
**Please find attached the Public Minutes in respect of
Item 7 on the agenda for the above meeting**

7.	<p>Committee Minutes (Pages 3 - 66)</p> <p>Consider Minutes of the following Committees:-</p> <table data-bbox="255 739 1149 952"><tr><td>(a)</td><td>Eildon Area Partnership</td><td>8 March 2018</td></tr><tr><td>(b)</td><td>Berwickshire Area Partnership</td><td>15 March 2018</td></tr><tr><td>(c)</td><td>Audit & Scrutiny</td><td>19 March 2018</td></tr><tr><td>(d)</td><td>Hawick Common Good Fund</td><td>20 March 2018</td></tr><tr><td>(e)</td><td>Planning & Building Standards</td><td>26 March 2018</td></tr><tr><td>(f)</td><td>Executive</td><td>17 April 2018</td></tr></table> <p>(Copies attached.)</p>	(a)	Eildon Area Partnership	8 March 2018	(b)	Berwickshire Area Partnership	15 March 2018	(c)	Audit & Scrutiny	19 March 2018	(d)	Hawick Common Good Fund	20 March 2018	(e)	Planning & Building Standards	26 March 2018	(f)	Executive	17 April 2018	5 mins
(a)	Eildon Area Partnership	8 March 2018																		
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| (a) | Eildon Area Partnership | 8 March 2018 |
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| (e) | Planning & Building Standards | 26 March 2018 |
| (f) | Executive | 17 April 2018 |

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Eildon Area Partnership



MINUTE of Meeting of the EILDON AREA PARTNERSHIP held in Langlee Primary School, Galashiels on Thursday, 8 March 2018 at 6.30 pm

Present:- Councillors G. Edgar (Chairman), S. Aitchison, A. Anderson, K. Drum, E. Jardine and E. Thornton-Nicol.

Apologies:- Councillors T. Miers, D. Parker and H. Scott.

In Attendance:- Head of Economic Development & Environment, Senior Lead Officer, Education and Lifelong Learning, Service Director Assets and Infrastructure, Democratic Services Officer (F. Walling).

Also present:- 25 partners, Community Councillors, officers and members of the public

1. **WELCOME AND INTRODUCTIONS**

Councillor Edgar, Chairman, welcomed everyone to the meeting of the Eildon Area Partnership and was pleased to introduce recently elected Member for Selkirkshire, Councillor Caroline Penman.

2. **FEEDBACK FROM MEETING ON 25 JANUARY 2018**

The minute of the first meeting of the Area Partnership had been circulated which included a summary of the discussion output as an appendix. The Communities and Partnership Manager referred to the general concerns, issues, challenges and opportunities raised at that meeting and confirmed that the theme identified as a priority to take forward for more in-depth discussion was Our Economy Skills and Learning. This theme would therefore be the focus for debate for the remainder of the meeting.

3. **THEME: OUR ECONOMY, SKILLS AND LEARNING**

Head of Economic Development and Environment, Bryan McGrath, provided an introduction to the theme for the evening. He drew attention to issues highlighted at recent Business Breakfasts; the main concerns related to digital connectivity, business rates, Brexit, business premises and access to people with the right skills. Opportunities for Economic Development within the Borders were recognised. Many related to tourism with mountain biking and the Tapestry being referred to in particular. Kevin McCall, Senior Lead Officer Education and Lifelong Learning, spoke about the importance of developing skills and employability in young people and the need for a partnership approach to the skills agenda. He summarised the top attributes being sought by

employers. Skilled, lifelong learners were required and he emphasised that vocational routes for young people were equally important as academic routes. The Service Director Assets and Infrastructure spoke about the recently completed outline masterplans for Galashiels and Tweedbank and drew attention to the plans displayed at the meeting. The masterplans, intended as 'vision documents' were the starting point against which the Council could begin to realise the economic potential of the Borders Railway. The Galashiels masterplan was focused on opportunities for regeneration within the town whilst the Tweedbank masterplan comprised a mixed use development of residential provision and business space in the form of the Borders Innovation Park.

- 3.2 Following the introductory talks, officers joined Elected Members, partners and members of the public at their tables for a discussion of the main issues relating to "Our Economy Skills and Learning" in the Eildon Area. A pack of information was provided at each table to aid the discussion as were post-it notes to record the emerging points. Following this first discussion period and a short break each group returned to their tables where they were asked by the Chairman to focus on the key issues raised and to discuss and identify ways of taking these forward within the Eildon area. A summary of the output of the discussions is provided as an appendix to this minute.

4. **NEXT MEETING**

Arrangements were discussed for the next meeting of the Area Partnership on Thursday 10 May 2018. It was proposed that the theme "Our Quality of Life" be the focus. The Chairman thanked those present for their attendance and advised that arrangements for the next meeting would be confirmed.

The meeting concluded at 8.35 pm

Discussion Output: Economy, Skills and Learning (8th March 2018)

Summary/Area of Discussion:

Connectivity (Digital, Transport & Travel)

Post-it Notes (incl. from 25th January meeting):

Digital

- IT Infrastructure in public buildings is poor
- Digital exclusion – IT usage needs improved to reduce social isolation
- Broadband
- Digital access increasing
- Wifi dead zones on the train journey
- Older people – digital skills gap – need an intergenerational project?
- Traditional employers fear IT skills of younger people
- Gaps in IT skills

Transport & Travel

- Rural Transport – affects transport to work, education and further afield
- Travel – Look at Moped scheme – loan/hire scheme, electric bike scheme, align to apprenticeships/transport to work scheme
- Travel – Roads safe for cycling? Cycle paths? Make use of old branch lines?
- Borders Railway – people going to Edinburgh but less visiting Borders, Textile Heritage not apparent when getting off the train. Extending route needed
- Rail and transport needs to access smaller towns where there are business premises?

“Priority” Post-its:

- Improve digital connectivity
- Explore technology to support individuals
- Transport – Reliability, acceptable, affordable, accessible. Small buses for small communities
- Sort out poor public transport timetabling – buses and trains arriving and leaving Stow at the same time, get talking to the transport providers

“Solutions/Actions” Post-its:

- Improve digital participation. Develop intergenerational work and include SBC digital participation work
- Extension of Railway. Improve connections into arterial routes – better use of branch lines, local transport hubs. Reliability of Railway
- Understanding transport needs – from employers and employees: car sharing incentives, city car club, electric charging infrastructure

Key Areas for Eildon

- **Digital participation**
- **Transport planning: rural accessibility, timetabling, understanding residents’ needs, extension of Borders Railway etc.**

Summary/Area of Discussion:

Young People

Post-it Notes (incl. from 25th January meeting):

- Pupils given access to information to help make informed career decisions
- Have talks on unusual jobs/careers in school. Database on non-typical careers
- Present good examples of role models to pupils; inspirational sessions
- Young people leave Borders after training to gain career development
- Lack of Modern Apprenticeships
- Young people need to be engaged and involved in all developments
- Young people – social space with free wifi, free food, no supervision/pubs giving over a night to young people
- Young People – vision, aspiration, ambition – Work experience with Local Fire Station – become retained fire fighters at 18
- Young People – how to support YP with no qualifications that leave school
- Young people don't engage anymore due to iphone and social media. Lack of social skills, don't make eye contact.
- Young people worried or uncertain of the future, questions raised about Brexit
- Apprenticeships – currently 460 – need to encourage. What happens at the end of the apprenticeship, where do they go?
- Landowners – opportunity to provide vocational work with large estates?
- Vocational evenings at school – holistic view of the world of work and careers, specifically in the Borders
- Increase attainment and reduce the gap
- Farming/Estate – low wages, more technical and need to make young people aware of this
- Raise aspirations, motivation to do this – business or sporting ambassadors
- Young people – what is there to keep us in the Borders post school/education? Lack of access to businesses/organisations. Employment or skills fayres needed
- Heriot Watt – What can they do to keep students in the area?
- Lack of teachers in certain subjects means young people miss out on doing what they want to do in life
- Young people leave to study and don't come back, what can we do to make them stay?
- More apprenticeships
- More opportunities for young people that don't want to go to University?

“Priority” Post-its:

- Must encourage entrepreneurship and ambition within School and College
- Develop independence and responsibility in young people

“Solutions/Actions” Post-its:

- Schools must celebrate achievement within the school eg sport, academic etc
- College needs to come into the community
- Need a shared apprenticeship scheme to support small businesses to take on MA's. Public sector is the employer and local businesses provide the skills development

Key Areas for Eildon

- **Careers advice and opportunities: inspiring/entrepreneurial people, modern apprenticeships/vocational training, support for those with no qualifications**
- **Learning opportunities across a wider range of subjects / vocations**
- **Development of social spaces**

Summary/Area of Discussion:

Future World of Work

Post-it Notes (incl. from 25th January meeting):

- Brexit – losing people leaving the country – increased job opportunities
- Horizon scanning for future employment to ensure colleges are providing the appropriate courses for young people
- Masterplans – what job/skills required to create/deliver plans. What businesses come in and what skills are they looking for?
- Local employers – bring them all together to talk about apprenticeships with local people
- Lack of trades. Training to run businesses, self employed or small businesses
- Develop hospitality and childcare sectors
- How do we value the over 50's? Upskill, encourage industries to employ
- How is the Borders household income so low when it is so close to Edinburgh with the highest?
- Increase trades by promoting in schools and promote college courses to potential students

“Priority” Post-its:

- Investment and sustainability of employment opportunities in the Borders
- Establish network to promote different career paths – make use of parents and community members

“Solutions/Actions” Post-its:

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Key Areas for Eildon

- **Impact of Brexit on local workforce**
- **Galashiels and Tweedbank Masterplans: what jobs are required to deliver Masterplans and what jobs will they bring**

Summary/Area of Discussion:

Premises/Assets (Business & Community)

Post-it Notes (incl. from 25th January meeting):

- Galashiels – nothing to do apart from the Super market and retail park
- Replicate the Melting Pot (Edinburgh) in Galashiels
- Schools become learning hubs and community spaces
- Tech start up hub, rent and rate free to give people a hand

Eildon

Area Partnership

- Lack of community facilities and intergenerational projects
- Earlston Primary School leaves a lot to be desired
- Development of Burgh Yard site
- Galashiels Academy – facilities out of date, children dislike being there. Parent sending children to other schools ie Earlston
- New community education hub
- Idea of a small business centre
- Re-invigorate old building to be used

“Priority” Post-its:

- Do we need a science park within the Borders?

“Solutions/Actions” Post-its:

- Encourage positive, fun learning environment. Must be opportunities for all ages
- Build modern, more appealing business premises
- Galashiels Tech Hub – Hook into Borders College and Heriot Watt – Practical learning opportunities linked into employment
- Start up a Tech Hub in Gala Interchange

Key Areas for Eildon

- **School Estate: condition, wider community use, promoting intergenerational projects**
- **Business/Community Hub model: tech start ups, small business centres etc.**

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Summary/Area of Discussion:

Planning

Post-it Notes (incl. from 25th January meeting):

- Economy – sustainability through events and ideas through consultation
- Planning – developer contribution, not just infrastructure, used to support local apprenticeships/skills/trades
- Town centre regeneration to make the centre appealing, start-ups, attract people, hotel is needed, increase footfall in Borders towns?
- Sustain rural communities and villages – better transport, schools and facilities
- Need to decide what Galashiels is going to be
- Survival of local business needed, loss of local banks, shops and post offices
- Empty properties with absent landlords

“Priority” Post-its:

- Explore how organisations can work together to protect services eg banking at Post offices

“Solutions/Actions” Post-its:

- Regeneration of Channel Street, Galashiels

Key Areas for Eildon

- **Town and village centre regeneration: what is the future for town and village centres, how can businesses be supported or created**

Summary/Area of Discussion:

Marketing the Borders

Post-it Notes (incl. from 25th January meeting):

- Increase perception of Scottish Borders as a great place to live
- Civic pride
- Galashiels is a great gateway to the Borders
- Communication of events needs improved, no social environment in Galashiels
- Community activists tend to be from out with the Borders, need to change the “aye been” attitude, must embrace change
- Lack of Tourism facilities in Galashiels
- Selling the whole Borders as the Transport interchange and have the tourism connections to other attractions
- Good quality, affordable accommodation
- Visitor – Family packages for full days and weeks
- Value hospitality staff
- How do we sell the whole Borders package – Walking, fishing, golfing, biking, culture and events
- Mountain biking development needed as area not cycle friendly
- Utilise Rugby Heritage
- Tourism Industry is key – develop young workforce in Tourism
- Rebrand the Scottish Borders
- Promote Borders and smaller towns for businesses, no allocated space in smaller towns and villages

“Priority” Post-its:

- Develop a cycle group for cycle weeks Kelso/Glentress/Hawick/Ex railway tracks
- Outdoor activities promoted hard – walking, cycling, orienteering, fishing, golf, wildlife
- Capitalise on community spirit to develop whole Borders – Ride outs/Festivals
- Cohesive visitor offer at Galashiels Interchange

“Solutions/Actions” Post-its:

- Marketing the Borders – encourage people/families to the Borders
- Encourage businesses in – are the right skilled workforce here, what do they want?
- Tourism – Opportunities around Tapestry, business community must grasp this opportunity to make it real and genuine
- Communication – what’s on offer
- A visit the Borders App – Walking, Fishing, Golfing, Biking, History, Culture, Itinerary – Competition for senior pupils and business partners

Key Areas for Eildon

- **Invite to a future Area Partnership meeting and/or attend a future Scottish Borders Tourism Partnership/Visit Scotland event to better understand the tourism offer being presented to key audiences locally, nationally and internationally**

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MINUTES of Meeting of the
BERWICKSHIRE AREA PARTNERSHIP
held in The Assembly Hall, Eyemouth High
School, Eyemouth on Thursday, 15 March
2018 at 6.30 pm

Present:- Councillors J. Greenwell, H. Laing and M. Rowley.
Apologies:- Councillors J. A. Fullarton, C. Hamilton and D. Moffat.
In Attendance:- Partners, Community Councillors, officers and members of the public.

1. **WELCOME AND INTRODUCTIONS**

The Vice-Chairman, Councillor Laing welcomed everyone to the meeting of the Berwickshire Area Partnership and thanked the Community Councils, Partners and local organisations for their attendance. Councillor Laing explained that the first theme for discussion was Our Economy, Skills and Learning and introduced Bryan McGrath, Head of Economic Development and Environment and Kevin McCall, Senior Lead Officer Education and Lifelong Learning who would provide some background and further information about economy, skills and learning across the Scottish Borders.

2. **FEEDBACK FROM MEETING ON 1 FEBRUARY 2018**

The Minute of the first meeting of the Berwickshire Area Partnership held on 1 February 2018 had been circulated along with a summary of the discussion attached as an appendix to the Minute. The Communities and Partnership Manager, Ms Smith referred to the general concerns, issues, challenges and opportunities raised at that meeting. The theme identified as the first priority for further detailed discussion was Our Economy Skills and Learning and this would therefore be the focal point for consideration at this evening's meeting.

3. **THEME: OUR ECONOMY, SKILLS AND LEARNING**

3.1 Head of Economic Development and Environment, Bryan McGrath, provided an introduction to the theme for the evening and gave some background as to the challenges and opportunities businesses were identifying both currently and for the future. These included: ensuring that young people were equipped with the required skills for the future; digital connectivity and mobile signal provision; availability of modern business properties; non-domestic rates; and Brexit. Tourism provided many opportunities and challenges and in Berwickshire, there was also a high reliance on agriculture and fishing which would be challenging for the future. Kevin McCall, Senior Lead Officer Education and Lifelong Learning, talked about the importance of developing excellent core skills and employability in young people and suggested that aptitude and a positive attitude were an important consideration for employers. Mr McCall referred to the different ways in which people could upskill and highlighted vocational routes that young people could follow, eg modern apprenticeships, which were an alternative to academic qualifications. The main employment growth areas at the current time were in tourism, hospitality and the care sector. Other points raised were the substantial number of small businesses (and therefore the associated challenges) across the Scottish Borders and the number of people in the over 50 years age group living in the area.

3.2 Following input from Mr McGrath and Mr McCall, Elected Members, officers, partners and members of the public took forward a discussion about the key challenges and main priorities relating to “Our Economy Skills and Learning” in the Berwickshire area. An information pack was available at each table to support these conversations and the issues were logged on post-it notes. A second discussion then followed, allowing each group to focus on the main issues that had been highlighted earlier and to examine options and identify ways in which these issues could be taken forward in Berwickshire. The Appendix to this Minute contained a summary of the output of the discussions.

4. **NEXT MEETING**

The next meeting of the Berwickshire Area Partnership was scheduled for Thursday 7 June 2018. Ms Smith referred to the previous meeting when those present were invited to suggest ways in which these Partnership meetings could be made more inclusive for all members of the community and advised that feedback would be taken into account when setting the time and venue for the meeting in June. Details would therefore be confirmed in due course. The Chairman thanked those present for their attendance and wished everyone a safe journey home.

The meeting concluded at 8.30 pm

Discussion Output: Economy, Skills and Learning 15th March, 2018

Summary/Area of Discussion:

Employment & Enterprise (incl. Tourism)

Post-it Notes (incl. from 1st February meeting):

- Services closing – Post office, banks
- Where's Scottish Enterprise? Not visible at these meetings
- Opportunity for Tourism, Tracing ancestors – Windfarms have caused an issue
- Anniversary of the Battle of Carham a Tourist opportunity
- Marine Reserve at St Abbs must be a tourism opportunity
- Berwick has lost 2-3 business as well
- Need well paid jobs in the area
- Agriculture becoming more robotic, computer skills are required
- Care and Tourism are low paid sectors
- Everything has gone to Galashiels
- Business premises too expensive. Gunsgreen Farm split into smaller cheaper business units
- Encourage cruise ships
- Opportunity to work with the Harbour Trust to develop the Harbour
- Public more accessible to small business eg SBHA/SBC
- Tourism – push Walking, fishing, Golf, Biking tracks
- Re vamp the town trail
- Tourism- cliff climbing, Kayak, Fishing – Outdoor activity centre
- Construction apprenticeships – Trades!
- Low wage economy, agricultural industry. No good quality employability, lack of opportunity
- Business start-ups – lack of premises and units, lack of infrastructure and no incubation space
- Economy in Eyemouth needs investment. Fishing industry has gone what is replacing them?
- Lack of apprenticeships
- Need to take steps to encourage grocery retailers other than Co-op, only supermarket in Berwickshire
- Grow the economy
- Need to attract employers that aren't low wage
- Tourism signage throughout, not just coastal routes
- Loss of banks is a major problem for the economy and town centres
- Coastal path should be integral to economy
- Agriculture and fishing missing from Community Plan

"Priority" Post-its:

- Build on Border Heritage/Tourism
- Co-ordinator to work with businesses
- Build on Modern Apprenticeships
- Increase employment opportunities (micro businesses through to large companies)
- Resource community innovations
- Grow small businesses – spend public procurement locally, cheaper business premises, smaller flexible premises, develop MA's
- Identify new economies to replace fishing/farming for example surfing

"Solutions/Actions" Post-its:

- Eyemouth needs to build on its reputation for good food
- Get young people ready for work, flexible curriculum, lifeboat crew could mentor
- Need to find an identity for the area
- Identify industrial space for business development

Key Areas for Berwickshire

- **Tourism opportunities: marine reserve, coastline, heritage etc.**
- **Business start-ups & investment; suitable business premises**
- **Apprenticeships**

Summary/Area of Discussion:

Connectivity (incl. Digital & Transport)

Post-it Notes (incl. from 1st February meeting):

- Reliable fast broadband across the area – at the moment it will put businesses off
- Improve physical infrastructure
- Cost of public transport
- People feel isolated from the rest of the Borders. Isolating older people who are no IT/B'band literate
- No bus service to Borders College
- No transport to the BGH, Jed Sheriff Court. Two hours on a bus to Edinburgh and it is expensive
- Reston train station should be re opened
- Border Buses – a fresh approach and community focus
- Make signage on the A1 better
- Distance to college to support apprenticeships is too far – local delivery?
- Access to information
- Ultrafast digital connectivity, aim 100% and 4G 5G mobile
- Digital communities

<ul style="list-style-type: none"> • Poor rural broadband and phone signal
<p><i>“Priority” Post-its:</i></p> <ul style="list-style-type: none"> • Transport • Reston Station being opened • Dual the A1 • Address isolation
<p><i>“Solutions/Actions” Post-its:</i></p> <ul style="list-style-type: none"> • Transport links to the BGH and College • Berwickshire Wheels needs expanded on
<p><i>Key Areas for Berwickshire</i></p> <ul style="list-style-type: none"> • Rural isolation – economically, socially, education/learning • Reston station and wider transport links (cross-Border and North/South)

<p>Summary/Area of Discussion: Young People</p>
<p><i>Post-it Notes (incl. from 1st February meeting):</i></p> <ul style="list-style-type: none"> • Limited employment opportunities for young people • 30 year decline in parenting skills • What works well? – Greenvale, bring back careers service, with a bit of support kids do really well!! • Exodus of young people – will they come back and to what? • Lack of opportunities for young people • Young Scot Card doesn’t work in England • Young people need to be taught life skills ie cooking, budgeting • Improve attainment • Schools good, children coming from Berwick to Berwickshire schools, young people moving away from the area to find work, no large employers, low wage economy
<p><i>“Priority” Post-its:</i></p> <ul style="list-style-type: none"> •
<p><i>“Solutions/Actions” Post-its:</i></p> <ul style="list-style-type: none"> • Mens shed could bring young people in to learn skills • SFRS Cadet programme can provide opportunities
<p><i>Key Areas for Berwickshire</i></p> <ul style="list-style-type: none"> • Creating opportunities for young people – employment, socially, life skills etc.

Summary/Area of Discussion:

Learning

Post-it Notes (incl. from 1st February meeting):

- Education changing – attention paid to getting pupils through exams rather than general skills inc communication. Too much attention to league tables
- No access to education beyond school age, need to go to Galashiels but transport is an issue
- More remote learning facilities
- Teachers too busy being social workers to teach pupils
- Transport impossible for young people to attend college
- Teachers are not putting forward opportunities to pupils
- Resilient schools not working
- College campus needed in East Berwickshire
- Families may move to allow young people to access further and higher education
- Can Eyemouth High be used to access further education skills
- Need to protect sea knowledge and skills for the next generation
- Broader set of subjects in school being delivered
- Lot of focus on central Borders in terms of educational opportunities
- Spaces for people to learn not just online
- Eyemouth High School, increase learning opportunities for students
- Lack of college tuition in Berwickshire
- Lack of maths teachers
- Adult learning facility missing. Lifelong learning plan focus on young people

“Priority” Post-its:

- Education
- Schools made more community focussed and welcoming
- Digital skills; continuous training
- Broadening the learning opportunities through digital technology
- Make High School s IT hubs for use by businesses and communities
- Learning hubs
- College campus at Eyemouth
- More use of school conservation areas – rural skills
- Adult learning/evening classes for 50+
- Harbour investment and sea skills – local learning programmes

“Solutions/Actions” Post-its:

- Borders college needs a residential campus
- College campus in Eyemouth
- Post school training – care opportunities
- Hospitality/Tourism/Care courses

Key Areas for Berwickshire

- **Better access and wider subject range of learning: in Berwickshire, remotely (online), across all ages etc.**
- **Transport issues**
- **Make better use of existing learning facilities (e.g. High Schools) – create learning hubs**

Summary/Area of Discussion:

Housing (Will be part of “Our Place” themed discussion at a future Area Partnership meeting)

Post-it Notes (incl. from 1st February meeting):

- Capitalise on lower house prices – attract businesses
- House prices are rising. Housing needed for older people
- Outsiders get housing before locals – more housing needed

“Priority” Post-its:

-

“Solutions/Actions” Post-its:

-

Key Areas for Berwickshire

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Summary/Area of Discussion:

Care (incl. Social Care & Child Care) (Will be part of “Our Health, Care & Wellbeing” themed discussion at a future Area Partnership meeting)

Post-it Notes (incl. from 1st February meeting):

- Need to improve/enhance attitude to the care sector. Seen as low paid and unattractive career
- How do we fund care to the level that will be required in the future – tax?
- Need to think differently – Micro businesses as care providers rather than relying on large companies
- Need infrastructure to enable carers to visit clients
- Lack of political will to support care services
- Child care an issue, not enough, too expensive, full up, no places

“Priority” Post-its:

- Care provision – children and elderly

<p><i>“Solutions/Actions” Post-its:</i></p> <ul style="list-style-type: none"> • Care Work – no incentives for young people – low wages, unsociable hours. Image of career needs improved • Access to education to caring • Respect for elderly • Nursery provision from age 12months upwards • Borders College needs to offer child care courses in the Eyemouth area
<p><i>Key Areas for Berwickshire</i></p> <ul style="list-style-type: none"> • Care provision for children and older people (incl. how to incentivise people to work in the sector)

<p>Summary/Area of Discussion: Community Facilities & Capacity</p>
<p><i>Post-it Notes (incl. from 1st February meeting):</i></p> <ul style="list-style-type: none"> • Heart of Duns could buy volunteer hall for an outreach service and learning hub • Support communities to form companies to deliver services in their area – care; community led services • Active Communities Eyemouth – no one from SBC attends these meetings when invited • Most projects run by volunteers who are at capacity, checks need softened to encourage people to start up sport and youth groups, lack of sports facilities • Eyemouth missed out of a lot of opportunities – Book bug, Library shut on a Saturday, no space for Lego club. Mobile library doesn’t come at best times • Promote Community events and BEST fish and chips in the Borders • Excellent facility in Duns Centre, the Volunteer Hall. Borders college non existent
<p><i>“Priority” Post-its:</i></p> <ul style="list-style-type: none"> •
<p><i>“Solutions/Actions” Post-its:</i></p> <ul style="list-style-type: none"> • Resilient community – social hubs so elderly not as isolated
<p><i>Key Areas for Berwickshire</i></p> <ul style="list-style-type: none"> • Community capacity and supporting enterprising communities

Public Document Pack

SCOTTISH BORDERS COUNCIL AUDIT AND SCRUTINY COMMITTEE

MINUTE of Meeting of the AUDIT AND SCRUTINY COMMITTEE held in Council Chamber, Council Headquarters, Newtown St Boswells on Monday, 19 March 2018 at 10.15 am

Present:- Councillors S Bell (Chairman), H Anderson, J Fullarton, S Hamilton, N Richards, H Scott, R Tatler, E Thornton-Nicol and Mr M Middlemiss
In Attendance:- Chief Financial Officer, Chief Officer Audit and Risk, Chief Social Work Officer Democratic Services Officer (J Turnbull).
Ms G Woolman, Mr A Haseeb and Mr G Samson – Audit Scotland.

1. **MINUTE.**

There had been circulated copies of the Minute of 15 February 2018.

DECISION

APPROVED for signature by the Chairman.

2. **MATTERS ARISING**

With reference to paragraph 3 of the Minute of 15 February 2018, Ms Stacey advised that prior to this meeting during the Informal Session, as agreed at the Audit and Scrutiny Committee meeting of 15 January 2018, Members had carried out a Self-Assessment using the Local Government Finance Overview Scrutiny Tool for Councillors. The Informal Session had highlighted areas where further information was required, which would be addressed through future development sessions and briefings. A note of the Self-Assessment was attached as Appendix A to this minute.

DECISION

NOTED

(a) **Completion of the Local Government Finance Overview Scrutiny Toolkit Self-Assessment; and**

(b) **A note of the Scrutiny Toolkit Local Government Finance Overview Self-Assessment is attached as Appendix A to the minute.**

3. **RISK MANAGEMENT IN SERVICES**

3.1 The Chairman welcomed Mr Murray Leys, Chief Social Work Officer, to the meeting. Mr Leys was in attendance to give a presentation on the strategic risks affecting the social care service and the internal controls and governance in place to manage and mitigate those risks. Mr Leys began by advising that the Social Work service cared for the most vulnerable people in the community. His role, as Chief Social Work Officer, was to own strategic risks and ensure that there was an understanding of what the risks were and how these could be alleviated to achieve outcomes. He highlighted the Corporate Risk Register which detailed that failure to protect adults and young people at risk might result in harm to them, and reputational damage to the Council and Integration Joint Board. He explained that there were also Risk Registers in place for: Adult Protection Unit, Emergency Duty Team, Criminal Justice/Community Justice, Safer Communities, Mental Health, and Learning Disability Service. Mr Leys referred to the social care landscape, the demographics of which had seen a significant increase in the number of people requiring care, with a reduction in the number of people delivering care. He discussed

the risks associated with funding pressures, difficulty recruiting and retaining experienced social workers, General Data Protection Regulations (GDPR), challenges of providing care in a rural area, and the integration of health and social care. Mr Leys then referred to the risk associated with Strategic Commissioning and explained that as well as SB Cares, who provided 74% of care provision in the Scottish Borders, there were other external homecare providers, all of which had to be contract managed by the Council.

- 3.2 In terms of ongoing improvements and transformation of the service, Mr Leys was investigating new ways of working, for example, mobile working whereby services could be accessed through the Council's website, self-assessment, telehealth, telecare and medication carousels. Future strategies would include Personal Care for Under 65s, Dementia, and Physical Disabilities.
- 3.3 In response to questions, Mr Leys advised that he could apply to the Court for guardianship powers to support adults and young people at risk. With regard to the amalgamation of Bordercare and East Lothian's Emergency Duty Teams, Mr Leys explained that the existing Bordercare IT system was out of date and replacement would have had a significant cost implication, the new contract had mitigated this risk. Mr Leys added that scripts had been put in place for staff to ensure they asked appropriate questions and he was confident that the new level of service would have an acceptable risk. With regard to the risk associated with recruitment and retention of staff, Mr Leys acknowledged that there was a need for more carers and that vacancies often had to be filled by agency workers. The Council worked closely with schools and Queen Margaret University to encourage young people to join the profession. There was also ongoing dialogue with care providers regarding the increased funding they received being utilised for staffing and not organisational costs. The Committee then asked for clarification on special measures for care homes. Mr Leys advised that when this happened there was a multi-agency group of professionals involved. Admissions were stopped and adult protection procedures were instigated. The Committee then discussed dementia care and Mr Leys clarified that presently, throughout the Scottish Borders, there was a shortage of residential beds with only three vacancies. By 2022 there would be additional specialist dementia beds, provided by the public and private sector, which he considered would meet demand. The Chairman thanked Mr Leys for his attendance and informative presentation.

DECISION

NOTED the presentation.

4. INTERNAL AUDIT WORK TO FEBRUARY 2018

- 4.1 With reference to paragraph 7 of the Minute of 15 January 2018, there had been circulated copies of a report by the Chief Officer Audit and Risk providing details of the recent work carried out by Internal Audit and the recommended audit actions agreed by Management to improve internal controls and governance arrangements. The work Internal Audit had carried out during the period 23 December 2017 to 23 February 2018 was detailed in the report attached to the Agenda. During this period a total of five Final Internal Audit reports were issued. There were four recommendations made relating to two of the reports which had been accepted by Management for implementation. An Executive Summary of the final Internal Audit reports issued, including audit objective, findings, good practice, recommendations (where appropriate) and the Chief Officer Audit and Risk's independent and objective opinion on the adequacy of the control environment and governance arrangements within each audit area, was included in Appendix 1 to the report. The SBC Internal Audit function conformed to the professional standards as set out in Public Sector Internal Audit Standards (PSIAS) effective 1 April 2013 including the production of the report to communicate the results of the reviews.
- 4.2 Ms Stacey highlighted the Internal Audit Assurance Reports detailed in the Appendix to the report. She advised that the recommendations in respect of Petty Cash and Emergency Funding improvement actions were progressing. The recommendations

regarding governance arrangements for CGI were noted and agreed by the Committee. In response to questions, Mr Robertson clarified the arrangements in place for emergency financial support and confirmed that the Finance Business Continuity Plan would be updated. With regard to ICT's business continuity, corporate and operational vulnerability, he advised that CGI had carried out a review following the recent difficulties experienced with ICT's remote working functionality. CGI had advised that they were confident that there would be no further remote accessibility issues. He further advised that the Head of ICT was an interim post and recruitment to the permanent, internal post was ongoing. He went on to explain that CGI was the fifth largest ICT provider in the world; they had recently signed contracts with both Glasgow City Council and City of Edinburgh Council and were therefore fully committed to the public sector.

- 4.3 The Chairman, referring to the paragraph 7.3(b) of the Minute of the meeting of 15 January 2018, requested an update on the possible amendment to the Scheme of Administration to include Live Borders within the monitoring role of the Major Contracts Governance Group. He suggested that an action tracker be circulated for future meetings and this was agreed.

DECISION:

(a) NOTED:

- (i) the final assurance reports issued in the period from 23 December 2017 to 23 February 2018 associated with delivery of the approved Internal Audit Annual Plan 2017/18;**
- (ii) the Internal Audit consultancy and other work undertaken in this period; and**
- (iii) the assurance provided on internal controls and governance arrangements in place for the areas covered by this Internal Audit work.**

(b) AGREED:

- (i) to request the Chief Executive consider a possible amendment to the Scheme of Administration to include CGI within the monitoring role of the Major Contracts Governance Group and following this consultation a report be submitted to Council to approve this amendment; and**
- (ii) that future meetings, considering Audit business, to include an action tracker, for information.**

5. SCOTTISH BORDERS COUNCIL EXTERNAL AUDIT PLAN FOR 2017/18

There had been circulated copies of a report by Audit Scotland providing an overview of the planned scope and timing of the external audit of Scottish Borders Council which was carried out in accordance with the International Standards on Auditing Code of Audit Practice and other relevant guidance. The Plan identified Audit Scotland's work to provide an opinion on the financial statements and related matters and met the wider scope requirements of public sector audit, including the new approach to Best Value. The wider scope of public audit contributed to conclusions on the appropriateness, effectiveness and impact of corporate governance, performance management arrangements and financial sustainability. Ms Woolman, Audit Scotland, explained that a number of risks to the Council had been identified and that these had been categorised into either financial or wider dimension risks along with the planned audit work for each and were detailed in the report. Ms Woolman went on to summarise the 2017/18 audit outputs, materiality values and referred to the financial statements timetable which took account of submission requirements and planned Audit and Scrutiny Committee dates. Ms Woolman advised that the review of Internal Audit had concluded that the Internal Audit function operated in accordance with the Public Sector Internal Audit Standards and

had sound documentation standards and reporting procedures in place. Ms Woolman highlighted that their planned work for Scottish Borders Council this year would focus on the Council's arrangements for demonstrating Best Value in Performance, Outcomes and Improvement. The results of this would be reported in the Annual Audit Report. Mr Haseeb answered a question regarding Audit Scotland's fee of £270,170, explaining that this equated to 350 to 400 working days per annum. The Chairman thanked Ms Woolman for the input from and advice given on behalf of Audit Scotland

DECISION

NOTED the report.

6. SCOTTISH BORDERS PENSION FUND EXTERNAL AUDIT PLAN FOR 2017/18

There had been circulated copies of a report by Audit Scotland providing an overview of the planned scope and timing of the external audit of Scottish Borders Pension Fund which was carried out in accordance with the International Standards on Auditing Code of Audit Practice and other relevant guidance. The Plan identified Audit Scotland's work to provide an opinion on the financial statements and related matters and met the wider scope requirements of public sector audit. The wider scope of public audit contributed to conclusions on the appropriateness, effectiveness and impact of corporate governance, performance management arrangements and financial sustainability. Ms Woolman explained that a number of risks to the Scottish Borders Pension Fund had been identified and that these had been categorised into either financial or wider dimension risks along with the planned audit work for each and were detailed in the report. Ms Woolman went on to summarise the 2017/18 audit outputs and advised that the Audit Scotland fee for 2017/18 in relation to the Scottish Borders Pension Fund was £19,990 whilst noting that a supplementary fee could be added as detailed in paragraph 8 of the report. Materiality values and a financial statements timetable were detailed in the report, which took account of Audit and Scrutiny Committee dates. Mr Robertson answered questions relating to the Pension Fund and advised that the final triannual actuarial valuation was awaited; however, the draft valuation was favourable reporting that the Scottish Borders Pension Fund was 114% funded and that contribution rates should remain at 18%. The Chairman thanked Ms Woolman for the input from and advice given on behalf of Audit Scotland.

DECISION

NOTED the report.

7. INTERNAL AUDIT CHARTER

There had been circulated copies of a report by the Chief Officer Audit and Risk providing the Committee with the updated Internal Audit Charter for approval. The Charter defined the terms of reference for the Internal Audit function to carry out its role to enable the Chief Officer Audit and Risk to prepare an annual internal audit opinion on the adequacy of the Council's overall control environment. The definition of Internal Auditing within the Public Sector Internal Audit Standards (PSIAS) was "Internal auditing is an independent, objective assurance and consulting activity designed to add value and improve an organisation's operations. It helps an organisation accomplish its objectives by bringing a systematic, disciplined approach to evaluate and improve the effectiveness of risk management, control and governance processes." In accordance with the PSIAS, the purpose, authority and responsibility of the Internal Audit activity must be formally defined in an Internal Audit Charter, consistent with the Definition of Internal Auditing, the Code of Ethics and the Standards. The Chief Officer Audit and Risk, as the Chief Audit Executive at Scottish Borders Council, must periodically review the Internal Audit Charter and present it to senior management (Corporate Management Team) and the board (Audit and Scrutiny Committee) for approval. The Internal Audit Charter was shown in Appendix 1 to the report and had been updated by the Chief Officer Audit and Risk in conformance with the PSIAS for approval by the Audit and Scrutiny Committee to ensure that Internal Audit was tasked to carry out its role in accordance with best Corporate Governance practice. In response to questions, Ms Stacey advised that Internal Audit had access to all

records of the Council, Pension Fund, SB Cares and Integration Joint Board (IJB) as well as access to all financial information systems. Internal Audit had recently carried out a review of Business World ERP system, developing process notes which had assisted with documenting system functionality. Monthly meetings were also held with the Chief Financial Officer to discuss any potential financial risks.

DECISION

AGREED the updated Internal Audit Charter as shown in Appendix 1 to the report attached to the agenda.

8. INTERNAL AUDIT STRATEGY AND ANNUAL PLAN 2018/19

There had been circulated a report by the Chief Officer Audit and Risk seeking approval to the proposed Internal Audit Strategy and Internal Audit Plan 2018/19 to enable the preparation of the annual opinions on the adequacy of the overall control environment for Scottish Borders Council, SB Cares, Scottish Borders Pension Fund, and Scottish Borders Health and Social Care Integration Joint Board. Ms Stacey explained that the Internal Audit function followed the professional standards as set out in Public Sector Internal Audit Standards (PSIAS) effective 1 April 2013 (updated 2017) which required the establishment of risk based plans to determine the priorities of the Internal Audit activity and that these plans were sufficiently flexible to reflect the changing risks and priorities pertaining to each organisation. The Internal Audit function also included the requirement to provide senior management and members with independent and objective assurance which was designed to add value and improve the organisation's operation. In addition, the Chief Officer Audit and Risk was also required to prepare an Internal Audit annual opinion on the adequacy of the organisation's overall control environment. The background to the Internal Audit Strategy was set out in Appendix 1 to the report. Ms Stacey explained that the Internal Audit Plan 2018/19, detailed in Appendix 2, set out the range and breadth of audit areas and sufficient work within the audit programme of work to enable the Chief Officer Audit and Risk to prepare an Internal Audit annual opinion. Key components of the audit planning process included a clear understanding of the organisation's functions, associated risks, and assurance framework. There were staff and other resources currently in place to achieve the Internal Audit Annual Plan 2018/19 and to meet its objectives. The Committee discussed the report and Ms Stacey clarified that the Council had agreed to pilot the shared service of the Chief Officer Audit and Risk post with Midlothian Council for one year. Following which the pilot would be evaluated and a report presented to Council to determine whether to continue with the shared service. In terms of resource, she advised that there had been a restructuring of the Council's Internal Audit team and the appointment of a Principal Internal Auditor.

DECISION

AGREED

- (a) the Internal Audit Strategy as detailed in Appendix 1 to the report; and**
- (b) the Internal Audit Annual Plan 2018/19 detailed in Appendix 2 to the report.**

The meeting concluded at 12.30 pm.

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Local government financial overview 2016/17

Supplement 1 Scrutiny tool for Councillors

This scrutiny tool captures a number of potential questions for councillors and relates to our report *Local government in Scotland Financial overview 2016/17*.

It is designed to provide councillors with examples of questions they may wish to consider to help them better understand their council's financial position and to scrutinise financial performance.

How well informed am I?		
Questions for councillors to consider	What do I know?	Do I need to ask further questions?
Budget setting (paragraphs 65–68 and 76–80)		
1. Does your council have a medium term financial strategy aligned with corporate objectives?	Yes; presented in papers for Special Council 20 February 2018	Gaps in understanding - briefing would assist
2. How does annual budget setting link to medium term financial planning?	5-year revenue financial plan and 10-year capital financial plan	Need greater explanation as new members have not been through full cycle
3. How is your council preparing for any further real terms reduction in Scottish Government funding?	Special Council 20 February 2018 papers - financial planning assumptions	
4. If your council plans to raise council tax do you know how much it will raise? How will you communicate and explain the reasons for the rise to constituents?	Yes. Will refer to Budget statement and Council Tax leaflet issued to households.	
5. What impact will savings have on the delivery of services? What are the potential risks?	Don't know about effect on delivery of services. Financial Risk Register included within budget papers.	

Minute Item 2

How well informed am I?		
Questions for councillors to consider	What do I know?	Do I need to ask further questions?
Financial and savings plans (paragraph 69–80 and 86)		
6. What is your council's financial position? What particular challenges does the council face?	Special Council 20 February 2018 papers - financial planning assumptions	
7. Does your council have a savings plan? What are the options to close future funding gaps?	Corporate Transformation Programme presented at Special Council 20 February 2018 alongside financial plans	
8. What measures in the council's corporate and transformational plans are aimed at addressing the underlying demand for some services?	Aware of impact of demographics on financial and other plans though demand analysis not clear. Reference in Corporate Plan.	Requires to be more explicit
Reserves (paragraphs 36-48)		
9. What is the council's reserves policy?	Special Council 20 February 2018 papers includes reserves statement; 50% risks covered by Reserves according to Financial Risk Register included within budget papers.	Gaps in understanding - briefing on Reserves nos. 9-13 by CFO would assist
10. What have reserves been used for in recent years? Supporting services and bridging the funding gap or transforming services?	Emergencies - sometimes cash flow pending Bellwin Scheme claim	
11. What are the different types of reserves your council holds? Do you know what these can be spent on?	Unallocated and allocated for specific purposes	
12. What is the likely use of reserves for 2017/18? How does this compare to forecast funding gaps?	Balancing spend over 2 years	
13. What are the levels of reserves held by your council's IJB? Are these in line with the IJB's reserve policy?	Don't know	

How well informed am I?		
Questions for councillors to consider	What do I know?	Do I need to ask further questions?
Levels of debt and affordability (paragraphs 49–54)		
14. What share of your council's budget is taken up with interest payments and debt repayment?	Set out in Treasury Management Strategy	
15. What proportion of the council's debt is linked to inflation (ie, subject to indexation)? What does that mean for longer term affordability?	Set out in Treasury Management Strategy	
Budget outturn reports and management commentaries		
16. Do budget monitoring reports clearly explain performance against plans and any changes to plans?	Yes; revenue and capital budget monitoring reports to Executive Committee	
17. Do management commentaries clearly explain council performance and any changes to plans? Page 29	Not so clear from financial reports Performance Monitoring reports and Corporate Transformation progress reports presented quarterly to Executive Committee.	
Financial scrutiny (paragraph 84)		
18. What additional training would you like to receive to develop your knowledge and skills in financial scrutiny?		Briefings on reports in advance; Refresh required on TM for A&SC prior to consideration of next TM report
Charging for services (paragraphs 23–26)		
19. Does your council have a charging policy? Is this in line with corporate plans and objectives? When was this last reviewed?	Yes; Fees and Charges papers considered at Special Council 20 February 2018	
20. What information do you need to be able to explain increases in fees and charges to your constituents?	Explanations provided within Fees and Charges report	

How well informed am I?		
Questions for councillors to consider	What do I know?	Do I need to ask further questions?
Exit packages (paragraph 40–42)		
21. Are staff severances in line with the council's workforce plan?	Don't know	A&SC will rely on assurance work on Workforce Planning included in Internal Audit Annual Plan 2018/19
22. How does the council ensure that councils have the capacity to delivery transformational change?	Due diligence on corporate Transformation Programme; Corporate Transformation staff resources.	
23. Do you know the implications of your council's pension liabilities of staff retiring early?	Information included within ERVS reports to Council	
Capital programmes (paragraphs 31–33 and 65–66)		
24. How clearly does the council's capital programme link with the asset management plan and corporate objectives?	Note from the Internal Audit report on Capital Investment that strategic asset management plans for all asset classes are not yet in place. Corporate Plan and Capital Financial Plan indicate links to corporate objectives and priorities.	
25. Has non-delivery of the capital programme (ie, slippage) been significant at your council in recent years? Why?	Capital budget monitoring reports to Executive Committee provide explanations of slippage; acknowledge that the capital programme is ambitious; External Audit reports have highlighted level of slippage in previous years.	

SCOTTISH BORDERS COUNCIL HAWICK COMMON GOOD FUND SUB-COMMITTEE

MINUTES of Meeting of the HAWICK
COMMON GOOD FUND SUB-COMMITTEE
held in Lesser Hall, Town Hall, Hawick on
Tuesday, 20 March 2018 at 4.00 pm

Present:- Councillors: G Turnbull (Chairman), W McAteer, S. Marshall, D. Paterson,
C. Ramage, N. Richards, Mr J Little (Hawick) and Mrs A Knight (Burnfoot)

In Attendance:- Managing Solicitor (R Kirk), Senior Finance Officer (J Yallop), Estates
Surveyor (N Curtis), Property Officer (F Scott), Democratic Services Officer (J
Turnbull)

Members of the Public 7

1. **MINUTE**

There had been circulated copies of the Minutes of the meeting held on 14 November 2017 and 7 February 2018

DECISION

AGREED to approve the Minutes of the Meeting held on 14 November 2017 and 7 February 2018.

2. **APPLICATION FOR FINANCIAL ASSISTANCE**

2.1 **(a) Future Hawick**

There had been circulated copies of an application for financial assistance from Future Hawick. Mr Tait, Chairman of Future Hawick, was in attendance. Mr Tait explained that following the decision of the Hawick Welcome Initiative to cease trading, Future Hawick had agreed to take on the organisation of the Hawick Welcome Hosts, as part of their commitment to promoting the town and its attractions. He advised of their fund raising initiatives including a coffee morning and a forthcoming Scotia Concert. However, due to the short timescale, financial assistance of £5,000.00 was being sought this year, from the Common Good to finance the employment of additional Welcome Hosts. Mr Tait provided clarification, in response to questions, regarding Future Hawick's constitution, meetings, projected income and sustainability.

2.2 Following discussion Councillor Marshall, seconded by Councillor McAteer, proposed that Future Hawick be awarded a grant of £5,000.00 to fund the employment of additional Hawick Welcome Hosts.

2.3 Councillor Paterson moved as an amendment, that the application be refused until Future Hawick provided detail of their meeting quorums. There was no seconder for the amendment and the motion was accordingly carried.

DECISION

AGREED to award a grant of £5,000.00 to Future Hawick to fund the employment of additional Hawick Welcome Hosts.

(NB: Following the meeting, Mr Tait circulated to Members, information detailing that all Future Hawick meetings at which the Welcome Hosts had been discussed, had been quorate).

2.4 **(b) Hawick Pantomime Group**

There had been circulated copies of an application for financial assistance from Hawick Pantomime Group. Mr Hill, a representative from Hawick Pantomime Group, was in attendance. In response to questions, he explained that the Group had been raising funds by coffee mornings, bag packing and encouraging sponsorship. However, they were requesting the Sub-Committee's assistance to pay for storage facilities for their costumes and props. As the storage facility cost £12.00 per week it was agreed to award Hawick Pantomime Group £624.00 which would fund one year's rental.

DECISION

AGREED to award a grant of £624.00 to Hawick Pantomime Group to fund on year's rental of a storage facility for costumes and props.

3. **MONITORING REPORT FOR 9 MONTHS TO 31 DECEMBER 2017**

With reference to paragraph 3 of the Minute of 14 November, there had been circulated a report by the Chief Financial Officer providing details of the income and expenditure for the Hawick Common Good Fund for nine months to 31 December 2017, a full year projected out-turn for 2017/18 and projected balance sheet values as at 31 March 2018. Appendix 1, to the report, provided the projected income and expenditure position and showed a projected deficit of £2,761 for the year. Appendix 2, to the report, provided a projected balance sheet value as at 31 March 2018 and showed a projected decrease in the reserves of £42,353. Appendix 3, to the report, provided a breakdown of the property portfolio showing projected rental income for 2017/18 and actual property expenditure to 31 December 2017. Appendix 4, to the report, showed the value of the Newton Fund to 31 December 2017. Mr Yallop highlighted that the deficit referred to in Appendix 1 was due to ongoing renovation works and loss of rental income. In terms of the Newtown Fund he advised that the transfer of investment to Kames had been completed in February 2018. Monthly dividends from Kames were in line with the benchmark and it was expected that this would continue.

DECISION

(a) AGREED the projected income and expenditure for 2017/18 in Appendix 1, to the report, as the revised budget for 2017/18;

(b) NOTED:

(i) The projected balance sheet value as at 31 March 2018 in Appendix 2 to the report;

(ii) The summary of the property portfolio in Appendix 3 to the report; and

(iii) The current position of investment in the Newton Fund in Appendix 4 to the report.

4. **COMMON HAUGH CAR PARK**

4.1 Mr Curtis advised that following the announcement that several Royal Bank of Scotland (RBS) branches were to close, he had received a request from RBS for permission to utilise part of the Common Haugh Car Park, to park their mobile bank. The mobile bank would be in situ, twice a week, on Mondays from 1325 hrs to 1410 hrs and Fridays from 1400 hrs to 1445 hrs. Mr Curtis clarified that the Council had agreed, in 2014, that RBS could utilise any car park owned and managed by the Council for their mobile banking service, free of charge. However, the Sub-Committee's agreement was required for the Common Haugh Car Park as it was owned by Hawick Common Good. The Sub-Committee discussed the request and Mr Curtis clarified that RBS would be able to utilise any Council owned car part in Hawick. The Sub-Committee, although disappointed at the

decision of RBS to close their local branch, considered that the mobile unit would provide a necessary service for the community.

4.2 Councillor Marshall, seconded by Councillor Turnbull, moved that the Royal Bank of Scotland's request be granted.

4.3 Councillor Paterson moved as an amendment, that the Royal Bank of Scotland be charged for use of the Common Haugh. There was no seconder and the motion was accordingly carried.

DECISION

AGREED that the Royal Bank of Scotland use the Common Haugh Car Park, at no charge, to site their mobile bank on Mondays from 1325 hrs to 1410 hrs and Fridays from 1400 hrs to 1445 hrs.

5. **PROPERTY UPDATE**

Mr Scott advised there was no property update under public business, other than to note ongoing, general winter maintenance repairs.

DECISION NOTED.

6. **PRIVATE BUSINESS**

AGREED under Section 50A(4) of the Local Government (Scotland) Act 1973 to exclude the public from the meeting during consideration of the business detailed in the Appendix to the Minute on the grounds that it involved the likely disclosure of exempt information as defined in paragraph 6 of Part 1 of Schedule 7A of the Act.

SUMMARY OF PRIVATE BUSINESS

7. **PRIVATE MINUTE**

Members approved the private minute of the Hawick Common Good Fund Sub-Committee held on 14 November 2017.

8. **COMMON HAUGH LEASE**

The Sub-Committee received a verbal enquiry from the Showman's Guild and made a decision.

9. **URGENT BUSINESS**

Under Section 50B(4)(b) of the Local Government (Scotland) Act 1973, the Chairman was of the opinion that the item dealt with in the following paragraph should be considered at the meeting as a matter of urgency, in view of the need to make an early decision.

10. **PROPOSED WAYLEAVE**

The Sub-Committee received an enquiry regarding a proposed wayleave, further information was required.

11. **HORNSHOLE**

The Sub-Committee noted a verbal update from the Managing Solicitor.

12. **JAMES WILSON STATUTE**

The Sub-Committee considered a briefing note by the Property Officer and agreed the necessary repairs to the statute.

13. **WILLIESTRUTHER COTTAGE**

The Sub-Committee received a verbal report from the Estates Surveyor.

14. **PROPERTY UPDATE**

Officers updated the Sub-Committee on private business relating to Common Good properties.

The meeting concluded at 5.50 pm.

SCOTTISH BORDERS COUNCIL PLANNING AND BUILDING STANDARDS COMMITTEE

MINUTE of Meeting of the PLANNING
AND BUILDING STANDARDS
COMMITTEE held in Scottish Borders
Council, Council Headquarters, Newtown
St Boswells TD6 0SA on Monday, 26
March 2018 at 10.00 am

Present:- Councillors T. Miers (Chairman), S. Aitchison, J. A. Fullarton, H. Laing,
S. Mountford, C. Ramage and E. Small.
Apologies:- Councillors A. Anderson, S. Hamilton
In Depute Chief Planning Officer, Lead Planning Officer (Development Management
Attendance:- and Enforcement), Lead Planning Officer, Lead Roads Planning Officer, Senior
Roads Planning Officer (Alan Scott), Managing Solicitor (Ron Kirk), Democratic
Services Team Leader, Democratic Services Officer (F. Henderson).

1. MINUTE

There had been circulated copies of the Minute of the Meeting held on 5 February 2018.

DECISION

APPROVED for signature by the Chairman.

2. APPLICATIONS

There had been circulated copies of reports by the Service Director Regulatory Services on applications for planning permission requiring consideration by the Committee.

DECISION

DEALT with the applications as detailed in Appendix I to this Minute.

MEMBERS

Councillor Mountford left the meeting following consideration of application 17/00767/PPP and returned to the meeting for consideration of applications 17/01709/FUL and 17/01757/MOD75. Councillor Fullarton left the meeting following consideration of application 17/01709/FUL.

3. APPEALS AND REVIEWS

There had been circulated copies of a briefing note by the Chief Planning Officer on Appeals to the Scottish Ministers and Local Reviews.

DECISION

NOTED that:-

(a) there remained nine appeals outstanding in respect of:-

- Land North of Howpark Farmhouse, Grantshouse
- Poultry Farm, Marchmont Road, Greenlaw
- Land South West of Easter Happlew Farmhouse, Peebles
- Hutton Hall Barns, Hutton
- Land East of Knapdale, 54 Edinburgh Road, Peebles
- Land North West of Gilston Farm, Heriot
- Land South West of Lurgiescleuch (Pines Burn) Hawick
- 13 St Eilla's Place, Eyemouth
- Land North West of Kirkburn Church, Peebles

- (b) review requests had been received in respect of the following:-
- (i) Erection of dwellinghouse on Land East of Keleden, Ednam, Kelso – 17/01613/PPP;
 - (ii) Extension to form new living room at 16 Craig Brown Avenue, Selkirk – 17/01409/FUL;
 - (iii) Extension to dwellinghouse on Land South East of Beckhope, Kailzie, Peebles – 17/01572/PPP;
- (c) The Local Review Body had upheld the Appointed Officers decision in respect of:-
- (i) the Erection of a dwellinghouse on Land North East of an incorporating J Rutherford Workshop, Rhymers Mill, Mill Road, Earlston – 17/00479/FUL;
 - (ii) of the Erection of a temple on Land South West of Kirkburn Parish Church , Cardrona – 17/01039/FUL;
- (d) The Local Review Body had overturned the Appointed Officers decision in respect of:-
- (i) the erection of boundary fence and formation of parking area (retrospective) (subject to conditions and informatives) at 1 Eildon Terrace, Newtown St Boswells – 17/01230/FUL
 - (ii) the erection of dwellinghouse with attached garage on Land North West of Alderbank, Macbiehill, West Linton – 17/01406/FUL
- (g) there remained two reviews outstanding in respect of:-
- Derelict Dwelling on Land West of Glenkinnon Lodge, Peelburnfoot, Clovenfords and
 - The Erection of a dwellinghouse on land East of Keleden, Ednam, Kelso

The meeting concluded at 2.40 p.m.

APPENDIX I

APPLICATIONS FOR PLANNING PERMISSION

<u>Reference</u>	<u>Nature of Development</u>	<u>Location</u>
17/01625/FUL	Improvement and construction of mountain bike trails, extension to existing car parking facilities, demolition of buildings and associated works	Glentress Peebles

Decision - 17/01625/FUL – Approved application subject to the following conditions and informatives.

Conditions

1. No development to be commenced in relation to the bike skills area until further details of extent, ground levels, surface treatment and any structures are submitted to, and approved by, the Planning Authority. Once approved, the skills area to be completed in accordance with the approved details and before the closure of the existing bike skills area to public use.
Reason: To ensure a satisfactory form of development, which contributes appropriately to its setting.
2. No development to be commenced until a scheme for improvements to the existing crossing arrangement of the multi-use path with the A72 is submitted to, and approved by, the Planning Authority. The scheme should include proposed measures and a timescale for implementation. Once approved, the scheme to be completed in accordance with the approval and agreed timescale.
Reason: In the interests of road, pedestrian and cyclist safety.
3. No development to be commenced until further details of the main entrance barrier (indicated in Drawing DB4001.036 3 of 6), including method of operation and maintenance) are submitted to, and approved by, the Planning Authority. Once approved, the barrier and related roadway section to be completed and operated thereafter in accordance with the approved details.
Reason: In the interests of road, pedestrian and cyclist safety and to ensure efficient operation of the Glentress facility.
4. The upgrading of the upper and lower overflow car parks to be completed in accordance with the approved drawings before the Buzzard's Nest car park is closed to public use.
Reason: In the interests of road safety and to ensure that sufficient off street parking space is retained for operation of the Glentress facility.
5. The proposals shall not involve any closed culverting of watercourses nor shall there be any alterations that would reduce the flow conveyance. Suitable bridging solutions, bottomless or arched culverts should be used where watercourse crossings are required.
Reason: To safeguard against detrimental impacts on the water environment.
6. All surface water from the development, including during construction, to be treated in accordance with SUDS principles and any run-off from hard surfaces to be attenuated to at least existing greenfield run-off rates.
Reason: To safeguard against detrimental impacts on the water environment and downstream receptors.
7. All planting shown on approved Drawing DB4001.036 (6 of 6) shall be carried out in the first planting and seeding seasons concurrently with the development of the bike skills area and new trails, or in the next available planting season thereto and maintained thereafter in accordance with the approved details.

Reason: To ensure that the proposed landscaping is carried out as approved.

8. The emergency vehicle rendezvous point shown on Drawing DB4001.036 (5 of 6) to be provided before the multi-user path, trails and skills area are operational.

Reason: To ensure appropriate and safe access for emergency vehicles.

9. No development to be commenced until a Construction Environmental Management Plan has been submitted to, and approved by, the Planning Authority. Once approved, the development to proceed fully in accordance with the Plan.

Reason: To safeguard ecological interests at the site.

10. Prior to commencement of development, detailed Species Protection Plans for bats, red squirrels, pine marten, amphibians and reptiles, breeding birds and raptors and badgers, shall be submitted to and approved by the Planning Authority. The SPPs shall incorporate measures outlined in the provisional species protection plans provided by Solway Ecology (Consulting) Ltd, (2017) and shall include provision for pre-development supplementary surveys (including squirrel drey surveys) as well as mitigation, and enhancements for protected species, where possible. Development shall be undertaken in strict accordance with the approved SPPs.

Reason: To safeguard ecological interests at the site.

11. No development shall commence during the breeding bird season, unless wholly in accordance with a Species Protection Plan for breeding birds that has been submitted to and approved by the Planning Authority.

Reason: To safeguard ecological interests at the site.

12. In relation to bats in buildings, prior to the commencement of development, the applicant shall provide to the Planning Authority:

- a copy of the relevant European Protected Species licence, or,
- a copy of a statement in writing from Scottish Natural Heritage (licensing authority) stating that such a licence is not necessary for the specified development.

Reason: To safeguard European Protected Species interests at the site

13. No development shall take place within the development site until the applicant has secured the implementation of a programme of archaeological works in accordance with a Written Scheme of Investigation (WSI) which has been submitted by the applicant, agreed by Scottish Borders Council Archaeology Service, and approved by the Planning Authority. The WSI shall be formulated and implemented by a contracted archaeological organisation working to the standards of the Chartered Institute for Archaeologists (CIfA) approval of which shall be in writing by the Planning Authority. Thereafter the developer shall ensure that the programme of archaeological works is fully implemented and that all recording, recovery of archaeological resources within the development site, post-excavation assessment, reporting and dissemination of results is undertaken to the satisfaction of the Planning Authority in agreement with Scottish Borders Council Archaeology Service.

Reason: The site is within an area where development may damage or destroy archaeological remains, and it is therefore desirable to afford a reasonable opportunity to record the history of the site.

14. No development to be commenced until a Heritage Access Interpretation and Management Plan is submitted to, and approved by, the Planning Authority in liaison with Historic Environment Scotland.. The Plan should provide for suitable interpretative materials in relation to Horsburgh Castle Farm, Horsburgh Castle and Eshiels Roman camps archaeological sites and also include measures to limit impacts on Castle Hill. Interpretative material should also be provided for the "Howff" building if removed. Once approved, the Plan to be implemented in accordance with the approved details.

Reason: To safeguard scheduled monuments in the vicinity of the site.

15. The "Howff" building within the upper overflow car park shall not be removed until a full archaeological record is made of the building and its history, the findings then submitted to, and approved by, the Planning Authority.
Reason: The building is of archaeological interest and to provide adequate recording of it and its history.
16. No development to be commenced until a scheme is submitted to, and approved by the Planning Authority, in liaison with Historic Environment Scotland, indicating the demarcation by temporary fencing (or equivalent) of the extent of the scheduled monument Eshiels, Roman camps within an appropriate buffer zone. Once approved, the scheme to be implemented in accordance with the approved details and retained until the development is completed.
Reason: To safeguard scheduled monuments in the vicinity of the site.
17. No development to be commenced until a Construction Management Plan is submitted to, and approved by, the Planning Authority. Once approved, the development to be implemented in accordance with the Plan.
Reason: To safeguard the amenity of adjoining residents.

Informatives

1. Please note that permission may be required from SEPA under The Water Environment (Controlled Activities) (Scotland) Regulations 2011 for any engineering activities in, or in the vicinity of, inland watercourses. This would include any watercourse crossings, bank reinforcements, boreholes and general water management across the site.
2. The above application appears to involve the alteration and improvement of existing mountain bike trails and associated infrastructure. An area of the land proposed for car parking expansion appears to house commercial/ industrial buildings of unknown use alongside existing parking. This land use is potentially contaminative and may have resulted in land contamination which could affect the welfare of users, the value of the property, and the liabilities the owner/ occupier may have.

The land is not currently identified as contaminated land and the Council is not aware of any information which indicates the level of risk the potential contamination presents.

The requirement for a full site assessment and potential remediation may not be practical or proportionate given the nature of the application and it is recommended that the applicant is advised of potential land contamination issues by way of an Informative Note.

The historic use of the site is recorded within a Council database. This database is used to prioritise land for inspection within the Council's Contaminated Land duties. Should the applicant wish to discuss these duties their enquiry should be directed to Environmental Health.

3. The developer is reminded that a licence will be required from Scottish Natural Heritage in the case of:
 - Any works within 30m of a badger sett;
 - Any works which destroys or disturbs the drey of a red squirrel, or which injure, or kill a red squirrel, or which disturb a red squirrel whilst it occupies its drey;
 - in accordance with the Wildlife and Countryside Act 1981 (as amended) and the Protection of Badgers Act 1992 (as amended)
4. The SBC Access Officer seeks mitigating instructions to encourage respect for all users of the multi-use trail and to ensure that the entrance barrier allows pedestrian, cyclist and horse rider access.
- 5.

NOTE

Mr Alan Stevenson, Head of Communities, Recreation and Tourism Forest Enterprise, Scotland spoke in support of the application

17/01633/FUL - Approved subject to the following conditions and informatives :

Conditions

1. The occupation of the 56 holiday cabins shall be restricted to genuine holidaymakers, any person staying for a maximum of 4 weeks in total within any consecutive period of 13 weeks. A register of holidaymakers shall be kept and made available for inspection by an authorised officer of the Council at all reasonable times.
Reason: Permanent residential use in this location would conflict with the established planning policy for this rural area.
2. No development to be commenced until further details of the main entrance barrier (adjoining the Go Ape facility), including method of operation and maintenance, are submitted to, and approved by, the Planning Authority. Once approved, the barrier to be completed and operated thereafter in accordance with the approved details.
Reason: To ensure that access to the development and facilities is limited to occupants, their visitors and associated trades and staff.
3. The three staff accommodation units shall only occupied be by persons employed in the holiday cabin development at the site, including partners and dependants of such employees.
Reason: Permanent residential use unrelated to the holiday development in this location would conflict with the established planning policy for this rural area.
4. No development to be commenced until samples of all external materials to be used on all buildings, structures and deckings throughout the site are submitted to, and approved by, the Planning Authority. The development then to proceed in accordance with the approved samples.
Reason: To safeguard the visual amenity of the area and the character of the designated landscape.
5. No development to be commenced until a scheme for improvements to the existing crossing arrangement of the multi-use path with the A72 is submitted to, and approved by, the Planning Authority. The scheme should include proposed measures and a timescale for implementation. Once approved, the scheme to be completed in accordance with the approval and agreed timescale.
Reason: In the interests of road, pedestrian and cyclist safety.
6. The upgrading of the upper and lower overflow car parks to be completed in accordance with the approved drawings under application 17/01625/FUL before the Buzzard's Nest car park is closed to public use.
Reason: In the interests of road safety and to ensure that sufficient off road parking space is retained for operation of the Glentress facility.
7. No development to be commenced until full engineering details, including construction and gradient information, are submitted to, and approved by, the Planning Authority for all roads and parking areas within the development. Once approved, roads and parking areas to be implemented in accordance with the approved details.
Reason: In the interests of road and pedestrian safety.
8. No development to be commenced until further details of the foul drainage system are submitted to, and approved by, the Planning Authority. The drainage should be connected to the public system unless an acceptable and appropriate private system can be satisfactorily

demonstrated to, and subsequently approved by, the Planning Authority in consultation with SEPA. Once approved, the development then to be implemented in accordance with the approved details and maintained thereafter.

Reason: To ensure that the site is adequately serviced and to protect the water environment.

9. All surface water from the development, including during construction, to be treated in accordance with SUDS principles and any run-off from hard surfaces to be attenuated to at least existing greenfield run-off rates.

Reason: To safeguard against detrimental impacts on the water environment and downstream receptors.

10. All exterior lighting on buildings and throughout the site and the design of cabins to be fully in accordance with the details submitted in the Lighting Management Strategy.

Reason: To safeguard the visual amenity of the area and the character of the designated landscape.

11. Trees to be retained within the site, any removals being in accordance with the Tree Survey/Arboricultural Method Statement and Woodland Management Plan. The trees within the site to be managed in perpetuity in accordance with the Woodland Management Plan.

Reason: To ensure that adequate tree cover remains within the site to ensure the development is suitably screened and visual impact is minimised.

12. No development to be commenced until further details of the new planting and restoration works shown on 35-23, 35-24 and 35-25 Rev A are submitted to, and approved by, the Planning Authority. This should include timing of planting and a maintenance regime. Once approved, the planting and restoration works then to be implemented and maintained in accordance with the approved details.

Reason: To ensure that the development is suitably screened and visual impact is minimised.

13. All water extraction and provision for the development to be fully in accordance with the Borehole Feasibility Review and subsequent information submitted with the application.

Reason: To ensure adequate water supply for the development and address impact on existing private supplies.

14. Unless otherwise agreed in writing and in advance by the Planning Authority, prior to any development commencing on site, a scheme will be submitted by the applicant (at their expense) to identify and assess potential contamination on site. No construction work shall commence until the scheme has been submitted to, and approved, by the Council, and is thereafter implemented in accordance with the scheme so approved.

The scheme shall be undertaken by a competent person or persons in accordance with the advice of relevant authoritative guidance including PAN 33 (2000) and BS10175:2011 or, in the event of these being superseded or supplemented, the most up-to-date version(s) of any subsequent revision(s) of, and/or supplement(s) to, these documents. This scheme should contain details of proposals to investigate and remediate potential contamination and must include:-

- A desk study and development of a conceptual site model including (where necessary) a detailed site investigation strategy. The desk study and the scope and method of recommended further investigations shall be agreed with the Council prior to addressing parts b, c, d, and, e of this condition.
- and thereafter
- Where required by the desk study, undertaking a detailed investigation of the nature and extent of contamination on site, and assessment of risk such contamination presents.

- Remedial Strategy (if required) to treat/remove contamination to ensure that the site is fit for its proposed use (this shall include a method statement, programme of works, and proposed validation plan).
- Submission of a Validation Report (should remedial action be required) by the developer which will validate and verify the completion of works to a satisfaction of the Council.
- Submission, if necessary, of monitoring statements at periods to be agreed with the Council for such time period as is considered appropriate by the Council.

Written confirmation from the Council, that the scheme has been implemented completed and (if appropriate), monitoring measures are satisfactorily in place, shall be required by the applicant before any development hereby approved commences. Where remedial measures are required as part of the development construction detail, commencement must be agreed in writing with the Council.

Reason: To ensure that the potential risks to human health, the water environment, property, and, ecological systems arising from any identified land contamination have been adequately addressed.

15. The proposals shall not involve any closed culverting of watercourses nor shall there be any alterations that would reduce the flow conveyance. Suitable bridging solutions, bottomless or arched culverts should be used where watercourse crossings are required.
Reason: To safeguard against detrimental impacts on the water environment.
16. The development shall proceed in accordance with the Construction Management Plan submitted with the application.
Reason: To ensure environmental effects are minimised during construction of the development.
17. Operational management within the site, including access, signage and waste management shall be in accordance with the Operational Management Plan submitted with the application.
Reason: To ensure environmental effects are minimised during operation of the development.
18. Prior to commencement of development, detailed Species Protection Plans for bats, red squirrels, pine marten, amphibians and reptiles, breeding birds and raptors and badgers, shall be submitted to and approved by the Planning Authority. The SPPs shall incorporate measures outlined in the provisional species protection plans provided by Solway Ecology (Consulting) Ltd, (2017) and shall include provision for pre-development supplementary surveys (including squirrel drey surveys) as well as mitigation, and enhancements for protected species, where possible. Development shall be undertaken in strict accordance with the approved SPPs.
Reason: To safeguard ecological interests at the site.
19. No development shall commence during the breeding bird season, unless wholly in accordance with a Species Protection Plan for breeding birds that has been submitted to and approved by the Planning Authority.
Reason: To safeguard ecological interests at the site.
20. No development to be commenced until a Heritage Access Interpretation and Management Plan is submitted to, and approved by, the Planning Authority in liaison with Historic Environment Scotland. The Plan should also provide for measures to limit impacts on hill forts in the area, including Cardie Hill. Once approved, the Plan to be implemented in accordance with the approved details.
Reason: To safeguard archaeological sites in the vicinity of the development.
21. No development shall take place within the development site until the applicant has secured

the implementation of a programme of archaeological works in accordance with a Written Scheme of Investigation (WSI) which has been submitted by the applicant, agreed by Scottish Borders Council Archaeology Service, and approved by the Planning Authority. The WSI shall be formulated and implemented by a contracted archaeological organisation working to the standards of the Chartered Institute for Archaeologists (CIfA) approval of which shall be in writing by the Planning Authority. Thereafter the developer shall ensure that the programme of archaeological works is fully implemented and that all recording, recovery of archaeological resources within the development site, post-excavation assessment, reporting and dissemination of results is undertaken to the satisfaction of the Planning Authority in agreement with Scottish Borders Council Archaeology Service.

Reason: The site is within an area where development may damage or destroy archaeological remains, and it is therefore desirable to afford a reasonable opportunity to record the history of the site.

Informatives

1. In construction of the development through the Construction Management Plan, SEPA pollution control guidelines should also be adhered to.

Please note that permission may be required from SEPA under The Water Environment (Controlled Activities) (Scotland) Regulations 2011 for any engineering activities in, or in the vicinity of, inland watercourses. This would include any watercourse crossings, bank reinforcements, boreholes and general water management across the site.

2. The developer is reminded that a licence will be required from Scottish Natural Heritage in the case of:
 - Any works within 30m of a badger sett;
 - Any works which destroys or disturbs the drey of a red squirrel, or which injure, or kill a red squirrel, or which disturb a red squirrel whilst it occupies its drey;
 - in accordance with the Wildlife and Countryside Act 1981 (as amended) and the Protection of Badgers Act 1992 (as amended)
3. In relation to bats, prior to the commencement of development, the applicant shall provide to the Planning Authority:
 - a copy of the relevant European Protected Species licence, or,
 - a copy of a statement in writing from Scottish Natural Heritage (licensing authority) stating that such a licence is not necessary for the specified development.
4. The SBC Access Officer seeks mitigating instructions to encourage the use of Janet's Brae connecting to the site primarily as a walking route and also traffic calming measures where the link to Peebles in the SW corner crosses the main track.
5. The development should be implemented in accordance with the Energy Efficiency, BREEAM and Utilities Statement submitted with the application.

NOTE

Mrs Dorothy Thomson, resident spoke against the application

Mr Andrew Brook spoke on behalf of Forest Holidays in support of the application.

Reference

17/00695/FUL

Nature of Development

Residential development comprising of 34 no flats with associated parking and retaining wall works

Location

Workshop and Yard for Caravan Storage, Huddersfield Street Galashiels

Decision: Approved subject to clearance from Scottish Ministers, a legal agreement addressing playspace contributions and the following conditions and informatives:

1. All approved residential units shall meet the definition of "affordable housing" as set out in the adopted Local Development Plan 2016 and Supplementary Planning Guidance "Affordable Housing" 2015 and shall only be occupied in accordance with arrangements (to include details of terms of occupation and period of availability) which shall first have been submitted to and approved in writing by the Planning Authority prior to development commencing.
Reason: The permission has been granted for affordable housing, and development of the site for unrestricted market housing would not comply with development plan policies and guidance with respect to contributions to infrastructure and services, including local schools and the reinstatement of the Borders Railway.
2. The development shall be carried out wholly in accordance with the plans and drawings approved under this consent, including finished ground, road/parking and floor levels, unless otherwise agreed with the Planning Authority or amended by any other condition in this schedule
Reason: To ensure the development is completed in accordance with the approved plans, principally to ensure it has an acceptable visual impact, incorporates flood mitigation and safeguards road and pedestrian safety
3. No development shall commence until written evidence is provided on behalf of Scottish Water to confirm that mains water and foul drainage services shall be made available to serve the development. All services shall be operational prior to the occupancy of any residential unit
Reason: To ensure the development can be adequately serviced
4. No development shall commence until a surface water drainage scheme, including maintenance measures, based on the approved site layout, has been submitted to and approved by the Planning Authority. The approved scheme shall be operational prior to occupancy of any residential unit and maintained in accordance with the approved measures
Reason: To ensure the development can be adequately serviced with a sustainable urban drainage scheme
5. No development shall commence until a Construction Method Statement has been submitted to and approved by the Planning Authority which specifies measures to minimise adverse effects on neighbouring properties from construction activities. The development shall be implemented in accordance with the approved statement
Reason: To minimise adverse effects on neighbouring amenity during construction of the development
6. No development shall commence until the following ecological mitigation measures have been submitted to and approved by the Planning Authority:
 - a) Construction Method Statement containing mitigation measures designed to safeguard the Gala Water (River Tweed Special Area of Conservation) during construction of the development
 - b) Species Protection Plan for birds, including mitigation/enhancement for lost habitat
 - c) Species Protection Plan for ottersThe development shall be carried out in accordance with the approved measures
Reason: To limit potential risk to the Special Area of Conservation, breeding bird and otter habitat and account for loss of bird habitat as a result of the development
7. No development shall commence until a scheme to identify and assess potential contamination on site, in addition to measures for its treatment/removal, validation and monitoring, and a timescale for implementation of the same, has been submitted to and approved by the Planning Authority. Once approved, the development shall only proceed in accordance with the approved scheme

Reason: To ensure that potential contamination within the site has been assessed and treated and that the treatment has been validated and monitored in a manner which ensures the site is appropriate for the approved development.

8. No development shall commence until further details of soft landscaping specified on drawing 8291.1.02C which includes planting specifications, implementation timescale and future maintenance have been submitted to and approved by the Planning Authority. The landscaping shall be implemented and maintained in accordance with the approved plan and details

Reason: To assist with visually integrating the development sympathetically with its context

9. No development shall commence until further details (and samples where required by the Planning Authority) of all external materials (including colours) for all hardstandings within the site; building materials (including all wall finishes, roof, windows/doors/railings and fascias); and site wall materials have been submitted to and approved in writing by the Planning Authority. The development shall be implemented in accordance with the approved specifications and samples. The walls identified in natural stone on the approved site plan shall be finished to match existing natural stone walls to the south-east or north-west of the site.

Reason: The materials to be used require further consideration to ensure a satisfactory form of development, which contributes appropriately to its setting

10. No development shall commence until dimensioned or scaled elevation drawings have been submitted of all walls, including riverside wall (and its material specification), boundary, retaining and bin enclosure walls, and including any tie ins to the existing path and bridge to the north-west, have been submitted to and approved by the Planning Authority. The development shall be carried out in accordance with the approved drawings

Reason: Further information is required of these details in the interests of ensuring a satisfactory form of development, which contributes appropriately to its setting

11. No development shall commence until further details of the undercroft arrangement (including size of opening and application of grilles or louvres) have been submitted to and approved by the Planning Authority, notwithstanding references on the approved drawings. The details shall include a maintenance scheme for keeping the undercroft clear of all obstructions to flood water. The development shall be carried out and maintained in accordance with the approved details

Reason: The elevational treatment of the undercroft requires further consideration to ensure it has a sympathetic visual impact and to ensure the undercroft provides sufficient flood water conveyance

12. No residential unit shall be occupied until the access and parking layout, paths, bike storage and bin enclosure have been completed in accordance with the plans and drawings approved under this consent. No works shall commence on the access until construction details have been submitted to and approved by the Planning Authority, and all works alongside Huddersfield Street (including path and parking spaces 1-4) shall be carried out in accordance with the Council's adoptable standards. All works shall thereafter be retained free from obstruction for their approved purpose

Reason: To ensure the development will be adequately serviced by road, parking, bike and bin storage provision.

13. No residential unit shall be occupied until a flood warning and evacuation procedure has been submitted to and approved by the Planning Authority. The units shall only be occupied while the approved procedure is in operation

Reason: To manage any potential flood risk to the site

14. No site lighting shall be installed unless the details of the lighting (location, height, design, specification and light spread) have been submitted to and approved by the Planning Authority. The lighting shall only be installed in accordance with the approved scheme
Reason: To minimise the potential visual impact of lighting and to safeguard neighbouring amenity and road safety.

Informatives

1. Roads Construction Consent will be required for works forming part of the adoptable road network on Huddersfield Street.
2. Amendments to existing public street lighting should be agreed with the Council's street lighting section
3. The adjacent proprietor (HR Motors) has expressed concerns regarding potential risk to the integrity of the boundary wall. This matter is for the applicant and is outside the scope of this application
4. Site lighting may require a separate Planning Application, in addition to satisfying Condition 14 of the above schedule
5. Condition 9 requires that final material specifications be agreed. The condition provides opportunity to consider in further detail the distribution of block colours within the building's elevations, with the aim of ensuring the building fits its context, is welcoming and that different colours are used to break up the massing of the building, and so complement its form and design.

NOTE

Mr Gavin Yuill, Agent spoke in favour of the application.

Reference
16/01403/FUL

Nature of Development
Erection of dwellinghouse

Location
Land South of Abbotsbank
Gattonside

Decision: Approved subject to a legal agreement and the following conditions and informatives:

1. The development shall only be implemented in accordance with the approved Method Statement for Traffic Management Plan (27/02/18) and Swept Path Analysis and Traffic Management Plan (9275.1.10B) as regards management of construction traffic within and entering and leaving the application site. Access to the site during construction shall only be permitted from the southern access and there shall be no access to the site of any kind (vehicle or pedestrian) permitted from the northern access.
Reason: To limit potential impacts on road and pedestrian safety
2. No development shall commence until a scheme to identify and assess potential contamination on site, in addition to measures for its treatment/removal, validation and monitoring, and a timescale for implementation of the same, has been submitted to and approved by the Planning Authority. Once approved, the development shall only proceed in accordance with the approved scheme
Reason: To ensure that potential contamination within the site has been assessed and treated and that the treatment has been validated and monitored in a manner which ensures the site is appropriate for the approved development.
3. No development shall commence until a surface water drainage scheme has been submitted to and approved by the Planning Authority which demonstrates that surface water run-off from the site will be maintained at pre-development levels using sustainable drainage methods during construction of the development and occupancy of the dwellinghouse
Reason: To ensure the development can be adequately serviced and to safeguard the public road and neighbouring properties from potential run-off
4. No development shall commence until a scheme of hard and soft landscaping works has been submitted to and approved in writing by the Planning Authority. Details of the scheme shall include
 - a) location and design, including materials (and detailed specifications), of all boundary treatments and driveway retaining walls
 - b) soft and hard landscaping works, including tree, shrub and hedge planting and any additional areas of hard surfacing not specified on the approved site plan
 - c) bin storage measures
 - d) A programme for completion and subsequent maintenance.Reason: To safeguard the character and appearance of the Conservation Area
5. No development shall commence until written evidence is provided on behalf of Scottish Water to confirm that mains water and foul drainage connections shall be made available to serve the development. Mains services shall be operational prior to occupancy of the dwellinghouse.
Reason: To ensure the development can be adequately serviced.
6. No development shall commence until a protective fence (compliant with BS5837:12) has been erected along the root protection areas for adjacent trees and hedging, as specified on the approved site plan 9275.1.03D. No works shall be permitted within the fenced area unless agreed with the Planning Authority as being compliant with BS5837:12 and there shall be no excavation for the house beyond the area specified on the approved plan 9275.1.02C
Reason: To limit potential risk to adjacent trees and hedging which contribute to the character and appearance of the Conservation Area

7. The dwellinghouse shall not be occupied until the treatment of the northern boundary (specified as the 'extent of house plot' on the approved site plan 9275.1.03D) has been approved by the Planning Authority under Condition 4 and until the approved treatment has been implemented in accordance with a timescale agreed with the Planning Authority. This boundary shall provide no means of access of any kind (vehicle or pedestrian) from the north.
Reason: To safeguard road and pedestrian safety and the character and appearance of the Conservation Area
8. External materials and colours shall accord with the approved drawings, unless otherwise agreed with the Planning Authority. No development shall commence until a schedule (including samples where required by the Planning Authority) providing a detailed specification of all external materials, finishes and colours of the house, retaining walls/planters and hard surfacing has been submitted to and approved by the Planning Authority. The development shall be completed using the approved schedule of materials, finishes and colours. There shall be no bargeboards or fascias applied to the main roofs of the dwellinghouse (excepting only where specified on the approved drawings for the dormers), and window glazing pattern shall accord with the approved drawings (incorporating sash windows on the front elevation upper floor).
Reason: To safeguard the character and appearance of the Conservation Area
9. The area allocated for parking and turning on the approved site plan 9275.1.03D shall be completed in accordance with the approved plan before the dwellinghouse is occupied, and shall not be used other than for the parking and turning of vehicles in connection with the development hereby permitted.
Reason: To ensure there is adequate space within the site for the parking and turning of vehicles.
10. The development shall be implemented wholly in accordance with the plans and drawings approved under this consent, including the site, house and driveway/parking levels, and the southern patio area shall be finished to the same level as the parking area, all unless otherwise agreed in writing with the Planning Authority
Reason: To safeguard the character and appearance of the Conservation Area, neighbouring amenity and road safety

Informatives

1. Site clearance works within the bird breeding season should be avoided unless the site is first checked for nesting birds. The applicant has the responsibility to ensure no breach of habitat regulations.
2. If a solid fuel stove is intended, this should be specified as being under 45kw. If specified to be larger, a screening assessment will be required in liaison with the Council's Environmental Health Service to ensure there is no risk of a statutory nuisance from emissions.
3. Solid fuel heating installations can cause smoke and odour complaints and Planning Permission for this development does not indemnify the applicant in respect of nuisance action. In the event of nuisance action being taken there is no guarantee that remedial work will be granted Planning Permission. It is recommended, therefore, that:
 - the flue should be terminated with a cap that encourages a high gas efflux velocity.
 - the flue and appliance should be checked and serviced at regular intervals to ensure that they continue to operate efficiently and cleanly.
 - the appliance should only burn fuel of a type and grade that is recommended by the manufacturer.
 - if you live in a Smoke Control Area you must only use an Exempt Appliance (www.smokecontrol.defra.gov.uk) and the fuel that is approved for use in it

- in wood burning stoves you should only burn dry, seasoned timber. Guidance is available on www.forestry.gov.uk
 - treated timber, waste wood, manufactured timber and laminates etc. should not be used as fuel. Paper and kindling can be used for lighting, but purpose made firelighters can cause fewer odour problems.
4. There is a low potential for encountering buried archaeology during excavations. If buried features (e.g. walls, pits, post-holes) or artefacts (e.g. pottery, ironwork, bronze objects, beads) of potential antiquity are discovered, please contact the planner or Council's Archaeology Officer for further discussions. Further investigation secured by the development may be required if significant archaeology is discovered per PAN2(2011) paragraph 31. In the event that human remains or artefacts are discovered, these should remain in situ pending investigation by the Archaeology Officer. Human Remains must be reported immediately to the police. Artefacts may require reporting to Treasure Trove Scotland.

<u>Reference</u>	<u>Nature of Development</u>	<u>Location</u>
17/01602/PPP	Erection of dwellinghouse	Land South of Rossleigh, Horndean

Decision: continued to next available meeting.

<u>Reference</u>	<u>Nature of Development</u>	<u>Location</u>
17/00767/PPP	Residential Development	Land South West and South East of Bowbank Cottages, Bellfield Road, Eddleston

Decision: Approved subject to the following conditions and informatives and the completion of a legal agreement for development contributions:

- 1 No development shall commence until the details of the layout, siting, design and external appearance of the building(s), the means of access thereto including two parking spaces (excluding garages) per house, refuse and recycling bin storage and the landscaping of the site have been submitted to and approved in writing by the planning authority.
Reason: To achieve a satisfactory form of development and to comply with the requirements of section 59 of the Town and Country Planning (Scotland) Act 1997, as amended.
- 2 No development shall commence until all matters specified in conditions have, where required, been submitted to and approved in writing by the planning authority. Thereafter the development shall only take place except in strict accordance with the details so approved.
Reason: To achieve a satisfactory form of development, and to comply with the requirements of section 59 of the Town and Country Planning (Scotland) Act 1997, as amended.
- 3 The subsequent application for the approval of matters specified in conditions application shall be accompanied by:
 - i. a site layout plan at a scale of 1:500 showing the position of all buildings, roads, footpaths, parking areas (distinguishing, where appropriate, between private and public spaces), walls and fences and landscaping;
 - ii. plans and elevations of each house and garage type showing their dimensions and type and colour of external materials;
 - iii. a landscaping plan at a scale of 1:200 showing the location, species and ground spread of existing and proposed trees, shrubs and hedges;
 - iv. details of any proposed phasing of the development;
 - vi. details of existing and finished ground level, and finished floor levels, in relation to a fixed datum, preferably ordnance datum.

vii. a design statement setting out the rationale for the proposed design and layout.
Reason: To ensure a satisfactory form of development.

- 4 No development shall commence until a scheme of hard and soft landscaping works has been submitted to and approved in writing by the planning authority. Details of the scheme shall include:
- a) location and design, including materials and detailed specifications, of all boundary treatments;
 - b) indication of existing trees, shrubs and hedges to be retained, those to be removed and, in the case of damage, proposals for their restoration;
 - c) location of new trees, shrubs, hedges and grassed areas;
 - d) schedule of plants to comprise species, plant sizes and proposed numbers/density;
 - c) a programme for completion and subsequent maintenance;
 - d) bin storage measures;
- Reason: To enable the proper form and layout of the development and the effective assimilation of the development into its wider surroundings
- 5 No development shall commence until the existing private road is upgraded to adoptable standards from a point where the private road meets the D19-1 Bellfield Road adjacent to the church.
Reason: To achieve a satisfactory form of development and in the interest of road safety.
- 6 No development shall commence until a scheme of details has been submitted to and approved by the planning authority, showing the improvement works to the junction of the A703 and the D19-1 Bellfield Road. The scheme of details shall include engineering details of the altered kerbing and any associated alterations to the roadside drainage, along with the required visibility splays. All works to be carried out prior to works commencing on site by a contractor first approved by the council. Thereafter, they shall be retained in perpetuity.
Reason: In the interest of road safety.
- 7 No development shall take place until the applicant has secured and implemented an approved programme of archaeological work and reporting in accordance with a Written Scheme of Investigation (WSI) outlining an archaeological field evaluation. Development and archaeological investigation shall proceed only in accordance with the WSI.
The requirements of this are:
- a) The WSI shall be formulated and implemented by a contracted archaeological organisation working to the standards of the Chartered Institute for Archaeologists (CIfA) approval of which shall be in writing by the planning authority;
 - b) if significant finds, features or deposits are identified by the attending archaeologist(s), all works shall cease and the nominated archaeologist(s) will contact the council's Archaeology Officer immediately for verification. The discovery of significant archaeology may result in further developer funded archaeological mitigation as determined by the council;
 - c) limited intervention of features, or expansion of trenches will only take place if approved by the council's Archaeology Officer;
 - d) initial results shall be submitted to the planning authority for approval in the form of a Data Structure Report (DSR) within one month following completion of all on-site archaeological works. These shall also be reported to the National Monuments Record of Scotland (NMRS) and Discovery and Excavation in Scotland (DES) within three months of on-site completion;
 - e) further development work shall not take place until the planning authority has determined the potential for further archaeological impacts and, if required, a further requirement for mitigation;
 - f) development should aim to mitigate the loss of significant archaeology through avoidance by design in the first instance according to an approved plan;
 - g) if avoidance is not possible, further developer funded mitigation for significant archaeology will be implemented through either an approved and amended WSI, a new WSI to cover substantial excavation and a Post-Excavation Research Design (PERD).

The results of additional excavations and an appropriately resourced post-excavation Research design shall be submitted to the council for approval within 1 year of the final archaeological works and published in an appropriate publication within 3 years.

Reason: The site is within an area where ground works may interfere with, or result in the destruction of, archaeological remains and it is therefore desirable to afford a reasonable opportunity to record the history of the site.

- 8 No development shall commence until a scheme has been submitted by the developer (at their expense) to identify and assess potential contamination on site. No construction work shall commence until the scheme has been submitted to and approved by the planning authority and is thereafter implemented in accordance with the scheme so approved.

The scheme shall be undertaken by a competent person or persons in accordance with the advice of relevant authoritative guidance including PAN 33 (2000) and BS10175:2011 or, in the event of these being superseded or supplemented, the most up-to-date version(s) of any subsequent revision(s) of and/or supplement(s) to, these documents. That scheme should contain details of proposals to investigate and remediate potential contamination and must include:

- a) A desk study and development of a conceptual site model including (where necessary) a detailed site investigation strategy. The desk study and the scope and method of recommended further investigations shall be agreed with the planning authority prior to addressing parts b, c, d and, e of this condition and thereafter;
- b) where required by the desk study, undertaking a detailed investigation of the nature and extent of contamination on site, and assessment of risk such contamination presents;
- c) remedial strategy (if required) to treat/remove contamination to ensure that the site is fit for its proposed use (this shall include a method statement, programme of works and proposed validation plan);
- d) submission of a Validation Report (should remedial action be required) by the developer which will validate and verify the completion of works;
- e) submission, if necessary, of monitoring statements at periods to be agreed with the planning authority;

Written confirmation from the planning authority that the scheme has been implemented completed and (if appropriate), monitoring measures are satisfactorily in place, shall be required by the developer before any development commences. Where remedial measures are required as part of the development construction detail, commencement must be agreed in writing with the planning authority.

Reason: To ensure that the potential risks to human health, the water environment, property and ecological systems arising from any identified land contamination have been adequately addressed.

- 9 No development shall commence until precise details of water supply and a surface water and foul drainage scheme have been submitted to and approved by the planning authority which demonstrates that surface water run-off from the site will be maintained at pre-development levels using sustainable drainage methods during construction of the development and subsequent occupancy. Thereafter no development shall take place except in strict accordance with the approved scheme.

Reason: To ensure the development can be adequately serviced and to safeguard the public road and neighbouring properties from potential run-off.

- 10 A detailed drawing to be submitted with the first approval of matters specified in conditions application for the site showing the position, species and root protection area of the trees and hedges within the site and overhanging the site, those to be retained, those to be felled and replanting proposals. Once approved in writing by the planning authority, the development then to be completed in accordance with the approved details.

Reason: In the interest of protecting the trees on site which are worthy of retention and contribute to the visual amenity of the area.

- 11 No development shall commence until the trees to be retained on the site shall be protected by means of protective fence (compliant with BS5837:12) which shall be erected along the root protection areas for trees. No works shall be permitted within the fenced area unless agreed with the planning authority as being compliant with BS5837:12. The fencing shall be removed only when the development has been completed. During the period of construction of the development the existing soil levels around the boles of the hedges so retained shall not be altered. No trees or hedges within the application site or on the site boundary shall be felled, removed, lopped, lifted or disturbed in any way without the prior consent of the planning authority.
Reason: In the interest of preserving the trees which contribute to the visual amenity of the area.
- 12 No development shall be carried out during the breeding bird season (March-August) unless the development is implemented wholly in accordance with a Species Protection Plan for breeding birds, which shall be submitted to and approved by the planning authority. The SPP shall include provision for a pre-development supplementary survey and a mitigation plan.
Reason: In order to give full consideration to those details yet to be submitted, in the interest of protecting wildlife.
- 13 The proposed development shall include provision for additional parking within the application site to compensate for the loss of existing parking provision on Bellfield Road outside the church.
Reason: The current parking outside the church extends over the carriageway of Bellfield Road and the road improvements required to improve the vehicular access to the site are likely to result in the loss of that existing provision which would otherwise be displaced onto the public road to the detriment of road safety.

Informatives

It should be noted that:

- 1 The illustrative layout plan submitted is not approved as part of this permission and significant changes to the proposed design and layout will be required as the basis for any detailed application(s). The layout will be expected to accord with the Council's supplementary planning guidance, "Placemaking & Design" and with national guidance, "Designing Streets". It is recommended that the first application for approval of matters specified in conditions should be accompanied by a design statement to support the design rationale for the development.
- 2 In the event that bats are discovered following the commencement of works, works should stop immediately and the developer must contact SNH (tel: 01896-756652) for further guidance. Works can only recommence by following any guidance given by SNH. The developer and all contractors to be made aware of accepted standard procedures of working with bats at www.bats.org.uk. Further information and articles available at:
http://www.bats.org.uk/pages/bats_and_buildings.html
http://www.bats.org.uk/pages/existing_buildings.html
http://www.bats.org.uk/publications_download.php/1404/Bats_Trees.pdf
- 3 Details of regulatory requirements and good practice advice for the applicant can be found on the Regulations section of the SEPA website or from the local SEPA office at: Burnbrae, Mossilee Road, Galashiels, TD1 1NF. Tel: 01896 754797.
- 4 Notwithstanding the detail indicated on the submitted drawing, the Council considers that the number of houses indicated represents an overdevelopment of the site; this is likely to give rise to road safety issues arising from the number of vehicle movements associated with the

development on a road network with limited scope for additional capacity. As such, the number of houses shown will not be supported and any detailed application should indicate a reduced number of houses and be supported by an assessment to demonstrate how vehicle movements will be accommodated within the surrounding road network.

NOTE

Councillor Kris Chapman spoke against the application.

Ms Kirsty Peebles, on behalf of Eddleston Community Council, and Ms Amy Barlett, resident, both spoke against the application.

Mr Angus Dodds, Agent spoke in support of the application.

VOTE

Councillor Mountford, seconded by Councillor Miers moved that the application be approved subject to the inclusion of an informative advising that the indicative number of 15 houses was overdevelopment and a condition requiring the provision of replacement parking for the church.

Councillor Aitchison, seconded by Councillor Laing moved as an amendment that the application be refused on the grounds of road safety on the basis of the information before the committee and the scale of the development.

On a show of hands Members voted as follows:-

Motion - 4 votes

Amendment - 3 votes

The Motion was accordingly carried.

<u>Reference</u>	<u>Nature of Development</u>	<u>Location</u>
17/01348/FUL	Erection of 2 No wind turbines 11.8m to tip	Land South West of 6 Lamberton Holding Lamberton

Decision: Approved subject to the following conditions:

Conditions:

1. Noise from the installation must not exceed 35dBA L90,10 min up to wind speeds of 10 metres per second measured at 10m height, when assessed in free field conditions outside any noise sensitive premises where the occupier of the property has no financial interest in the development and having Planning Consent at the time of determining this Application.
Reason: To protect the amenity of other Occupiers.
2. There will be no tonal character to the noise from the installation, audible within any noise sensitive premises. Tonality shall be determined with reference to BS 7445.
Reason: To protect the amenity of other Occupiers.
3. At the request of the Planning Authority, following a complaint to Scottish Borders Council relating to noise from the wind turbines, the wind turbine operator shall shut down the turbine/s not later than 24 hours after receipt of the request and at his own expense employ an independent consultant, approved by the Planning Authority, to assess the level of noise emissions from the wind turbines (inclusive of existing background noise). The background noise level shall also be measured without the wind turbine operating. The noise of the turbine alone can then be calculated by logarithmic subtraction. If requested by the Planning Authority the assessment of noise immissions shall include an investigation of amplitude modulation in a manner agreed with the Authority. Such mitigation as is required to overcome any identified nuisance shall thereafter be agreed with the Council and put in place before the turbine/s is/are brought back into operation.

Reason: To protect the amenity of other Occupiers.

4. No development shall take place within the development site as outlined in red on the approved plan until the developer has secured a Written Scheme of Investigation (WSI) detailing a programme of archaeological works. The WSI shall be formulated and implemented by a contracted archaeological organisation working to the standards of the Chartered Institute for Archaeologists (CIfA). The WSI shall be submitted by the developer no later than 1 month prior to the start of development works and approved by the Planning Authority before the commencement of any development. Thereafter the developer shall ensure that the programme of archaeological works is fully implemented and that all recording, recovery of archaeological resources within the development site, post-excavation assessment, reporting and dissemination of results are undertaken per the WSI.

Reason: The site is within an area where development may damage or destroy archaeological remains, and it is therefore desirable to afford a reasonable opportunity to record the history of the site.

5. The turbine(s) hereby consented and any ancillary equipment or structures associated with them (including any foundations) shall be removed from the site, and the site restored to its former condition, within 25 years of the date of this planning permission unless a further planning permission is achieved that allows for the retention of the turbine(s) on the site beyond this period.

Reason: In the interests of the amenity of the area so that the turbine(s) hereby consented will be removed to avoid any unnecessary environmental impact resulting from the retention of turbine on the site beyond 25 years.

6. When either or both of the wind turbines hereby consented cease(s) to be required for the purposes of electricity generation, the wind turbine(s) concerned, and any ancillary equipment or structures no longer required for the purposes of electricity generation, shall be dismantled and removed from the site, and the site, or that part of the site no longer in use for electricity generation, shall then be restored to its former condition within 12 months of the cessation of operation of the turbine(s) concerned.

Reason: In the interests of the amenity of the area so that in the event of the turbines reaching the end of their operational life, these will be removed within a reasonable period of time to avoid any unnecessary environmental impact resulting from the retention of non-operational turbines on the site.

7. Unless otherwise agreed in writing by the Planning Authority and in advance of installation, the wind turbines shall match in all respects the finished appearance (including finished colour) of the approved drawings hereby consented. Further, and unless otherwise agreed in writing by the Planning Authority, there shall be no symbols, signs, logos or other lettering displayed on any part of the turbines other than those required for health and safety reasons, and the rotors of both turbines shall only rotate in the same direction.

Reason: In the interests of ensuring that the finished and operational appearance of the wind turbines has landscape and visual impacts which are sympathetic to the amenity of the site and surrounding area.

8. No development shall commence until the Developer has first provided the Planning Authority with documentary evidence that the Ministry of Defence has received, and confirmed its acceptance of, appropriate notification of the following details:
 - i) the date(s) of commencement of the construction of the turbine(s);
 - ii) the date(s) of completion of the construction of the turbine(s);
 - iii) the maximum height (including extension height) of the construction equipment to be used to erect the turbine(s); and
 - iv) the latitude and longitude of the turbine(s) when completed.

Reason: To ensure that appropriate notification is given to the Ministry of Defence to address the latter's concern that accurate information about the delivery and location of the

development hereby consented, should be supplied to allow the Defence Estates Safeguarding to update its records.

9. Fields 7 and 8 on the land ownership plan submitted by the applicant on 5 December 2017 shall be retained in permanent pasture for a minimum period of five years from the date of the first turbine hereby approved being erected.
Reason: to ensure the surrounding habitat does not attract corn buntings to the site once the turbines are in operation, in the interests of biodiversity.

NOTE

Mr John Trotter spoke against the application

Mr William Mykura, Applicant spoke in favour of the application

<u>Reference</u>	<u>Nature of Development</u>	<u>Location</u>
17/01709/FUL	Erection of four dwellinghouses	Land East of Craigpark Court, Galashiels

Decision: Approved subject to a legal agreement and the following conditions and informatives:

1. All approved residential units shall meet the definition of "affordable housing" as set out in the adopted Local Development Plan 2016 and Supplementary Planning Guidance "Affordable Housing" 2015 and shall only be occupied in accordance with arrangements (to include details of terms of occupation and period of availability) which shall first have been submitted to and approved in writing by the Planning Authority prior to development commencing.
Reason: The permission has been granted for affordable housing, and development of the site for unrestricted market housing would not comply with development plan policies and guidance with respect to contributions to infrastructure and services, including local schools and the reinstatement of the Borders Railway.
2. No development shall commence until a protective fence is erected in accordance with BS5837:12 alongside the tree to the east of Plot 4, as identified on the approved site plan, and the fence shall not be removed until all construction activities on site are fully complete. The existing fence along the northern boundary of Plot 5A shall be retained (or reinstated before works commence) until after construction works are complete. There shall be no construction works, including storage of plant or machinery or provision of retaining walls/boundary treatments (notwithstanding the approved site plan) within the protected areas unless construction details of such works have been submitted to and approved by the Planning Authority, and there shall be no services installed unless compliant with National Joint Utilities Group Guidelines.
Reason: To safeguard trees of value adjoining the site, including trees subject to Tree Preservation Order
3. No development shall commence until written evidence is provided on behalf of Scottish Water to confirm that mains water and foul drainage services shall be made available to serve the development, and until a surface water drainage connection to the mains has been approved, and the means of maintenance of the surface water drainage scheme have been submitted to and agreed with the Planning Authority. The development shall be serviced by a surface water drainage scheme based on the indicative proposals on drawing 9307 L(52)001 B and existing pre-development run-off rates from the site during and after construction shall be maintained. All services shall be operational prior to the occupancy of any dwellinghouse hereby approved.
Reason: To ensure the development can be adequately serviced, without flood risk to other properties

4. No development shall commence until specifications (and samples where required by the Planning Authority) of all materials for the parking spaces, paths, house roofs, external walls, basecourses and retaining walls have been submitted to and approved in writing by the Planning Authority. The development shall be implemented in accordance with the approved specifications.
Reason: The materials to be used require further consideration to ensure a satisfactory form of development, which contributes appropriately to its setting.

5. No development shall commence unless in accordance with a scheme of ground, house and road/parking area levels that has been submitted to and approved by the Planning Authority. The scheme shall be related to an off-site datum and shall include existing and proposed levels throughout the application site. The development shall be carried out in accordance with the approved scheme.
Reason: Further information is required regarding finished house and site levels to ensure the development is visually sympathetic and acceptable as regards road safety

6. No development shall take place except in strict accordance with a scheme of landscaping works, which shall first be submitted to and approved in writing by the planning authority. The scheme of works shall include:
 - a) details of new fences/walls, their route, height, design and materials (notwithstanding references on the approved site plan)
 - b) schedule of planting, including screen planting for the easterly boundary, to comprise location, species, plant sizes and proposed numbers/density
 - c) programme for completion (including timescale for fencing alongside parking spaces and all planting) and subsequent maintenance
 Reason: To enable the proper form and layout of the development and the effective assimilation of the development into its wider surroundings and to mitigate effects of the development on the privacy of adjacent properties.

7. No dwellinghouse shall be occupied until the road serving the development leading from Craigpark Gardens and the road and parking layout approved under this consent have been completed in accordance with the Council's adoptable standards and until bin stances specified on the approved site plan have been provided. The layout shall accord with the approved site plan and the development shall only be implemented and occupied where the development of Plot 3 has been implemented in accordance with the same site plan
Reason: To ensure each dwellinghouse can be adequately serviced by road, parking and bin storage provision, and that parking arrangements relate sympathetically to the adjacent approved development

8. Notwithstanding the General Permitted Development (Scotland) Order 1992 (as amended 2011 or any subsequent revision or replacement of the Order) there shall be no development involving excavations to finished ground levels within the hatched area identified on the approved plan, and there shall be no extension, enlargement or other external alteration of the dwellinghouses, and no outbuilding, deck or other raised platform erected within the curtilage of any dwellinghouse without a planning application having first been submitted to and approved by the Planning Authority
Reason: To minimise risk of damage to the roots of a protected tree and minimise risk to the amenity of neighbouring properties

9. All rooflights identified on the plans and elevational drawings approved under this consent located on the easterly-facing (rear) roof slopes shall be set a minimum of 1.8 metres above the internal floor level to which they relate
Reason: To safeguard the privacy of adjacent properties

Informatives

The Council's Technical Approval (Roads Planning Service) shall be required for all retaining walls adjacent to the public road

An amended Road Construction Consent will be required for the site. This must include amendments to the lighting, drainage and road layouts and details.

<u>Reference</u>	<u>Nature of Development</u>	<u>Location</u>
17/01757/MOD75	Modification of planning obligation Pursuant to planning permissions 12/00811/FUL, 13/01109/FUL, 14/00412/FUL 14/01227/FUL	Land Adjacent to Craigpark Gardens Galashiels

Decision: Approved subject to a clause requiring that the units be owned and managed by the applicants, or other Registered Social Landlord, as affordable housing, with the exception of Plot 1 which shall remain bound by the original contributions (pro rata).

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SCOTTISH BORDERS COUNCIL EXECUTIVE COMMITTEE

MINUTE of Meeting of the EXECUTIVE
COMMITTEE held in The Lesser Town Hall,
Hawick on Tuesday, 17th April 2018 at 11.00
am.

Present:- Councillors M Rowley (Chairman), S Aitchison, G Edgar, S Haslam, C
Hamilton, W McAteer, T Miers, S Mountford, G Turnbull, T Weatherston.
Apologies Councillor E Jardine; Mr J Clark (Borders Chamber of Commerce).
Also present:- Councillor S Bell, S Marshall, D Paterson, C Ramage, N Richards, S Scott.
In Attendance:- Executive Director (R Dickson), Chief Financial Officer, Chief Officer
Economic Development, Democratic Services Team Leader, Democratic
Services Officer (P Bolson).

ECONOMIC DEVELOPMENT BUSINESS

Present:- Mr G Clark (Federation of Small Businesses).

CHAIRMAN

Councillor Rowley chaired the meeting for consideration of the Economic Development
business.

1. WELCOME AND INTRODUCTIONS

The Chairman welcomed everyone to the meeting of the Executive Committee in the
Lesser Town Hall, Hawick and introduced Mr Garry Clark, the new member representing
the Federation of Small Businesses.

2. SOUTH OF SCOTLAND ECONOMIC PARTNERSHIP

2.1 The Chairman then introduced Professor Russel Griggs OBE, Chairman of the South of
Scotland Economic Partnership. As background, Professor Griggs explained that he was
in Hawick for the second of twenty-eight meetings as part of a programme across the area
to find out what people wanted and to look at how communities could be supported in
taking projects forward. The twelve week consultation period in respect of the new South
of Scotland Economic Agency was now in process and the powers and remit of the
Agency were yet to be determined. Scottish Borders Council input to the consultation was
essential to ensure that the new agency had the necessary powers to allow it to deliver
what was needed. Professor Griggs advised that £10m was available to spend on new
projects during 2018 and he was hopeful that further budget would be offered in 2019. In
terms of representation on the newly established Board, there were members from
farming and forestry business, the Third sector, education establishments and from the
general public. Professor Griggs then opened up the discussion and invited Members'
questions.

2.2 With reference to the assessment process for applications for funding, there was no bid
process as such but all projects would be required to contribute to the work plan. Projects
should not duplicate an existing provision and should focus on new, innovative
development. The interface with the Borderlands Project was also discussed and it was
noted that it related more to infrastructure. Discussion relating to sustainability of existing
businesses followed. Members raised concerns about the vulnerability of businesses that
were crucial to local communities and Professor Griggs explained that the Agency would
be looking to deliver different support tailored to the needs of a specific community. He
emphasised that it was important not to talk down the South of Scotland economy and
appreciate that it was different to the Central Belt. Professor Griggs also indicated that

the majority of companies employed less than ten staff so succession planning was essential in going forward. It was acknowledged that a number of businesses had located in the Borders because the owner(s) wanted to live in the area for its quality of life and accepted the different economy and it was important to retain these businesses. With regard to road conditions and the promotion of heavy vehicle activity, the Executive Director explained the Council's position and said that this might be reviewed at an appropriate time. The Chairman thanked Professor Griggs for his attendance.

DECISION NOTED.

3. ECONOMIC DEVELOPMENT UPDATE

3.1 With reference to paragraph 2 of the Minute of 5 December 2017, there had been circulated copies of a briefing note providing an update on recent Economic Development activities. The Chief Officer Economic Development, Mr McGrath, summarised the main points. With regard to business activity during the quarter, Business Gateway had assisted 83 business start-ups and 6 of these had met the new classification of "Early Stage" growth. Advisers have delivered 24 Start-up workshops and 20 Growth workshops to 276 attendees. Two Masterclass workshops on General Data Protection Regulations (GDPR) and Exporting had been hosted by Business Gateway with a further GDPR event scheduled to meet demand. The Scottish Borders Business Fund had received 11 applications between 15 November 2017 and 15 March 2018. 10 grants to the value of £27,997 had been approved with a forecast economic impact of £482,419 GVA and potential creation of 18.5 jobs. For the same period, the Scottish Borders Business Loan Fund approved 3 loans valued at £41,148 with a forecast economic impact of £118,052 GVA and potential creation of 4 jobs.

3.2 Regeneration updates were set out as part of the Town Centre Regeneration Action Plan 2018/19 under Item 7 on the Agenda. The Tweed Valley Tourism Business Improvement District (BID) had appointed a Project Manager with the aim of progressing to a ballot in October 2019. With regard to Tourism and Events, Mr McGrath advised Members that as from May 2018, a new supplier would be delivering the content for the interactive kiosks situated at stations and in towns along the Borders Railway route, bringing new investment and software with increased capacity for visitor and business information. A new Rural Tourism Infrastructure funding opportunity, managed by Visit Scotland, was launched in April 2018 and it was intended that SBC submit an expression of interest application for potential capital projects by 24th of the month. With reference to Funding, the UK and Scottish Governments have confirmed that applicants whose grant funding was agreed through the LEADER and European Maritime Fisheries Fund 2014-2020 programmes, and contracted before the point of "Brexit", would be able to complete their projects even if the work was scheduled for after leaving the EU. The LEADER Local Action Group had approved grant funding of £2.01m to date, covering a range of projects and it was anticipated that a further 7 applications would be received in May 2018. The Forth Fisheries Local Action Group had recommended 13 projects amounting to £452k to Marine Scotland. A further 3 projects totalling £67k had been recommended to Marine Scotland in March 2018. In terms of Property and Projects, Mr McGrath advised that the development of 4 workshops at the Galalaw Business Park had progressed well but had been delayed by around 3 weeks due to recent inclement weather. It was anticipated that the current project would be complete by the end of May 2018. There had been 25 new property leases issued in 2017/18, generating an annual rental income of £99.4k for SBC. The occupancy level for leased industrial units during 2017/18 was 87%. Members were advised that under the Low Carbon Economic Strategy, 4 new business referrals had been progressed during January – March 2018.

3.3 In response to a question on surplus property within the SBC property register, it was agreed that a report be presented to the Committee in due course. Further questions relating to statistical data on occupancy rates and tourism were answered by officers. The Structure Fund managed by Visit Scotland included a budget of £6m for allocation

across Scotland and Mr McGrath explained that consideration would be given to applications which supported existing facilities such as mountain biking.

DECISION

NOTED the update.

4. HAWICK ACTION PLAN UPDATE

With reference to paragraph 5 of the Minute of 5 December 2017, there had been circulated copies of a report by the Executive Director providing a progress report on key activities within the Hawick Action Plan following the last meeting in December 2017. The Hawick Action Plan was structured around three key themes which had been identified and agreed by the key stakeholders for the town. The themes were: making Hawick a 'Great Place for Working and Investing'; a 'Great Place for Living and Learning'; and a 'Great Destination to Visit' and there had been progress within these themes, with priority actions identified. Completed actions and areas of progress were set out in Appendix 1 to the report and a number of key areas of progress were contained within the report. Key areas of activity included progress of work relating to industrial units at the Galalaw Business Park; design work for the former Armstrong's building as part of the Hawick Business Growth project with £3.625m of Scottish Government funding; progress on the design and consultation of Hawick Flood Protection Scheme; tourism marketing activity and new signage; feasibility study funding to progress a film initiative; and further research for a Conservation Area Regeneration Scheme. Work continued in partnership with the Scottish Government, the new South of Scotland Economic Partnership and local agencies to further develop the Hawick Action Plan and key projects identified within it. Executive Director, Mr Dickson summarised the report and highlighted some projects within the Action Plan. A Planning Application in respect of the former Armstrong's Building was due to be submitted during the Spring of 2018 and it was anticipated that up to 17 business incubator units would be provided on the redeveloped site with the potential for creation of 25 FTE jobs. As an off-shoot of the Borders Alchemy Film Project, funding had been provided to carry out a feasibility study into whether a film project to include production studios, film making and skills training for school leavers could be progressed in Hawick, promoting both the town and the wider Scottish Borders as a place of choice. Following initial research in 2017 on the feasibility and options for a townscape heritage-based scheme for Hawick town centre, and discussions between Council officers and potential funders, Scottish Borders Council was now gathering information and evidence which would be required for a potential funding application. SBC intended to progress a Conservation Area Regeneration Scheme (CARS) project with a potential application to Historical Environment Scotland in September 2018. With reference to mobile connectivity, it was noted that two Planning Applications had been submitted by EE to improve mobile 'phone coverage in two rural areas in and around Hawick.

DECISION:

- (a) NOTED the progress made in taking forward key actions within the Hawick Action Plan since December 2017, as set out in Appendix 1;**
- (b) AGREED to:-**
 - (i) support further work with businesses and stakeholders in Hawick in 2018/19 as outlined in Appendix 1 to the report; and**
 - (ii) to receive a further progress report by the Executive Director on the Action Plan by the end of 2018.**

5. TOWN CENTRE REGENERATION ACTION PLAN UPDATE

With reference to paragraph 8 of the Minute of 7 March 2017, there had been circulated copies of a report by the Executive Director providing an update on the Town Centre Regeneration Action Plan. The Plan focussed on priority towns as part of the Council's

agreed approach to town centre regeneration. Town centres were recognised for the important part they played in the local economy and in response to the challenges that some town centres faced, specific action plans, such as that for Hawick, had been developed. Town centres would also be an important area for the new South of Scotland Economic Partnership to consider. In 2016, a new approach to town centre regeneration was agreed by the Executive Committee and this focussed on targeting resources and support for priority towns ie those that had significant challenges. The Town Centre Regeneration Action Plan and the updated Town Centre Index were included as appendices to the report. The Action Plan focussed on projects and activities that would have a significant economic impact and benefit within the respective town centres and which could be delivered during 2018/19 and as longer term projects that would take a number of years to implement. The Action Plan also provided details of progress and completion of projects during the past year. Discussion followed and Members raised a number of questions. In response, officers advised that in addition to the priority towns previously referred to, support for smaller towns might be an area for future consideration by the South of Scotland Economic Partnership and Scottish Borders Council. With regard to information available about ownership of unoccupied town centre buildings, this was not always accessible however this would be looked at as part of the work of the Conservation Area Regeneration Scheme.

DECISION

- (a) NOTED the completed actions and significant progress on other activity during 2017/18.**
- (b) APPROVED the Town Centre Regeneration Action Plan 2018/2019 and the key actions, as set out in Appendix 1 to the report.**
- (c) AGREED that the Action Plan be monitored by Council officers on a regular basis and presented to the Executive Committee for approval on an annual basis.**

6. SELKIRK TOWN CENTRE BUSINESS IMPROVEMENT DISTRICT UPDATE

With reference to paragraph 4 of the Minute of 19 September 2017, there had been circulated copies of a report by the Executive Director providing an update on the Selkirk Town Centre Business Improvement District (BID), outlining the support provided by the Council for the delivery of the BID and in terms of governance. Members were advised that the Selkirk Town Centre BID was developed following a period of business plan development and local business consultation. The Selkirk Town Centre BID Steering Group, with the formal agreement of both the Scottish Government and Scottish Borders Council, progressed to a successful formal ballot in November 2017. Governance processes were required to ensure transparency of funding and resources, including SBC's financial input and contribution to the Project, and it had been agreed by Council that an Elected Member be appointed to the Selkirk BID Board. The report being considered by the Committee today proposed that the representative should be a Member from the Selkirkshire Ward.

DECISION

- (a) NOTED the successful, positive Selkirk Town Centre BID ballot on 30 November 2017.**
- * (b) AGREED TO RECOMMEND to Scottish Borders Council that an Elected Member from the Selkirkshire Ward represents the Council on the Selkirk Town Centre BID Board.**

7. HAWICK AND EAST BERWICKSHIRE MEMBER WORKING GROUPS

There had been circulated copies of a report by the Executive Director proposing the establishment of two new Working Groups to consider the economic challenges and

opportunities in Hawick and Eyemouth and East Berwickshire. The Groups would have advisory powers and would offer advice and guidance to the Executive Committee based on the analysis undertaken. Local Elected Members would form the core of the Working Groups, along with other local stakeholders, who would be involved as appropriate. Both Groups would be Chaired by Councillor Rowley, Executive Member for Business and Economic Development and other Elected Members could be co-opted to the Groups as required. During discussion, Members agreed that a young person's representative should be included as a key stakeholder and it was noted that the Working Groups would work closely with local Area Partnerships.

DECISION

- * (a) **AGREED TO RECOMMEND that:-**
- (i) **the two new Working Groups be established as soon as possible; and**
 - (ii) **business people and other local stakeholders should be co-opted onto the new Working Groups in line with local Member expectations.**
- (b) **AGREED to receive further appropriate progress reports by the Executive Director as agreed with the Chair of the Working Groups.**

MEMBER

Councillor C Hamilton left the meeting prior to consideration of the following item of business.

8. BORDERLANDS INCLUSIVE GROWTH DEAL UPDATE

With reference to paragraph 7 of the private Minute of 5 December 2018, there had been circulated copies of a report setting out progress made in taking forward the Borderlands initiative and highlighting the work to produce a Borderlands Inclusive Growth Proposition. The Borderlands Inclusive Growth Proposition had been submitted to the Secretary of State for Scotland and to the Cabinet Secretary for Economy, Jobs and Fair Work in October 2017 and it had since been agreed that the five partner Local Authorities should sign a Memorandum of Understanding (MoU) to provide a clear governance framework for the pre-Deal period. The report also advised that all partners had agreed to provide £100k of funding during this pre-Deal period and for Scottish Borders Council, this required an additional contribution of £50k in the year 2018/19. Discussion followed and officers responded to questions from Members. In response to a question the Chief Officer Economic Development explained that "inclusive growth" meant that all sections of the communities would be considered when taking this Proposition forward. In view of the importance of this project the Chairman proposed that this decision should be ratified by Council and that a further recommendation should be added with regard to the approval of the approval of the final deal.

DECISION

- (a) **NOTED the positive progress made in developing a Borderlands Inclusive Growth Deal and in discussing that with UK and Scottish Governments.**
- * (b) **AGREED TO RECOMMEND:-**
- (i) **to delegate authority to the Chief Executive, in consultation with the Leader and Executive Member for Business and Economic Development, to accept the terms of the Draft Memorandum of Understanding as set out in Appendix 2 to the report;**
 - (ii) **that the Council contribute a further £50,000 towards the joint pre-Deal development costs, to be allocated from existing budgets in the Economic Development service; and**

- (iii) that further progress reports be presented during 2018 as the development stages of the deal proceed; and
- (iv) that Council should approve the final proposition of the Borderlands Inclusive Growth Deal prior to submission to the UK and Scottish Governments.

OTHER BUSINESS

CHAIRMAN

Councillor Haslam took the Chair for the remaining Public Business.

9. **MINUTE**

The Minute of the meeting of the Executive Committee of 13 March 2018 had been circulated.

DECISION

APPROVED for signature by the Chairman.

10. **CAPITAL PROGRAMME 2018-19 BLOCK ALLOCATIONS**

With reference to paragraph 6 of the Minute of 14 February 2018, there had been circulated copies of a report by the Chief Financial Officer seeking approval for the proposed individual projects and programmes within the various block allocations in Capital Financial Plan 2018/19. Appendices A – Z to the report provided details of the projects and budgets approved by the Executive Committee on 14 February 2018. The report also indicated that some projects had not yet been fully identified and that once this information was available, further reports would be presented to the Committee for consideration.

DECISION

APPROVED the block allocation breakdowns as contained in Appendices A – Z to the report.

11. **TERMS OF REFERENCE – PARKING ISSUES WORKING GROUP**

There had been circulated draft Terms of Reference for the operation of the Parking Issues Working Group to ensure that the Council maximised its parking opportunities in Border towns and ensured sufficient turnover within town centres to bring economic benefits to the business located there, and where parking restrictions were in place, that these were clearly marked and enforceable. The Terms of Reference also included the Method of Approach and the Scope of the Review. It was agreed that the fully costed options should also be included in the document and this was therefore added at item 8 under the heading Scope. Membership of the Working Group comprised Councillors G Edgar (Chair), A Anderson, C Hamilton, E Jardine, C Ramage, E Robson and R Tatler, with officers in support. In response to a request for clarification, Members were advised that this was a short life Working Group and that the recommendations from the Review would be presented to the Executive Committee and to Council for consideration.

DECISION

AGREED the amended Terms of Reference for the Parking Issues Working Group subject to the inclusion of fully costed options under the heading of Scope.

13. **MEETING ARRANGEMENTS**

Members were advised that the meeting of the Executive Committee scheduled to take place at 10.00 am on 22 May 2018 would now commence at 2.00 pm to allow attendance at the Countryside Day event.

DECISION

NOTED.

14. **PRIVATE BUSINESS**

AGREED under Section 50A(4) of the Local Government (Scotland) Act 1973 to exclude the public from the meeting during consideration of the business detailed in the Appendix to this minute on the grounds that it involved the likely disclosure of exempt information as defined in the relevant paragraphs of part 1 of schedule 7A to the Act.

CHAIRMAN

Councillor Rowley returned to the Chair for consideration of the Private Section of the Economic Development business.

SUMMARY OF PRIVATE BUSINESS

14. **EYEMOUTH HARBOUR TRUST – ICE PLANT PROPOSALS**

The Executive Committee considered a report by the Executive Director on ice plant proposals by Eyemouth Harbour Trust.

The meeting concluded at 12.45 pm

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