

Minute of the Meeting of Kelso Community Council held on Tuesday 9 January 2024 at 7:00 in Kelso Town Hall



PRESENT: Gavin Horsburgh (Provost), Councillors James Boulton, Shirley Redgrave, Peter Cooper, Paul Roberts, Colin McGrath, Gail Watson, James McCombie, Owen Adams and Toni Oliver; Adrian Clarkson (Visit Kelso); Scottish Borders Councillors Euan Robson, Tom Weatherston and Simon Mountford and Yvonne Oliver (Secretary)

APOLOGIES: Councillor Christine Hamilton

- *Please note questions to either the Scottish Borders Councillors or Kelso Community Councillors need to be submitted in writing to the Secretary seven days prior to meeting.*
- *Councillors to make a declaration of interest prior to discussion.*
- *All correspondence to be circulated via the Secretary.*
- *All Councillors and attendees to act in a courteous manner and direct questions through the Chairperson.*

Welcome

The Provost welcomed everyone to the meeting.

Police Matters

There was no updated police report submitted and no Police representative present.

- Parking around Schools Pick-up/Drop-off

The Provost advised that he had received feedback from Sergeant Granger who confirmed that Police Scotland would be sending officers to monitor the situation. They would advise the public where best to park and where not to park.

It was noted that parking on the pavement in some areas around Kelso was still an issue but no further information was available at this time.

Visit Kelso

Adrian Clarkson, Visit Kelso, advised the meeting that the Xmas Market had been held indoors for the first time (in Kelso Town Hall) and had generally been a success. It was hoped to continue with this practice. It was more greatly received being indoors, than outside in The Square like previous years. SBC Tom Weatherston asked what the footfall had been like to which Adrian replied it had been generally down but he was not sure what the revenue had been.

The Visit Kelso website was also in the discussion process of being updated and he welcomed any thoughts or ideas that any member may have to be passed on to Visit Kelso for consideration.

There had been concern at the provision of the hanging baskets for 2024 but the current provider had agreed to continue the service this year. It had been suggested that the baskets would perhaps be placed on stands within Kelso Town Centre.

The Community Council was asked to note that Karen Hume was no longer involved with Visit Kelso.

Declarations of Interest

There were no Declarations of Interest.

Minute of the meeting held on Tuesday 12 December 2023

The Minute of Tuesday 12 December 2023 meeting had been circulated and was approved, subject to the following amendment:

Page 5 – “Application for Parks Grant” – be amended to” Application for SBC Annual Paths Grant”

1st line _ “application for a Parks Grant” be amended to “application for a Paths Grant”. The Minute was proposed by Councillor Gail Watson and seconded by Councillor Shirley Redgrave.

Matters arising from the Minutes

- Application for Annual Grant

The meeting was advised that an Annual Grant of £1,365 had been awarded.

Questions From The Public

There were 3 members of the public present – where talks around planning were discussed and addressed.

Kelso in Bloom

The Provost advised that there would be a Kelso in Bloom meeting in February when various proposals would be put forward. He was disappointed to report that some of the trees in The Square had been pulled out. He was happy to say there had been no permanent damage and he wished to convey his thanks to the SBC Operative who had put them back and replanted.

Placeplan – Cheviot Place Making Working Group

No further update at this time.

Scottish Borders Community Council Network

Councillor Colin McGrath advised there had been no further meetings of the SBCCN and therefore there was no update at this time.

Provost Report

- Christmas

The Provost reported he had attended 7 Christmas Dinners including the one with the Community Councillors at The Queens Head, Kelso. He wished to convey his thanks to all who had attended and also wished to note his thanks to Mark Hay, the Queen's Head, for his many donations throughout the year to Kelso in Bloom and The Walking Festival.

Secretary's Report

Events/Correspondence

Correspondence, consultations, planning, traffic regulations etc. had been circulated and a summary was attached to the Minute. The list was fairly small owing to the time of year.

Consultations

The Provost advised members that, following the circulation of the Scottish Borders Community Council Scheme, a Sub-Group had been set up to go through the various items. The Sub-Group had met the previous evening (8 January 2024) and it had been agreed that the various policies and procedures would be adopted with slight amendments to suit Kelso Community Council. Feedback would be sent to Scottish Borders Council. Members were asked to note that there was a vast amount of information on SBC website with regard to the various policies concerning Community Councils.

Walking Festival 2023

Councillor Shirley Redgrave advised the meeting that she had repaid £1,000 to Charity Begins At Home, who were extremely grateful. She asked how much should be given to Scottish Borders Mountain Rescue – it was unanimously agreed that they invoice us £500 for their service throughout the week. Any surplus cash would be used to help the community.

Scottish Borders Council Report

(a) Signage -Traffic from Poynder Apartments/Orchard Park

The Provost advised there had been a slight confusion with regard to this subject but he was pleased to say that appropriate signage would be erected in the new financial year. Councillor Paul Roberts commented that, when the new opening to Poynder Apartments was made, it should alleviate the traffic problems.

(b) Ednam Road – Yellow ZigZag Lines

There was no further update on this issue although it was noted that the traffic lights were causing endless problems on the roundabout on Ednam Road. This was due to ongoing work by Scottish Gas.

(c) Lighting Problems

It was noted there was a light out in Shedden Park.

There were also lights out in The Square which had been an ongoing problem for at least 18 months. Councillor Toni Oliver suggested that better lighting in The Square would be more beneficial, as the square and adjacent streets are darker than other towns. This could perhaps be a project covered by a PlacePlan request. SBC Weatherston agreed wholeheartedly and advised members to get any projects which could perhaps be covered by PlacePlan prepared now.

(d) SBC Simon Mountford reported that a new CrossFit Gym at Pinnaclehill had recently been approved by SBC.

(e) Concern was expressed at vehicles parking at KD Fit/C&R Tyres' premises. Vehicles were parking on the road opposite, on Sprouston Road. The Provost agreed to speak to the proprietors as it was noted that this was a planning condition.

(f) With regard to the scaffolding in Union Street, Kelso SBC Weatherson said he would ask SBC for an update.

Consideration of Licensing applications

There were no licensing applications for consideration
Consideration of planning applications

23/01732/LBC – Replace glazing to existing windows – 9 Abbey Row, Kelso, Scottish Borders, TD5 7JF – No further information had been received, despite the Provost requesting same. It was agreed that a response would be filed, that Kelso Community Council could not support the application, due to lack of information.

23/01886/FUL – Erection of a Class 3 coffee shop with ancillary drive thru facility and associated works – Land North-East of Oakwood, Station Road, Kelso, Scottish Borders

The Provost advised he had emailed the developer's architects and invited them to the Community Council meeting. They were unable to attend the January meeting but could attend the next meeting in February. He had asked if it was possible for an extension of time for KCC's comments to be submitted but this had been declined by SBC. He had also asked if one of the Council's Planning Officers could attend the meeting but he had received no response to this request. SBC Simon Mountford asked the Provost to put this into an e-mail to him and he would bring this up with SBC Planning Officers.

COUNCILLOR SIMON MOUNTFORD LEFT THE MEETING AT THIS POINT.

SBC Tom Weatherson said it was very unlikely that a Planning Officer would attend a Community Council meeting with regard to a Planning Application of this magnitude.

The Provost advised that the Community Council had listened to members of the public and would document what was received. There was such a mix of opinions on this application from members of the public, where it was agreed that Kelso Community Council's feedback to SBC, would list those support and objection comments, from members of the public. Kelso Community Council would register our feedback as consultation reply and not a response of direct support or objection.

The Provost would draft a letter to SBC and, following the Community Councillors comments, submit it to SBC Planning.

Any other business

900 Year Anniversary – Kelso Abbey – SBC Councillor E Robson

SB Councillor E Robson suggested that the town would highly benefit from a heritage hub / museum, and suggested that Abbey Row Community Centre would make an ideal area. It was agreed that this would remain an interest of Kelso Community Council and review this at PlacePlanning.

Date of next meeting

The next Kelso Community Council meeting will be held at 7.00pm on Tuesday 13 February 2024 at the Town Hall.

KELSO COMMUNITY COUNCIL CORRESPONDENCE/EVENTS/CONSULTATIONS – DEC / JAN 24		
Date	Event/Correspondence	Venue and comments
13/12/2023	Signage for Poynder apartments	For information
21/12/2023	23/01886/FUL Erection of a Class 3 coffee shop with ancillary drive thru facility and associated works Land North East Of Oakwood Station Road Kelso Scottish Borders	Comments by 17 th Jan
14/12/2023	Items from the Community Council Meeting - Cllr Robson - Town Hall Roof, etc	For information
15/12/2023	Kelso Mens Shed Merry Christmas and a Happy New Year	For Information
	News Release: Service changes for Christmas and New Year SBC	For information
18/12/2023	For Information - Divisional Commanders message - Police Scotland (Coldstream Police Station)	For Information
	News Release: Pupils get taste of World Championship venue	For Information
	SBC Waste and Recycling Changes over Festive Period	For information
29/12/2023	23/01896/CLPU Alterations to garage to form additional apartment 23 Wallaceneuk Kelso Scottish Borders TD5 8BR	For Comment By 17th Jan
04.01.2024	Signage for Poynder apartments	For information
04.01.2024	Kelso - SESW RAF Air Cadets Parade - 4th February 2024	For information



KELSO COMMUNITY COUNCIL

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Email: kelsocommunitycouncil@gmail.com

09 January 2024

Planning Office
Scottish Borders Council
Council Headquarters
Newtown St Boswells
Melrose. TD6 0SA

Dear Sirs

23/01886/FUL | Erection of a Class 3 coffee shop with ancillary drive thru facility and associated works | Land North East Of Oakwood Station Road Kelso Scottish Borders

Kelso Community Council met and discussed this application at length and has widely consulted with members of the public.

This application has generated a large mix of responses from members of the public both in favour and against the proposal.

After reviewing all feedback received from members of the public, and taking into account comments made by the Community Councillors, we summarise the comments in bullet form below

Feedback received in support of the application:

- Will tidy up a site that has been derelict for 30 years;
- Will bring jobs to the local area;
- The provision of Super-Fast Charging - Electric Vehicle points (which Kelso doesn't currently have) will be beneficial to the town and those users potentially would visit the rest of the town centre whilst charging;

- Bringing Kelso up to date and not “Aye Been”;
- Will provide an outlet for people passing through the town;
- Will not have any detrimental effect on Town Centre or Town Centre cafés or coffee shops, as this will attract a different clientele, those who currently visit independent outlets will still continue to use them;
- This will provide an area of interest for our younger generations to visit, being a brand name;
- Taxi drivers or workers could possibly be able to get a drink after 6pm at night;
- This will replace the lost café within Sainsbury’s;
- There was no loss of business to the Town Centre when The Filling Station opened on Golf Course Road which provided those passing through that end of the town;
- An outlet at this end of the town would be beneficial as there is lack of parking in the Town Centre.

Feedback received objecting to the application:

- The proposed road layout would add to an already busy main road in and out of Kelso; The speed of vehicles that come off the roundabout onto Station Road can be at high speed; The junction to Sprouston Road and Spylaw Road are awkward junctions to come out from due to the amount of traffic already; Driving from the Jet Garage to Sainsbury’s Roundabout, the proposed entrance/exit is on the brow of a hill which is blinding at low sun;
- Kelso should not attract large multi-billion pound companies who do not care about local businesses or local people;
- Potentially take trade away from local independent businesses within the Town Centre;
- This would open the door to fast food outlets, such as McDonald’s / KFC / Burger King – which is not what suits the uniqueness of Kelso that may work in other towns;
- The increase in litter around the area and side of the road outside the town;
- Detrimental to the environment, cutting down of trees to make way for a drive through makes no sense;
- Detrimental to the wildlife of the area;
- Increase of noise;
- The area was set aside for industrial use and would have potentially allowed surrounding businesses to expand their ground had they been given the chance to purchase the land in question.

As there is such a mix of opinions from members of the public, Kelso Community Council is not in a position to either Support or Object to this application, the Community Councillors themselves had differing opinions replicating the views of the public – however if the planning officer were minded to approve this application, we ask that the road layout be reassessed and the above comments taken into consideration regarding the junctions and speed of the traffic on this road and those vehicles coming off the roundabout.

Yours sincerely

Yvonne Oliver
Secretary
Kelso Community Council