

Cockburnspath and Cove Community Council – Meeting of 9th June 2021 at 7pm by Zoom

Minutes

Agenda item		Action
1	<p>Apologies and Attendance: Apologies were received from J Lister. In attendance were P Hood (Chair); N Simpson (Vice Chair); S Hay (Vice Chair); K Nelson (Treasurer); K Tulloch (Secy); M Black; J Fairbairn; R Laird; S Fletcher; M Given; D Bouchard; J Sutton (CDF); Cllr H Laing and 13 members of the public.</p>	
2	<p>Police Reports had been circulated, but now need to be circulated to all.</p>	SF
3	<p>Agreement of agenda – it was agreed that planning issues be taken first and KT reminded all that the meetings were voice recorded. All MoPs indicated their agreement to this.</p> <p>Agreed that M Given had already been co-opted to the CC for grass cutting. KT has liaised with the Officer at SBC for advice on this but not yet heard. As elections loom in August, it was agreed that he remain co-opted and may stand for election.</p>	
4	<p>Minutes of Previous Meeting were agreed as correct. PH to sign.</p>	PH
7	<p>Planning</p>	
7.1	<p>21/00817/FUL – extension at Hoprig. Both the applicants and two sets of neighbours attended this meeting. Statement from the applicant had already been circulated as had the objections from the two neighbours. PH clarified the position re this application – ie the CC were not statutory consultees, but had been contacted by the neighbours concerned and had obtained the details via the weekly list published by SBC. They can therefore comment to SBC but not as a statutory consultee. Objectors started the conversation – objections included:</p> <ul style="list-style-type: none"> - Gable end finish. Objector stated that the original planning permission stated that the gable end would not extend beyond the line of the original cottages, whereas these plans indicated an extension of 3.5 m to the original bringing it into closer proximity with their property. Also commented that the extension would make the house out of character with the other homes in the area. - Applicant responded that the original application for their home included a “garden room” which extended to the boundary they are now considering. Also commented that the objectors had had various works done over time to their home. - Objector stated that he thought the boundary had been clearly agreed with Planners at the time Hoprig Square houses were built. - KT asked Cllr HL re permitted developments eg garden room/conservatory which is different from “bricks and mortar”. - Cllr Laing said that policy HD3 (Protection of Residential Amenity) applied here and explained the requirements of this policy. She highlighted that objections must come under material considerations and policy. 	

<p>7.2</p>	<ul style="list-style-type: none"> - Second objector stated issues around loss of light and privacy. They also mentioned that they had been prevented from extending number of bedrooms ie permissible occupancy - Loss of sunlight and proximity to neighbour will block south facing light. At present the applicant’s house does not extend the full length of their rear but will do with the new plans. - Windows to the rear would also overlook. - Issues with capacity of sewage tank were raised as this extension adds to permissible occupancy. - Applicant said “light impact lines” were in alignment with acceptable impact on neighbour’s light. - Obscure glazing. and distances between windows will be retained. - Invited CC and neighbours to visit the site and see the actual plot as they wished to try to resolve issues with neighbours. - Objectors also invited the CC to their home to see their perspective. - KT explained that Planning Officers would calculate light impacts by authorised measurements which are their area of expertise. <p>The CC felt a meeting was a good way forward and with the agreement of the objectors, a date was arranged for Wednesday 16th June at 7pm on site.</p> <p>Cllr Laing felt that a site visit would greatly assist and said she would lobby SBC about a slight extension to date for comments, as will KT.</p> <p>21/00739/PPP – Outline planning for 2 houses at Old Cambus. Again, the CC are not statutory consultees as in the application above. There are several objections already lodged with the idox. There was a lengthy discussion on this application but the main issues included:</p> <ul style="list-style-type: none"> - Removal of mature trees and hedges - Out of character with hamlet buildings - Lack of economic benefit to the area - SLA impact - Landscape and Visual impact on the SLA and sky line. - Historic environment - Bats and barn owls and their habitat around West Mains farm steading. - Effects on West Mains Farmhouse and steading in particular - Absence of mains drainage which is currently via septic tank/soakaway. This application would overload the current system, and water pressure would be negatively affected. - Mistakes within the application – proximity to services and facilities eg Co’path; road issues and speed limits (road has been an issue re surfacing for many years). - Amenities – no school access, shops, bus service and nearest hospital is over 40 miles away. - Site sits on a ridge which overlooks neighbours and dominates the sky line - Site is not on an old sheep fold, but there was a small sheep dip there in years gone by. - Wildlife or ecological assessment is needed due to the potential impact on bats and owls. 	<p>Cllr HL/KT</p>
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	<ul style="list-style-type: none"> - Mentioned policy HD2 – Housing in the Countryside and need to ensure that new build should not detract from the hamlet or existing buildings. - Views are to the sea, but this is north facing, so solar gain is minimal and main windows are likely to be situated to the north to take advantages of the views. Exact details would be provided on a FUL application. - Another MoP explained that the first many knew about this was when applicant’s surveyors arrived on site, and communication had been absent. - Currently, West Mains steading is undeveloped, but has had 2 previous permissions to develop (now lapsed). The owners operate a small arborial business from this site, which does involve noisy machinery at times. They have not been notified of the application at all despite these premises being registered as a business with SBC. They are in the process of reapplying for permission to develop the steading so that they may live on site, which is necessary to prevent theft of equipment and enable the economic benefit to the community and their business. - Concerns that should this PPP application be granted, the 30% permitted development in this area would be taken up and their application would not succeed despite it being beneficial to the community and the steading. <p>KT commented that the objections already in front of the Planners were of a high quality and some clarification about views was given. Objectors do not have a right to a view per se, but can comment on landscape and visual impacts, particularly on the SLA, coast, and skyline, plus of course any important viewpoints. She offered to collate any views from others who did not wish to put in formal objections themselves. MoP will facilitate this and KT will ask for an extension to the deadline of 10th June for comments. The meeting then moved back to the agenda.</p> <p>5 Matters Arising</p> <p>5.1 Keys for notice boards – copies of all to Scott please asap.</p> <p>5.2 Grit bin updates – SH has sent details of grit bins needing repaired, replaced or added to to Cllr HL who confirmed that SBC are considering this currently.</p> <p>5.3 Allotment update – NS had circulated a report and regarding progress. Much progress had been made, but there was a bit of a “watershed” as many Trustees felt that a paid member was needed to move some of the project involving school, community, working with the shop, teaching gardening skills etc. He asked whether the CC would be supportive of this? He mentioned that the Community caretaker role had been very successful and wondered whether a community gardener on a part time basis would be considered. KT asked JS if this could be included in the current village poll to enable community views. PH said an application under the community recovery fund would hit a lot of “boxes” in terms of sustainability, food production, education etc. The person would be employed by the Allotment Association rather than the CC. NS gave an update on progress to date and costs incurred. NS advised to go back to Trustees and progress the part time community gardener point of view.</p>	<p>MoP KT</p> <p>Cllr HL/SH</p> <p>KT</p>
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	<p>PH suggested some funds to apply to, and NS said that windfarm monies would be the first approach – KT reminded him that the results of the CAP would reveal priorities for wind farm funding and that results from the Leisure and Tourism category would be available later this month. JS agreed to a meeting with NS on site or by zoom to pursue this. SF referred to Belhaven Community Garden and how this is set up, and said that they would be of valuable assistance to the association. They were commended on progress to date.</p>	JS
5.4	<p>Shop update – there was no formal shop update, but the opening on Sat 5th June was greatly welcomed by the whole community. The team are still finding their feet with demand, but the first few days had been very successful. PH asked that everyone use the shop and support it. MG said that he had shared the opening of the shop to cycling groups and was thanked for this. Discussion around website and how to find it – potential to link to SUW and to google maps ie search for facilities. JS will feed this back to CCEL. MoP gave some advice re this and JS will pass this on. Volunteers are still needed within the shop and notices will be put up at some point to direct people to shop. JS asked how to get an arm put on the blue sign in Square and was advised to contact SBC Neighbourhood Services. Cllr HL will ask to have this done. KN also commented that some signage in Cove would be appreciated to direct tourists to it as well as welcome packs for holiday homes. DB asked if signage could be put up at Tourist Info Point. A banner will go up at bottom of village at some point. The Shop Team were commended and thanked for all their hard work to get to this point. KT will ask MoP to place a link on CC website. Acknowledged that the first aim is to get things working well within the shop, then promote it to create positive experiences for users.</p>	JS Cllr HL KT
5.5	<p>Village Poll update – Updated report had been circulated. Leisure and Tourism will close on 18th June and the new category (Services and facilities) will commence 25th June. PH thanked the whole community for getting involved in this and thanks went to JS and KT and the developer. Developer felt it would be good to keep impetus going with new flyers and posters for the second category and received agreement to paying £50 to teenager to deliver leaflets throughout Co’path and Cove. As it was related, the discussion moved on to the application for a kiosk style tablet (6.1)</p>	
6.1	<p>Application for kiosk funding relating to Village Poll: KT had submitted an application for this accompanied by a quote from the developer. Explained the premis for it – to assist older users or non internet users to engage with the poll asap as it currently excluded them. Two basic models were discussed and it was agreed that the automated version was preferrable as it reduces operator time for CDF and Admin. The automated version is more fool proof and the costs have come down greatly. Costs are £2500 (£1580 plus £920) for developer and £95 for Amazon Fire 10 tablet, and approx £50 for stand. Shop is keen once the shop has found it’s feet and KT is liaising with Village Hall to include tablet when Post Office is open. <i>[Editorial comment – Chair of VH is in agreement – please also note revised costs as per email]</i> The tablet is mobile and locked so cannot be used outwith remit and times set by developer. Investment long term as we won’t always have the services</p>	KT

	<p>of CDF and can be used for individual projects as time goes on. MoP said how impressed he was with the Village Poll site and commented that engagement was high due to the simplicity of its use. All members of the Community Council eligible to vote agreed with this proposal and it was passed in principle, with a final decision re amounts needed to be made. It was agreed that the PfR map process be obtained from the School and developed so that it can be used if needed. KT will inform developer and this project can move forward. Cllr Laing and JS also backed the project.</p>	KT/KN
5.6	<p>Foodbank update – Foodbank will close 18th June. Thanks to all who volunteered and assisted. Left over items will be donated to Eyemouth foodbank and a full account of income/expenditure will be presented to the next meeting. Freezer and other equipment have gone to the new shop. Agreed a lot had been learned about the village and its occupants and new relationships formed. Some gardening equipment remains and SF said that the Allotments were welcome to them. PH will take any books for Village Hall.</p>	July NS PH
5.7	<p>Cove tunnel lighting – lights are controlled under trunk road operator and SBC have no access to them. Some years ago, it was agreed that they be separated from the trunk road operator and handed to SBC for ongoing maintenance. Cllr Laing has been in touch with Officer at SBC and Bear Scotland re this and has been told it would be attended to within 28 days. SH has also painted over the graffiti under the railway and A1 bypass at the Batehole and was thanked for this.</p>	Cllr HL July
5.8	<p>Election Update – KT had emailed SBC Officer re the potential for elections in August but was still awaiting a response. Agreed to seek further advice next month.</p>	July/KT
5.9	<p>Co’path Primary School – Head teacher (HT) had accepted a post at Eyemouth Primary School so yet a further change in leadership is proposed. Some concerns re potential to close the school if this is not resolved. Cllr Laing interceded re this, and said she had been in contact with relevant officers at Council and a solution is about to be proposed which she hopes will be acceptable to the parents and schools involved. Resistance to the continuance of the 4 school HT model. Meetings had taken place between relevant Parents Groups and SBC and Cllr Laing felt that the outcome, although confidential at this point, would be acceptable. Letters to parents will go out next week and Cllr Laing asked that we “hold fire” on any action at present until this information becomes public. She has reiterated her support for Co’path school and its continuance. SF said that she had spoken to various MoPs and had written a letter to SBC in support of improvements to the school management structure. She felt that the main challenge to the Council was to manage the structure better without retaining the 4 head model. SF will forward a copy of her letter of support and will keep us updated if she hears anything further.</p>	July SF
5.10	<p>Community Council Annual Grant – an email had been received re this requiring Annual Accounts. KT / SF will ensure this is forwarded to Treasurer.</p>	KT/SF
5.11	<p>Bike racks for Cove – KN had been in discussion with Officers – 2 hoops for 4 bikes will be placed close to car park.</p>	

	Barometer also discussed and KN said that 2 Officers had come to Cove regarding parking on verges/cliff top and eroding the edge. Some work required to fencing also, and Officers are going to propose a solution. A redundant sign will also be removed. KN had liaised over the barometer siting to improve visibility and access and funding. She has emailed the relevant officer at SBC re this and will update.	KN
5.12	Community Wind Farm benefits management – will be cf to a separate meeting.	All
7	SBCCN/Area Forum – meeting tomorrow which JS will attend and feedback.	JS
9	SBC Cllr feedback <ul style="list-style-type: none"> - Planned works to resurface Hoprig road during current financial year were welcomed. - CC Scheme Review – minutes have been circulated – currently comparing how other CCs in Scotland manage this and feedback will be to the next meeting on 31st August, and come to Council in Sept, after which it will be opened for public consultation. 	
8	Community Councillor issues SH – brief overview of Community Caretaker role. “Helping Hand” component is increasing now. Welcomed the improvements to the entrance to the village. KN to discuss with SH re advertising this in newsletter for Cove residents alongside KT and JS. SH – telephone box discussed – poor state inside and out. BT say box is being removed, but there has been no consultation on this since previous threat of this. SH will contact again and advise KT if further action required. JS asked about defib being placed here, but KT said we already had 4. Options will be explored and it is on the village poll for engagement which will give leverage to what the community want to see happen. JF added that people still use it. SH will liaise with KT over this. <i>[Editorial comment: since the meeting, BT have confirmed that the box is not under threat and will carry out site visit re improving it]</i> KT – complaint about bird scarer noise. This is still ongoing. Cllr HL has liaised with complainant and the source is being investigated. NS – had been in touch with Officer re the “arrestor wire” at top of fencing on sea side at Cove – KN added that some of the posts were also loose. Cllr HL will pass this on to Officer. KT – asked about yellow tipper trucks in village late at night. Appear to be travelling at speed through the village. KT said she’d been in contact with various agencies who knew nothing. RL said that they were involved in road working, removing chippings from A1 works and dumping these. RL will try to get a contractor name. MoP - asked about tree works to the path beside the burn. KT answered this. Works are unfinished and SBC are liaising with Scottish Water re their access to the sewage works. They will come back to us about a date to complete this work but it is on their agenda. Agreed that there was more debris as a result of work already undertaken. MG - asked about a freight train going past at night and blowing their two tone horn. May be associated with rail works currently being undertaken. He will monitor and report back next month if still a nuisance.	KN/SH JS/KT SH/KT July Cllr HL RL/KT July July

	<p>There being no further business, the meeting adjourned at 2140. The next meeting of Cockburnspath and Cove Community Council will be held on Wednesday 14th July at 7pm by Zoom.</p> <p>Members of the public are welcome to attend all or part of any meeting and zoom invitations can be obtained by emailing jenniesuttoncc@gmail.com.</p>	
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