
**Please find attached the papers in respect of Items 7, 9
and Private Item 12 on the agenda for the above
meeting**

7.	Property Update (Pages 3 - 4) Consider general property update by Estates Surveyor. (Copy briefing paper attached.)	20 mins
9.	Any Other Items Previously Circulated. (Pages 5 - 24) Peebles Highland Games – Siting of Shipping Container (Copy paper attached.)	
12.	Private Property Update (Pages 25 - 28) Consider property update by Estates Surveyor. (Copy briefing attached.)	10 mins

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Peebles Common Good Fund
Property Update - 18th August 2021

Public

Victoria Park Funfair

There has been a request to use Victoria Park by Kenny Stuart Family Funfair at the same location as in previous years. The fair will be on site from 19th – 26th September operating on the 23rd – 25th.

A fee of £801 would be charged. This is based on standard charges for use of SBC parks by funfairs. The funfair will be responsible for making good any damage or paying compensation for sorting any damage.

Recommendation approve use of Victoria Park for the funfair.

Braw Brew Street Trader

A request has been submitted for a site at Kingsmeadows Car Park or Haylodge Park for Braw Brew, a street trader selling drinks and home baking. Neighbourhood Services have been consulted on the use of Haylodge Park and have concerns about damage to footpaths by regular access with a vehicle. Consultation is still to be undertaken with the Roads and Car Parks teams on the use of Kingsmeadows Car Park by this street trader. A fee of £10/day will be charged as previously discussed.

Recommendation

- a) **Not to approve use of Haylodge Park**
- b) **Approve use of Kingsmeadows Car Park by Braw Brew subject to:**
 - **Approval from Roads and Car Parks teams**
 - **Planning permission being approved if use is greater than 28 days per year**
 - **Obtaining the relevant street trader licence**
 - **Licence being agreed for use of the car park including a fee of £10/day**

Tweedgreen pavilion

Interest has been expressed in leasing Tweedgreen pavilion for use as a seasonal café between May and September. The prospective tenant would be required to do any works required in terms of upgrading utilities and obtaining planning permission for change of use. The interested party have stated that they would make the pavilion available for the Beltane festival and other events as required. A rent of £1500-£2000 could be achieved for the seasonal lease of the café.

If there are no objections to this use further discussion will be had with the interested party and more details provided at a future meeting with a view to getting a lease in place for spring/summer 2022.

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Proposal to relocate Peebles Highland Games storage container to the rear of Peebles Rugby Football Club's Pavilion and to replace the existing Rugby Club storage unit at the same site – Hay Lodge Park, Peebles

16th August 2021

1. Background

Peebles Highland Games was started by a group of local business men in 1972 in an effort to extend the summer tourist season in the town. The Games were initially held at Whitestone Park but were subsequently moved to Hay Lodge Park in the late 1990s following the construction of the Gytes Leisure Centre in the area which was previously used for car parking.

The Games is now held annually on the first Saturday in September and includes Pipe Band, Highland Dancing and Heavy Events competitions along with stalls, catering and various other attractions. We estimate that around 2000 people attend Peebles Highland Games each year and so it continues to be a major event in the town's annual calendar.

Over the years, Peebles Highland Games Association have amassed a considerable amount of equipment which is required to stage the games. This includes tents, dance boards, heavy events equipment, catering equipment, tables and fencing. Until 2017 this equipment was stored in one of the garages on Montgomery Place adjacent to the Cross Kirk. We paid an annual rent to the owner of the garage for the use of this facility but following the purchase of new boards for our Highland Dancing Competition in 2016, it was evident that the space available to us at this site could no longer accommodate all of our equipment.

Unable to source alternative storage in the town, our Committee took the decision to purchase a used 20 foot long shipping container to use as a storage facility for our equipment. Notwithstanding the one off payment for the purchase and delivery of the shipping container, in addition to providing us with increased storage space, this move also had the benefit of relieving us of the burden of the annual rental we paid to the owner of the garage on Montgomery Place.

Having considered a number of potential location for the siting of the shipping container, the owners of Peebles Hydro agreed to let us position it free of charge on an area of hardstanding adjacent to their former stables and derelict squash courts to the east side of their grounds off the Innerleithen Road.

The container was located in the Hydro grounds for four years but towards the end of 2020 the hotel owners asked us to remove it as they were about to embark on the demolition of the squash courts and the redevelopment of the former stables site.

At this point one of our Committee members, Scott Watson, discussed the possibility of us relocating the container to Hay Lodge Park with Councillor Robin Tatler in his capacity as a Trustee of Peebles Common Good Fund. Following these initial discussions, it was concluded that a more formal application should be submitted to the Common Good Trustees to enable the proposal to be fully considered.

As an interim measure, it was agreed that our container could be temporarily relocated to the small parking area to the west of the Cricket Club Pavilion at Whitestone Park. This is where our container is currently situated.

2 Request to re-site Peebles Highland Games Storage Container to Hay Lodge Park

Having recently been in discussion with officials from Peebles Rugby Club about the possibility of relocating our container to a site adjacent to their pavilion at the east end of Hay Lodge Park it has become apparent that they are also keen to locate a similar sized storage trailer in this area.

Prior to the construction of the current Rugby Club Pavilion in Hay Lodge Park, a smaller brick building with rendered exterior walls, located behind the existing pavilion, was used. In recent years, Peebles Rugby Club have used this brick building and a timber extension as a storage facility but it is now in a very poor state of repair and is not considered to be safe or secure.

Peebles Highland Games Association and Peebles Rugby Club would therefore like to table a joint proposal to demolish this poor quality brick and timber storage facility and locate our two storage containers adjacent to each other on the cleared site.

The intention would be that our two organisations would arrange for the safe demolition and disposal of the existing buildings and the positioning of the storage units on the remaining concrete base slab. With external dimensions of 20' long, 8' wide and 8'-6" high, the Highland Games storage container is very similar in size to the existing brick building on the site while Peebles Rugby Club's storage unit is a similar size to the timber 'shed' section of the existing storage facility.

The site in question is identified on the attached plans which show the footprint of the existing building and the layout of the proposed storage units (refer to Appendix A).

As can be seen in the attached photos (refer to Appendix B), the proposed site is heavily screened by trees and bushes on three sides and by the rugby club pavilion building on the west side and so the replacement of the existing poor quality storage with similarly sized safe and secure storage units would be considered to have minimal visual impact on the local area including when viewed from Hay Lodge Park.

3 Benefits of relocated storage to Peebles Highland Games

The relocation of our storage container to the proposed site would offer considerable benefits to our organisation. The storage of bulky and heavy items of equipment off-site has meant that we have had to arrange for the transportation of these items to and from Hay Lodge Park before and after the Highland Games each year. This involves us relying upon the availability and good will of local trades people and farmers who offer us the use of vans and trailers. Not having to arrange this transportation and rely on the support and good will of others at the time of the Games would remove this uncertainty and bring the set up and clearance of the Highland Games back under our own control.

Peebles Highland Games benefits from being one of the final Games in the annual Highland Games schedule in Scotland. This helps to attract competitors and visitors alike. However, one of the knock-on impacts of this is that there is reduced day light available to our volunteers to clear away our equipment on the evening of the Games. This has always been exacerbated by our reliance on vehicles to transport our gear to off-site storage locations.

Having our storage unit immediately adjacent to the park would therefore enable us to clear the field and get our equipment safely packed away before nightfall.

Agreeing a new, permanent site would also remove any ongoing uncertainty and concern over where we can locate our storage container in the future and would also relieve Peebles Highland Games Association of any ongoing financial burden associated with site rental, thereby helping to safeguard the future of the Games.

4 Benefits of relocated and replacement storage to Peebles Rugby Club

In addition to benefitting Peebles Highland Games, the proposed storage facilities would also give Peebles Rugby Club secure options for the storage of essential equipment

without which matches and training at all age groups could not take place. Sunday morning sessions for the minis section are typically attended by in excess of 120 children most of whom will at some point in these sessions use a tackle shield, tackle bags etc. which would have been kept in the existing storage buildings behind the pavilion.

The Club now has no external storage space due to the current facilities being fenced off because of Health & Safety concerns. Much of the equipment that is used during the minis Sunday morning sessions and normal training is currently being stored in the coaches room, the gym and the physio's medical room. This situation is unsustainable and will only worsen now that the new playing season is getting underway. Items that are too big to be stored in the main building such as post protectors, flags etc have to be left outside. This presents a security risk and contributes to the accelerated deterioration of the equipment.

5 Conclusions

In conclusion, Peebles Highland Games Association have, for some time now, been keen to relocate our equipment storage unit close to or in Hay Lodge Park as we believe this would offer the following benefits to our event:

1. Reduced reliance on offers of transport to move heavy and bulky items of equipment to and from the park.
2. Reduced time to set up and clear away our equipment and facilities on the weekend of the Games recognising the reduced daylight hours at the start of September.
3. Peace of mind that our storage is located at a safe and secure long term site close to the park.
4. No ongoing financial burden associated with site rental to store our equipment.
5. Refusal to grant permission to relocate our container at the proposed location would leave Peebles Highland Games in the difficult position of requiring to find an appropriate alternative, permanent site for our storage facility.

In addition to the above, a new and improved storage unit at the proposed location would also offer significant benefits to Peebles Rugby Club. Equipment which was previously stored in the poor quality storage buildings to the rear of the pavilion is now taking up much needed space in the pavilion itself with other expensive equipment

having to be stored outside with an increased risk of theft, vandalism and deterioration due to the weather. Secure, on-site weatherproof storage would again free up rooms within the pavilion for other purposes and would minimise the distance that bulky and heavy items would need to be carried to the training pitches in the park.

Appendix A – Plans

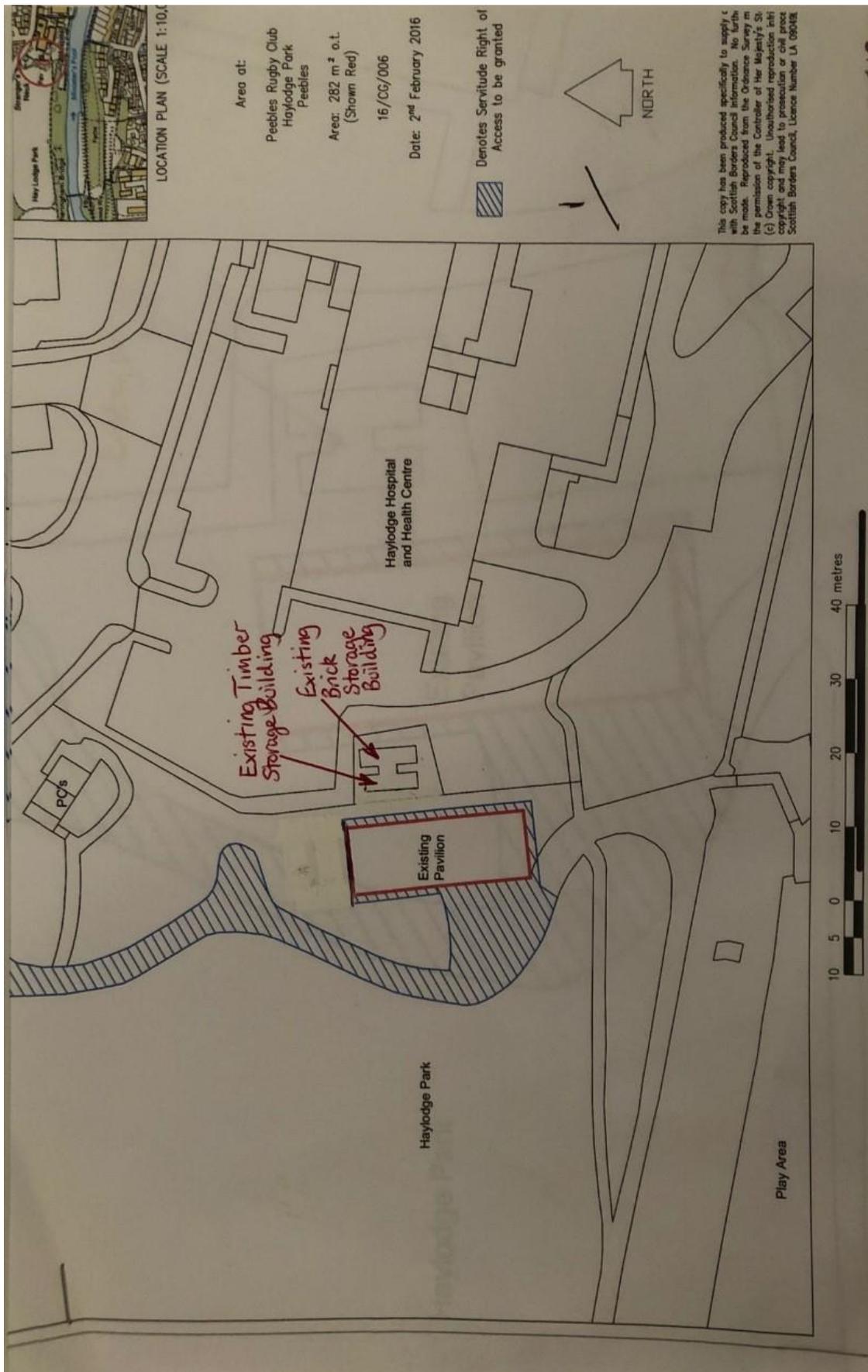


Figure 1: Existing layout of PRFC pavilion and storage buildings to rear (east) large scale

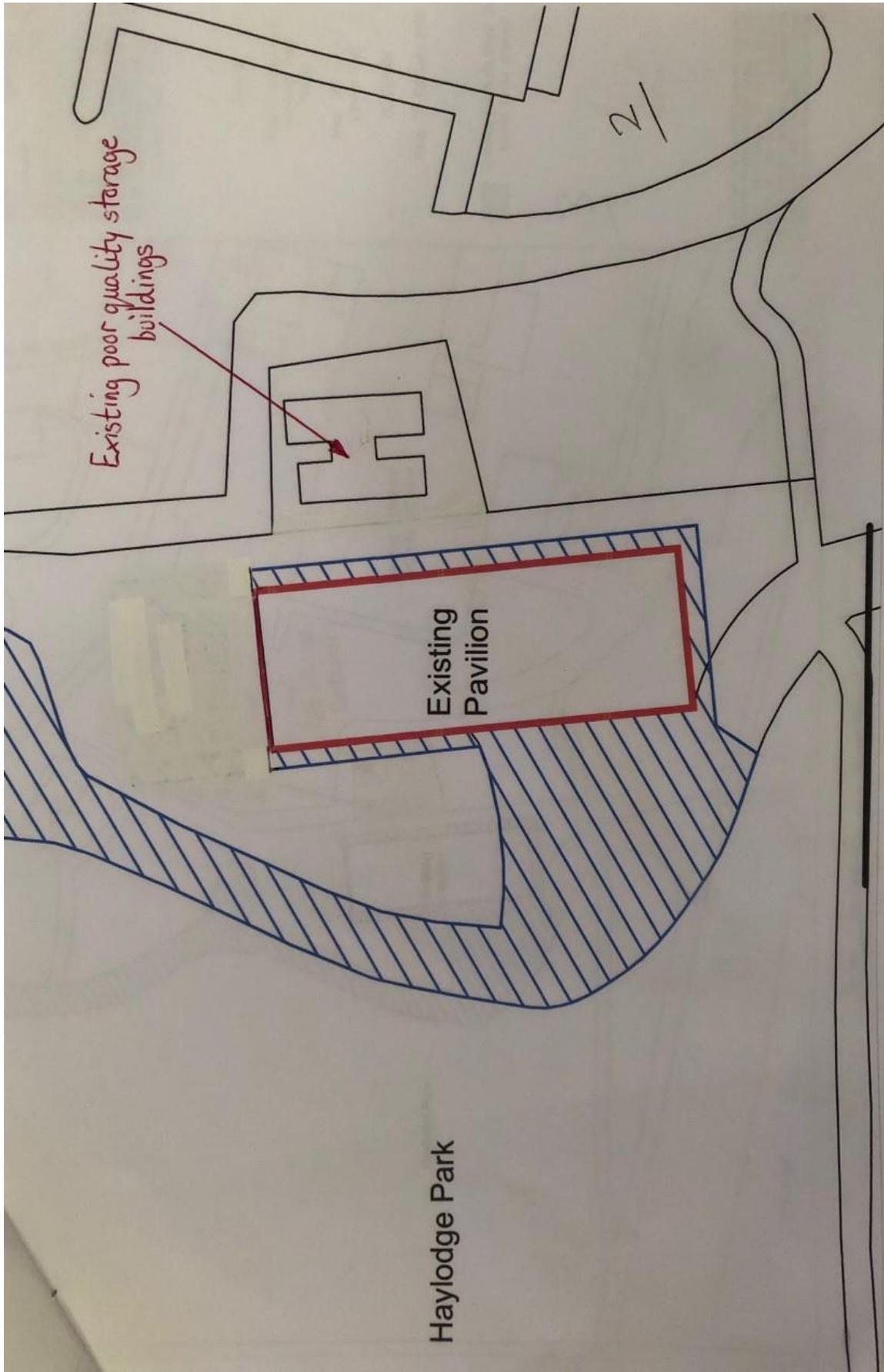


Figure 1: Existing layout of PRFC pavilion and storage buildings to rear (east) small scale

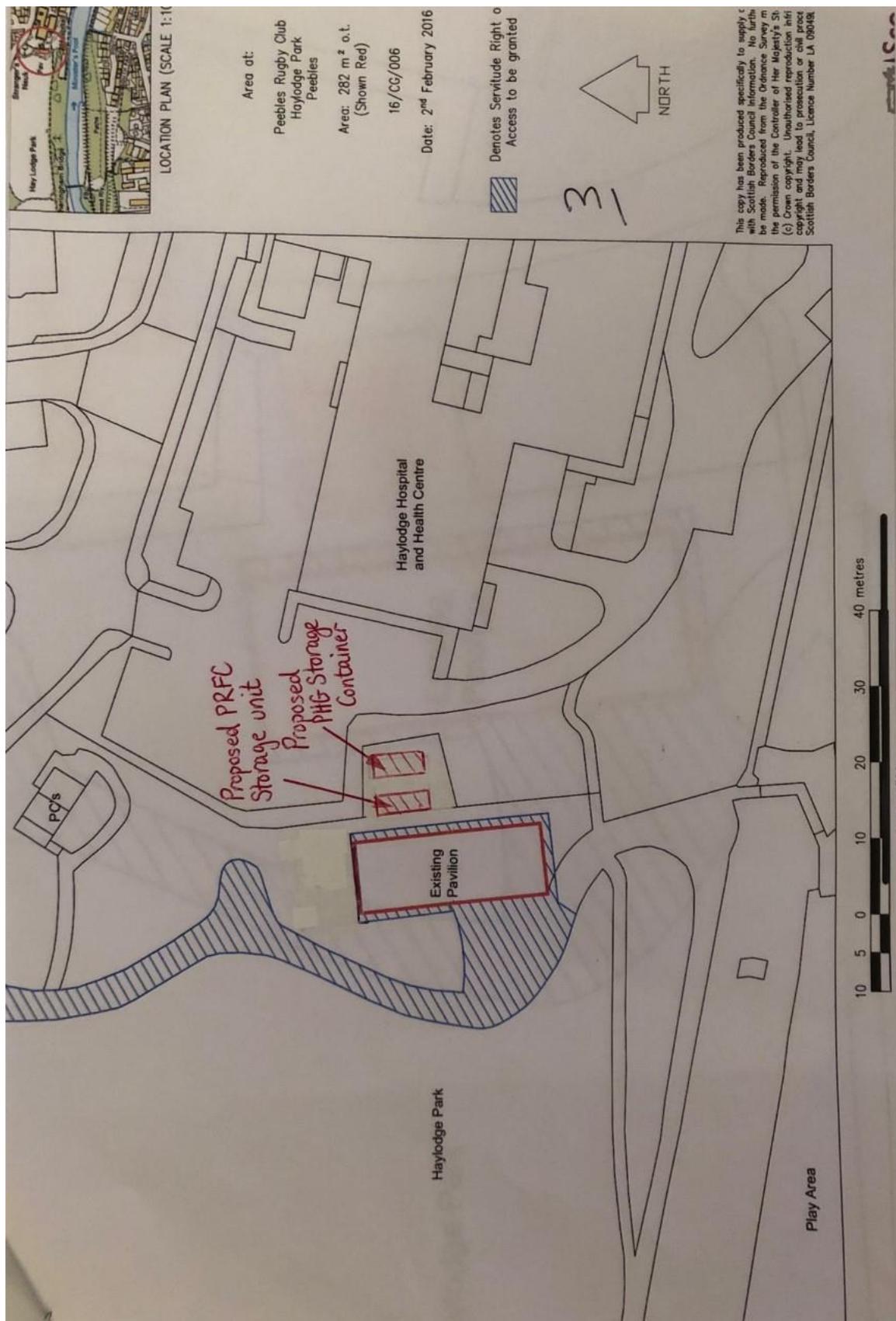


Figure 3: Proposed location of new PHG and PRFC storage units to rear (east) of PRFC pavilion - large scale

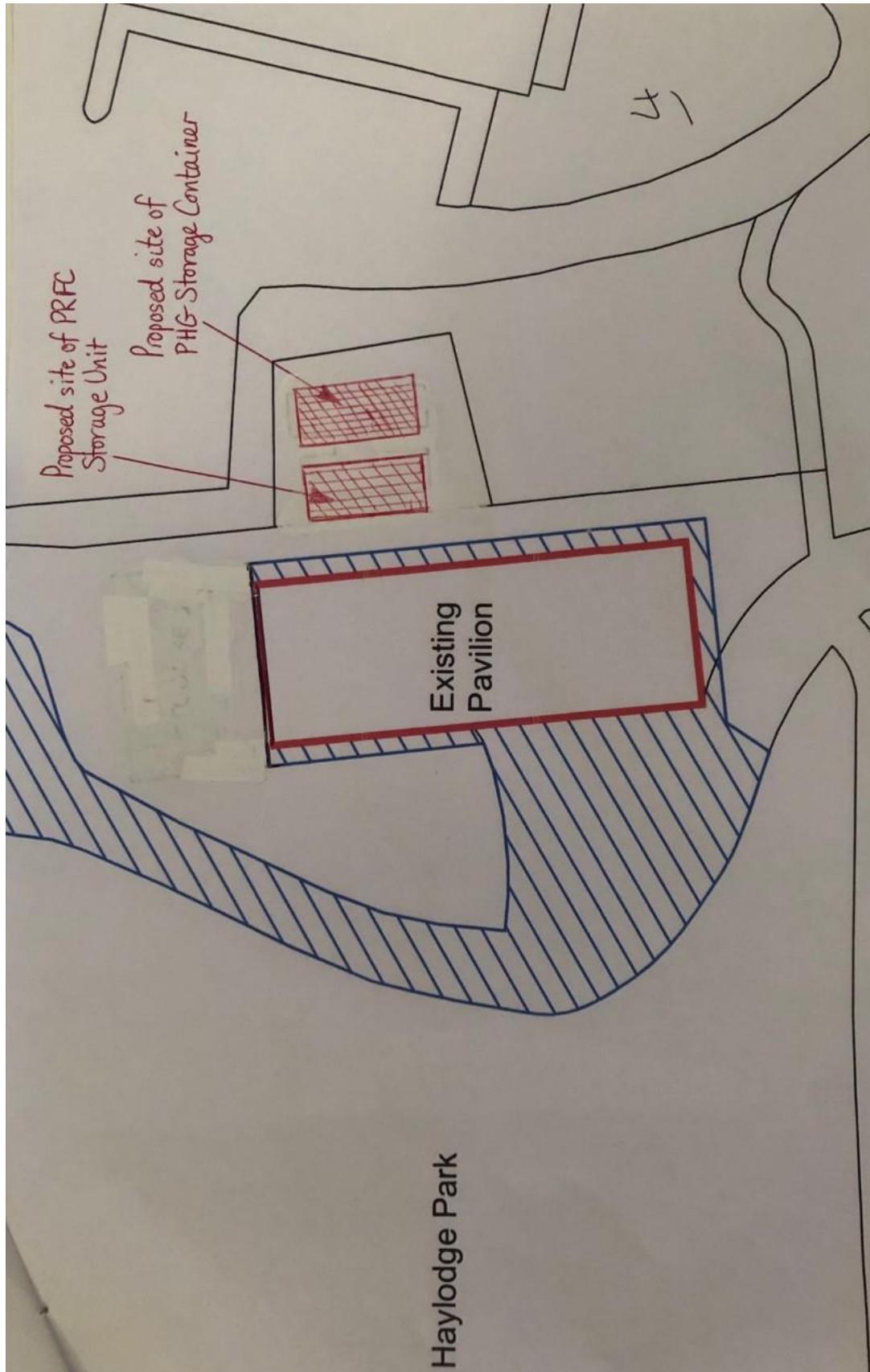


Figure 4: Proposed location of new PHG and PRFC storage units to rear (east) of PRFC pavilion - small scale

Appendix B – Photographs



Image 1: Peebles Highland Games Equipment Storage Container



Image 2: Existing temporary location of PHG container to west of Peebles County Cricket Club Pavilion at Whitestone Park, Peebles.



Image 3: Approach to existing PRFC Pavilion in Hay Lodge Park. Poor quality storage buildings in trees to rear (left).



Image 4: Existing brick and timber storage buildings in trees to rear of PRFC pavilion (taken from hospital car park to north).



Image 5: Dilapidated and unsecure timber storage building (shed) to rear of PRFC pavilion in Hay Lodge Park.



Image 6: Crumbling and missing render and brickwork and moss covered timber roof of existing poor quality storage buildings to rear of PRFC pavilion.



Image 7: Close up view of storage buildings in trees to rear of existing PRFC pavilion, Hay Lodge Park.

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