.

C. *Cllr Tatler:*

i. See 2.a on parking and wild camping above: Further discussion concluded that currently no objections have been received from the major landowners of the area in question, and that the planned improvement of facilities for mountain bikers in the centre of town should alleviate the problem. Cllr Tatler suggested that the B709 should become a no-parking, no-camping area at this point. The IDCC will return to this discussion once the new facilities are open.

ii. Morningside lighting: the new pole is about to be fitted to ensure the effectiveness of the (solar cell) lighting, which otherwise seems to be operating well.

iii. Erosion of riverbank near the multi-use path: Cllr Tatler has been emailing the Ranger Service and their engineer who have been working on a solution since October 2022. A temporary solution of 'dumpy bags' filled with stones has been suggested. CW commented that the timescale is critical because the next big storm event is likely to wash the path away completely.

iv. Double yellow lines on Traquair Road: no update.

ACTION Cllr Tatler to follow up.

v. Hall Street facilities: these are moving forward. The issue with Scottish Water has been resolved and further funding is currently being sought (in addition to a contribution already received from Fred Olsen Renewables). Cllr Tatler also said that Vale of Leithen Football Club also wish to collaborate in this as part of the Placemaking initiative.

4. Matters arising from previous meeting:

a. Flood damage to the banks of the Tweed: see 3.iii

b. Horse-riding: DDW has organised the mounting blocks, which will be in place soon and paid for by SBC. Braking blocks to slow down mountain bikers cycling downhill are still being investigated.

ACTION: GD to contact Katie Jarvis (SBC Recreation contact)

c. Warm Spaces - DDW has secured £1700 (of £2000 available) which will be used to fund days that Innerleithen Church of Scotland is not currently able to provide.

d. Hall St refurbishment: see 3.c.v

e. Placemaking: the uptake has so far been slow.

ACTION: Carry forward

f. Street Lighting: see 3.C.i

g. Mountain Bike Innovation Centre: see 5.d.i

h. Caerlee Mill Redevelopment: in addition to 5.d.i, YD informed that the Caerlee Mill Heritage Group met on 24 January to finalise the brief to the exhibition designers and to collate a mood board to act as guidance and inspiration. Paul Cathrow of SOSE will attend the next meeting on 2 March 2023.

5. Standing items:

a. Planning report:

- i. Montgomery Street - no objections/comments
- ii. Velvet Hall Cottage - no objections/comments

b. Police Report - none received

c. Treasurer's Report: carried forward

d. Wind Farm updates:

- i. Scawd Law: The public exhibition drop-in 13.00-19.00 on 1 February 2023 was well attended with approx 40 people attending. SM and YD asked about community benefit split and concluded there is a lot of room for negotiation **at this stage**. Discussion with Walkerburn CC is top priority. No serious objections to the proposed wind farm were heard at the public exhibition, with concerns confined to access routes, impact on the golden eagles, and increased mountain bike activity without the necessary facilities. CW voice a number of concerns eg around the mechanism of choosing local contractors. SM suggested a dedicated meeting to establish IDCC's stance on the proposal. This needs to happen between 20 Feb - 3 March so that the next IDCC meeting on 6 March can ratify the decision and feedback to the Scottish Government before our revised deadline of 13 March 2023.

ACTION Send out Doodlepoll to find best date asap.

ACTION: Contact Walkerburn CC

ACTION: YD to join the Scawd Law Community Liaison Group alongside CW (both on behalf of IDCC).

- ii. Leithenwater Wind Farm: YD has contacted Tirgwynt Community Benefit liaison to ask how the system has worked for them in real-time. Their experience has been positive, with Belltown taking an arms-length approach, leaving them free to advertise the grant (index-linked and front-loaded in 5-year tranches) to aspiring community projects. NB they have written a constitution, for transparency and to ensure the right focus for the awards.

ACTION: YD will contact more CC's (also for Fred. Olsen projects?) to collect more experiences for us to learn from.

- iii. Cloich Forest Wind Farm: The deadline for the comments has passed, but CW advised that the proposed site is quite far away (other side of Eddleston) so the impact on the Innerleithen area is likely to be minimal (no cumulative effect of the other 2 proposals). Like i and ii, the developer (EDT) has revised the number of turbines, but they will be bigger. This seems to be a trend.

ACTION CLOSED.

e. Campaigns updates:

i. Anti-dog fouling: the path signs have now been sprayed.

ACTION: Carry forward for DDW to update.

ii. Cycling on pavements.

ACTION: Carry forward for DDW to update.

6. AOCB: None

7. Correspondence: None

8. Thanks and Congratulations: None

9. Forthcoming events: See 5.d.i

10. Matters to be taken in private: None

Date of next meeting: Monday 6 March at 7.15 pm.

Meeting finished at 9.00 pm

YD 20230208