

Meeting

Date: Thursday, 6 December 2018
Time: 6.30pm – 8.30pm
Location: Conference Room, Duns Primary School, Duns

AGENDA

Doors open 6pm for tea and coffee – meeting starts at 6.30 pm

1.	Welcome and Introductions
2.	Feedback from Meeting on 6 September 2018 (Pages 3 - 10) Copy Minute from meeting on 6 September 2018. (Copy attached).
3.	Theme: Council Budget - Engagement with Communities 2019/20 Presentation by Chief Financial Officer followed by a facilitated discussion.
4.	Localities Bid Fund Assessment Panel Consider the following decision by Council:- “that membership of the assessment panel be proposed by each Area Partnership, up to a maximum of 2 members per locality, with a view to improving gender balance. The membership of the assessment panel to be 10 plus the Executive Member for Neighbourhoods & Locality Services, with a quorum of 6”.
5.	Localities Bid Fund - Update on Current Funding Round
6.	Centenary Fields Initiative (Pages 11 - 16) Report by Service Director Assets & Infrastructure. (Copy attached.)
7.	Any Other Business
8.	Date of Next Meeting Thursday 7 February 2019 - time and venue to be discussed.

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Public Document Pack Agenda Item 2

SCOTTISH BORDERS COUNCIL BERWICKSHIRE AREA PARTNERSHIP

MINUTES of Meeting of the
BERWICKSHIRE AREA PARTNERSHIP
held in Chirnside Community Centre, Main
Street, Chirnside on Thursday, 6 September
2018 at 6.30 pm

Present:- Councillors J. A. Fullarton (Chair) and H. Laing, together with 18
representatives from Partner Organisations, Community Councils and
members of the public.

Apologies:- Councillor J. Greenwell, C. Hamilton, D. Moffat and M. Rowley.

In Attendance:- Communities and Partnerships Manager, Locality Development Co-ordinator,
Clerk to the Council.

1. **WELCOME AND INTRODUCTIONS**

The Chair, Councillor Fullarton, welcomed everyone to the meeting of the Berwickshire Area Partnership and thanked the Community Councils, Partners and local organisations for their attendance, and for participating and putting forward ideas. It was very important for people to get involved in the Locality Plan and help manage with limited resources.

2. **FEEDBACK FROM MEETING ON 7 JUNE 2018**

The Minute of the meeting of the Berwickshire Area Partnership held on 7 June 2018 had been circulated along with a summary of the discussion attached as an appendix to the Minute. The general concerns, issues, challenges and opportunities raised at that meeting were referred to during discussion. The theme that had been identified as the next priority for further detailed discussion was Our Place and this would therefore be the focal point for consideration at this evening's meeting. In response to a question, Mr Banks, Locality Development Co-ordinator, explained about the feedback and how people could send in additional comments etc.

3. **THEME: OUR PLACE**

- 3.1 The Chair presented the theme for the meeting – Place – and introduced Charles Johnston, SBC Senior Planning Officer, who talked about the Main Issues Report (MIR) which had been approved by Council the previous week for a 12 week public consultation, likely to begin at the beginning of October. The MIR was to all intents and purposes the forerunner to the Local Development Plan which came in 2 volumes: the first volume of the Development Plan contained policies which were applicable across the Borders and the second volume contained details applicable to each of the 80 different settlements in the Borders e.g. conservation areas, housing allocations, etc. The consultation would involve officers holding sessions in various places with local people encouraged to come to afternoon sessions and evening workshops to give feedback. The MIR asked a series of questions and Mr Johnston gave some examples. With regard to town centres, how could they be regenerated and made more dynamic and vibrant. What sites should be designated for housing, what type of housing was needed. Finding sites could be difficult and the MIR was trying to identify a lot more sites than would be required, so not all sites would be taken forward. People were invited to comment on proposed sites and suggest other sites. With regard to industrial land, where should that be located, how would sites be serviced, how will they be funded. Existing housing in the countryside policy required any new property to be part of an existing building group - should consideration be given to allowing single dwellings in more isolated areas. Officers would be available to listen to what local people's suggestions and everyone was encouraged to put forward their views

either at one of the consultation sessions, or via the website or by phone. In response to a question about whether Scottish Government could overrule a Local Plan, Mr Johnston advised that planning was never black and white, and there were grey areas, but decisions had to be in line with national planning guidance.

- 3.2 Ms Liz Hall, SBC Ecology Officer, then gave details of the Local Biodiversity Action Plan which was currently out for consultation. This Plan had last been updated in 2001 so it was time for a review. Officers had looked at the Scottish Biodiversity Strategy and based the themes of the Local Biodiversity Plan on this. While there were global targets to be achieved by 2020, any actions needed to work on the ground. One theme was eco system restoration which involved replanting trees and hedgerows; another was greenspace for health, both mental and physical health and wellbeing; another was marine and coastal eco-systems. People were asked to participate in the consultation and provide comments, letting officers know if priorities were correct or if something else should be included. The consultation was open until 30 November 2018 and could be accessed through the Citizen Space online system.
- 3.3 Mr Gerry Begg, SBC Housing Strategy Manager, advised the meeting that every 5 years the Council had to produce a Local Housing Strategy which was done in partnership with the main Registered Social Landlords – including Berwickshire Housing Association - with the current version for the period 2017- 2022. Much of the document was framed by guidance and policy drivers from the Scottish Government and a review was currently underway. The Strategy set out the issues and challenges faced in the Scottish Borders with 4 big challenges: the needs of local communities being met, more quality homes being provided, homelessness being reduced, and people remaining in own homes for longer. It was necessary to develop actions, working with partners, find funding and project over the 5 years of how to make this happen. An example in Berwickshire was work underway with Trust House Association to provide extra care housing in Eyemouth and in Duns. The Strategy identified 1175 new houses across the Borders which represented a potential investment of £174m, which as well as providing homes for people also created jobs, including apprenticeships, in construction and the building supply industry. An issue in the Borders was the age of housing, with many homes built pre-1919 and pre-1945 which were not energy efficient, with issues of dampness and condensation, so were in turn expensive to heat. External funding was being sought to carry out external wall insulation and loft insulation which helped. Berwickshire Housing Association was trying to use innovative methods to heat houses where no mains gas supplies were available. Another area of activity was homelessness, where plans were being made to develop a new rapid rehousing plan in response to a Scottish Government direction for fast track arrangements. In response to a question about whether this and previous Strategies had been successful in terms of houses constructed and jobs sustained, Mr Begg advised he would need to find out details which would be put onto the webpage.
- 3.4 Ms Julie Riley, Berwickshire Housing Association (BHA) Housing Services Manager, then made reference to the Strategic Housing Investment Plan (SHIP) which was a 5 year plan for delivery not just of affordable housing but also mid-market rent housing. The SHIP was reviewed every year by the 4 main Registered Social Landlords and the Council, with projects assessed on the criteria of deliverability, housing need, regeneration of areas and the impact on communities. Existing homes were also being worked on to bring properties up to current energy efficiency standards. Ms Riley then gave details of the Housing Association's developments –
- 30 units at Acredale, Eyemouth – this was a mixture of flats and houses which were almost complete and would have a phased handover
 - 25 units in Chirnside - target completion for March 2019 but this depended on winter weather
 - 27 units at Todlaw, Duns – planning permission was being sought. This development was trialling a 3-bedroom flat suitable for those with a disability

- Other sites in the pipeline included 51 units at Ayton to be developed in phases, with 31 in the first phase); 10 units at Prioryhill, Coldstream for 10 units

Ms Riley also referred to Section 75 agreements which was part of planning permissions in Reston and Swinton and placed an obligation on a private developer that they must sell 25% for social housing or give the equivalent funds to the Council. While funding was available from Scottish Government at the moment for housing development and was being used as much as possible, there was no guarantee that this funding would be available in future. The Housing Association had developed a wind farm, with the plan of using income from this for future housing development.

- 3.5 Responses were given to a number of general questions. In terms of whether new housing developments would replace older properties which would in turn be demolished, this was not currently the case. Any application to demolish property had to fulfil a number of criteria and was not necessarily a cheap option. At the moment BHA properties were all in a fit state to be occupied. Mr Johnston further advised that planning policy would also always promote development on brownfield rather than greenfield sites but sometimes brownfield sites were not appropriate to develop due to high costs of demolition and decontamination of land. Ms Helen Forsyth, Chief Executive of BHA confirmed that BHA were building in areas with public transportation links, adding that rural transport was a much bigger issue affecting more than BHA. There was general discussion on public transport difficulties in a predominantly rural area which affected both young and old and impacted on the ability to get to work. Mr Begg confirmed that research showed that 4 jobs were created for every house built and the very nature of the construction industry created jobs as houses had to be maintained. Ms Forsyth advised that the reality of affordable housing was that BHS met the needs of those on the lowest income, with most in work but often in seasonal jobs. Ms Riley also confirmed that developers, while obliged to provide affordable housing, did not make a big profit on such housing. A further 40 minutes of discussion time was spent in small groups, identifying issues and priorities for "Our Place". The Chairman thanked everyone for participating in the conversations.

4. **ANY OTHER BUSINESS**

Ms. Shona Smith, SBC Communities and Partnership Manager, reminded everyone that the Locality Bid Fund was open for applications up until the end of September 2018. Ms Smith asked that those considering putting in applications speak to any member of her team for advice and guidance on formulating an application and also to get applications in as soon as possible so any issues on detail or missing information could be resolved quickly. If applications were received on the last day and there was a problem then the application could be ruled invalid, which no-one wanted, least of all officers

5. **NEXT MEETING WILL BE HELD ON THURSDAY, 6 DECEMBER 2018**

The next meeting of the Berwickshire Area Partnership was scheduled for Thursday 6 December 2018. Suggestions for a venue for the next meeting were Coldingham or Gordon. The Chairman thanked all those who had attended the meeting for their participation and input.

The meeting concluded at 8.30 pm

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Discussion Output: Place (6th September 2018)

Issues / Challenges	Solution / Commentary	Priority Rating
Infrastructure / Services (MIR)	<p>Transport halved, people are not using the public transport, why? Need to have transport available at the right times of the day when people need and want to actually travel</p> <p>Think about the potential for 'Local Transport Systems', with community involvement. However, this would be a lot for the community to get involved with</p> <p>Transport links, look at transport systems and linking the different modes of public transport together. Joint up thinking regarding trains, buses etc</p> <p>Transport has to be quick, people will not use public transport if it is significantly quicker to get in the car!</p> <p>Promotion of cycling docking stations/electric cars and share points</p> <p>Enabling people to be where they need to be, on different modes of transport</p> <p>Transport affects education</p> <p>Time and cost effectiveness, systems have to be linked to trains for example</p> <p>Integrated transport systems are key</p> <p>The transport and infrastructure needs to be in places and this will be a key driver for housing, investment and businesses</p> <p>Scottish water must assess existing pipework before new builds placed to ensure can cope with demand.</p> <p>Reston station to drive demand</p> <p>Transport</p> <p>We need it now!!</p> <p>We need to ensure transport links up! To support our towns/villages sites for trucks to park up!</p>	19
Town Centre Regeneration (MIR)	<p>Question posed, how do we get more business into town centres?</p> <p>Issue is online shopping, takes people away from the High Streets</p> <p>Possibility of exercise and sports facilities within town centre</p> <p>Wide based uses, catering for wider range of uses required</p> <p>Entertainment needed within the town centres</p> <p>Keeping viable and vibrant town centres is key</p> <p>Potential for museums to be located within some of the vacant buildings?</p> <p>5/6 day week for banking service, is an issue, given the internet banking now</p> <p>Potential for broadband hubs in town centres</p> <p>Must move with the times, consult with young people on how to shape town centres.</p>	14

	<p>Leave banks on high street not everyone has broadband or internet to use online banking. Too many charity shops, rents too high, nobody can afford flats that need renovating. No parking charges but time limit Pop up shops Reduce rates / Incentivise SME'S – use rates to upgrade domestic flats etc. above shops – development grants Lower Business Rates to encourage growth Town centre impact of major retailers on town centres – more flexibility of uses in town centres Enforcement of redevelopment of brownfield sites (e.g. former garage, Gordon) Derelict condition – enforcement of notices - why not put property on market</p>	
Transport (Other)	<p>Rural coverage Lack of time and consistency Times of buses align to contractor times 9-5. No transport links to central borders- solutions in process.</p>	11
Business and Industrial Land (MIR)	<p>Have different initiatives Lack of marketing on the existing employment sites More flexibility required in terms of the end user is needed, in particular places Community empowerment, for buying land and sites needs to be promoted Possible relaxing rules on some premises re. Allowing tattoo shops etc. High streets not like it was in the old days... must move with the times. SBC must support entrepreneurs and small businesses for gathering community support. No real need in Berwickshire but jobs. Small Derelict farm steadings Unfilled sites in Duns and Coldstream Site at Coldstream is empty. Transport, business rates, marketing required. Business at Hirsell shut down due to business rates. How can we try to ensure / promote development of business land / industrial land in Lennel – Could Brexit decision affect? MIR suggesting more flexibility in industrial estates – yes; Why restrict – too restrictive – but what happens if business wishes to set-up jobs in industrial estate where there is no protected land left.</p>	9
Climate Change (MIR)	<p>Ground Source Heat Pumps, should be promoted Community Heating should be promoted New buildings make them more carbon neutral Don't have skills to generate the business investment in training programmes regarding climate change measures To address fuel poverty issues at house design stages so factored into plans.</p>	6

	Adaptation Acceleration Good practice Personal responsibility Energy efficiency Don't reduce incentives Encourage waste recycling.	
Housing Supply meets Community Need (LHS)		6
Condition and Quality of Homes (LHS)		6
Housing / Affordable Housing (MIR)	Housing, we need transport to stimulate housing development Needs to be sustainable housing development Berwickshire has a lot of Prime Quality Agricultural Land, cannot afford to lose any more of this land Lack of residential home care, not extra care housing but more residential care Long farm workers. Berwickshire Housing Association carry out village/ community consultation before making decision to build to ensure tenants to inhabit houses. Eyemouth- singles & couples Small projects of social housing required in each village. Concern about how long it is taking to develop sites	5
Get more community planning in Eyemouth (Other)	Blank sheet – green areas, opportunities, new Planning Bill	3
Housing in the Countryside (MIR)	Not if it results in people being isolated and isolated communities How do we assess this need? Sub-standard farm cottages Working with landowners / estates No investment / incentive for farmers and landowners to invest Only if there is adequate transport. Why develop on rural hamlets? Support shops, schools ... i.e. not necessary Not keen on isolated development	1
Vacant Land / Derelict Sites (MIR)	Brownfield land: Cost of bringing these sites back into use is a negative point and a lot of companies/individuals do not have the money or cannot get the investment to undertake the work and costs associated with brownfield sites Introduce a levy rate when you re-development a site Grant money, is there the possibility of this for those who re-development brownfield sites	1

	Eyemouth industrial estate Old college in Galashiels. Eccles- Farm land at bottom of village Bottom road of Chirnside (Hendersons yard?)	
Digital Connectivity (Other)	Issue of digital connectivity was raised for Berwickshire, regarding access to broadband This affects businesses wanting to re-locate or set up within the area	
Lack of transport to BGH for visiting (Other)	Low cost solution for people must address access to transport & availability.	
Road Safety (Other) - Safe driving and reducing speed measures.		
Young people leave and move to cities (Other)	Give them more a sense of their roots & feel more connected.	
Stay away from 'Compartmentalising' & labelling groups of people i.e. elderly, young (Other)	More mixing of groups & intergenerational living communities.	
Reducing Fuel Bills and Carbon Emissions (LHS)	Community switching programmes	
How are 3 rd parties informed of Registered Social Landlords plans for developing housing? Neighbour Notifications not carried out correctly? Who's responsibility? (Other)		
Youth People in Eyemouth (Other)	Issues with standard of housing / social issues. How can we stop them leaving? Education (get more young people involved in planning)	
Digital Connectivity (Other)		



Centenary Fields Initiative

Report by Service Director Assets & Infrastructure BERWICKSHIRE AREA PARTNERSHIP COMMITTEE

6 December 2018

1 PURPOSE AND SUMMARY

- 1.1 This report sets out the aims of the Centenary Fields initiative to commemorate World War 1, recommending the nomination as a Centenary Field of Duns Park.
- 1.2 Centenary Fields (CF) is a partnership programme led by Fields in Trust and the Royal British Legion to commemorate World War 1 through protecting green spaces. It was launched by HRH The Earl of Strathearn in 2014 to mark the centenary of World War 1 and will close in 2018.
- 1.3 CF aims to protect at least one site (containing WW1 war memorial(s), and used for active recreation/sport/play) in each local authority area across the UK which meet specific criteria relating to ownership, accessibility, land use, management and wartime heritage. This is aimed at creating a long-lasting legacy of WW1, protecting and promoting green space for recreation, increasing physical activity, promoting social cohesion and improving the environment.
- 1.4 Upon a successful application to Fields in Trust for Centenary Field status, sites are subject to a Minute of Agreement, similar to those which are in place on all King George V (KGV) Playing Fields. This safeguards the sites for recreational use as protected green space.
- 1.5 Following a regional appraisal and in consultation with communities and Fields In Trust, three sites have been identified in the Scottish Borders as potentially appropriate - Wilton Lodge Park, Hawick, Lower Green at West Linton and Duns Park.
- 1.6 Upon designation, a commemorative plaque (supplied by CF) is installed. The site name will not change and there are no funds associated with CF status. Designation as a Centenary Field would not only protect the historic and conservation value of these sites, but would also strengthen the case to attract external funding. The management of these sites will be retained by the local authority.

2 RECOMMENDATIONS

- 2.1 **I recommend that the Berwickshire Area Partnership Committee approve the nomination of Duns Park for Fields in Trust Centenary Field status.**

3 BACKGROUND

- 3.1 Centenary Fields (CF) is a partnership programme led by Fields in Trust and the Royal British Legion to commemorate World War 1 through protecting green spaces. It was launched by HRH The Earl of Strathearn in 2014 to mark the centenary of World War 1 and will close in 2018. Sites containing war memorials, which are used for active recreation/sport /play, are appropriate greenspaces to nominate. The centenary commemoration is aimed at a creating a long-lasting legacy of WW1 that also promotes and protects green space for recreation, increasing physical activity, promoting social cohesion and improving the environment. The main benefits of taking part in the initiative are to;
- contribute to a UK initiative to commemorate those involved with World War 1.
 - raise awareness of both the initiative and the Council's commitment to providing for public access and recreation.
 - raise the profile of the nominated sites.
 - safeguard valued public spaces for the future
- 3.2 Nominated sites are subject to an application process including a site visit by CF. If accepted, the Council is required to undertake legal processes, including signing and registering a Minute of Agreement (MoA). The MoA ensures the Council does nothing to detract from the amenity value of the site, and in the event of disposal, that the MoA is transferred to the new owner. The Council has existing MoAs for all King George V (KGV) playing fields – at Broughton, Foulden, Clovenfords and Newtown St Boswells.
- 3.3 Any site within Scottish Borders can be nominated by the landowner – this includes community groups and private landowners bringing forward their own site nominations if they wish. For simplicity, and especially due to the legal undertaking required, it is recommended that the Council should nominate a site in its ownership and management. In addition to the conditions covered above in relation to a site's ownership, connection with World War 1, and its recreation function, CF specifies that eligible sites must:
- be accessible in terms of location and affordability for the local community.
 - should have local managers who are responsible for the quality of the facilities, maintenance and development, improving participation, and financial and operational sustainability.
- 3.4 On this basis, and following separate consultations with Fields In Trust, Wilton Lodge Park, Hawick, Lower Green at West Linton and Duns Park have all been identified as appropriate sites to submit for application as they meets all of the criteria for a Fields in Trust Centenary Field. During the appraisal process, no sites in Eildon or Cheviot areas were identified as meeting the relevant criteria above – however we welcome community groups/private landowners nominating sites under their ownership/lease that meet the Centenary Fields criteria.
- 3.5 Upon designation, the Council will be required to install a commemorative plaque supplied by CF and arrange an unveiling ceremony at each location.

The site name will not change and there are no funds associated with CF status.

- 3.6 Designation as a Centenary Field would not only protect the historic and conservation value of these sites, but would also strengthen the case to attract external funding. The management of these sites will be retained by the local authority, and while they are safeguarded as recreation, this safeguarding is flexible to future change;

"Fields in Trust does accept that on rare occasions communities change and land use changes accordingly. Parts of sites, or very rarely, whole sites can therefore be disposed of provided the disposal is of clear advantage to, and in the best interests of, the community from a recreational perspective. The criteria which Fields in Trust applies to replacement facilities are that they should be of:

1. *at least equal size*
2. *better quality*
3. *servicing the same community in terms of catchment area*

Additionally, and very importantly, any disposal should apply as much of the proceeds as necessary to replacement sport, recreation and/or play facilities, with priority given to outdoor before indoor facilities."

- 3.7 All three sites are allocated in the Local Development Plan as 'Key Greenspace', which are protected from development – Centenary Fields status would not prejudice this in any way.
- 3.8 At its meeting of 6th November, the Executive Committee of SBC has agreed the nomination of Duns Park, subject to discussion at the Berwickshire Area Partnership Committee.

4 DUNS PARK

- 4.1 Duns Park is a Victorian Park situated in the south of the town. The park is accessed off Station Road by imposing gates and is home to two wartime commemorative structures;
- Duns War Memorial - facing the entrance gates, a memorial obelisk commemorating those from Duns who fell in both World Wars.
 - Polish War Memorial - a memorial to the Polish soldiers who were stationed in Duns during the Second World War.
- 4.2 The park is also home to a memorial bronze bust of Duns Scotus, a notable philosopher-theologian who originated from the Duns area in the 13th century. It forms the main civic greenspace in the town, with mature planting, informal recreation areas, a play area and tennis courts. It is proposed to nominate the civic park area, as outlined in Appendix 1.3, as a Scottish Border's Council Centenary Field.

5 IMPLICATIONS

5.1 Financial

Costs incurred will be modest and will be accommodated within Corporate & Neighbourhood Services Estate Management budget and includes the following:

- a) Legal costs incurred with agreeing to the Deed.
- b) The costs of installing a commemorative plaque (a plaque is provided free of charge by Fields in Trust).
- c) Registering the resulting restrictions with the land registry.

5.2 Risks and Mitigations

The report fully describes all the elements of risk that have been identified in relation to this project and no specific additional concerns need to be addressed.

5.3 Equalities

An Equalities Impact Assessment has been carried out on this proposal and it is anticipated that there are no adverse equality implications.

5.4 Acting Sustainably

There are no anticipated economic, social or environmental impacts anticipated other than the enhanced protection and promotion of recreational greenspace within communities.

5.5 Carbon Management

There are no known effects on the Council’s carbon emissions by this proposal.

5.6 Rural Proofing

N/A

5.7 Changes to Scheme of Administration or Scheme of Delegation

There are no changes to the Scheme of Delegation associated with this report.

6 CONSULTATION

6.1 The Chief Financial Officer, the Monitoring Officer, the Chief Legal Officer, the Chief Officer Audit and Risk, the Service Director HR and the Clerk to the Council have been consulted and any comments received have been incorporated into the final report.

6.2 To date, consultation has been undertaken locally with members. It is proposed to consult with Area Partnerships in all three relevant areas prior to final submission of the nomination to Fields in Trust.

Approved by

Martin Joyce

Director of Asset & Infrastructure Signature

Author(s)

Name	Designation and Contact Number
Jason Hedley	Neighbourhood Operations Manager ext 8037

Background Papers: None

Previous Minute Reference: None

Note – You can get this document on tape, in Braille, large print and various computer formats by contacting the address below. Jason Hedley can also give information on other language translations as well as providing additional copies.

Contact us at Jason Hedley, Environment and Infrastructure, Scottish Borders Council, Council Headquarters, Newtown St Boswells, Melrose, TD6 0SA, Tel 01835 825413, Fax 01835 825071, email e&ittranslationrequest@scotborders.gov.uk



Appendix – Duns Park, Duns