

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



PRESENT: Gavin Horsburgh (Provost), Councillors James Boulton, Peter Cooper, Paul Roberts, Colin McGrath, Gail Watson and Toni Oliver; Scottish Borders Councillors Euan Robson, Tom Weatherston and Simon Mountford and Yvonne Oliver (Secretary)

APOLOGIES: Councillors Shirley Redgrave, James McCombie, Christine Hamilton and Owen Adams

IN ATTENDANCE: Mike Harkin (JMS Harkin Ltd, Builders, Jedburgh)

- *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.

He introduced Mr Mike Harkin, of JMS Harkin Ltd, Builders, Jedburgh, who had kindly agreed to come along to the meeting and provide an update on the building in Bowmont Street, Kelso, which had been undergoing renovation for some considerable time. Mr Harkin told the meeting that his firm had been instructed more than two years ago to undergo the considerable works needed to restore the building. He said that a structural engineer had said the best thing to do with the property was to demolish it and build something in its place. This was discovered not to be an option, however, due to the building being listed.

The renovation had to be done from the inside out, due to the whole gable end having to come down. There were new windows (which were being replaced like for like) and a new roof being put on, with plumbers, joiners and electricians now on site.

When asked about Union Street still requiring to be closed, Mr Harkin said it was required for the welfare unit, which is a legal requirement for the site and also incorporates the compound for the site and it would be a further 4-6 months at least before the scaffolding could come down. The work was very labour intensive and an

expensive cost to the owner, but would highly expect the work to be complete by the end of this year.

SBC T Weatherston said there was a huge public outcry from local residents and Mr Harkin advised that his workers had been subject to verbal abuse.

Councillor Paul Roberts asked if it was possible to give pedestrian access but Mr Harkin replied that, as it was a building site, pedestrian access was not allowed.

SBC Weatherston said originally the building was classed as “dangerous” and therefore Union Street had to be closed to the public.

The Provost thanked Mr Harkin for his attendance and giving an update on the situation.

Police Matters

The March MMWR had not been received (subsequently circulated on 14 April 2024). There was no Police Scotland representative in attendance.

Councillor Roberts advised the meeting that, with regard to the recent anti-social behaviour in Roxburgh Street, persons had been apprehended.

The Provost said that, with regard to the damage to the roof at Shedden Park toilets, where some of the slates had been removed, it was a case of catching them in the act. He also said he would be very interested to know how much SBC had spent on repairing damage caused by vandalism.

Visit Kelso

There was no representation from Visit Kelso but the Provost read out the following report which had been received from them:

“Our March meeting was all about how we move Visit Kelso forward. It was a brain busting exercise where we all threw ideas into the pot. We question what Visit Kelso is, how we attract tour companies to Kelso, should there be a Kelso Town Trail. It was discussed it would be great to attract more new committee members, particularly with certain skill sets. It was decided to continue with our Visit Kelso map, we’ll look at updating and where they will be distributed.

The forms for the hanging baskets have gone out. It’s hoped to get a good uptake on these as they make the town look very appealing alongside work that Kelso in Bloom do.

Subs will be looked at the next meeting but it’s unlikely they will change this year.”

Declarations of Interest

There were no Declarations of Interest.

Minute of the meeting held on Tuesday 12 March 2024

The Minute of meeting of Tuesday 12 March 2024 had been circulated and was approved. The Minute was proposed by Councillor Gail Watson and seconded by Councillor Paul Roberts.

Matters arising from the Minute

- Horse, Police Station Flower Bed

The Provost advised he had spoken to Kelso in Bloom about this proposal and they were very happy with it. He had also spoken to the Masons Lodge who had agreed that the horse used for the Remembrance Celebrations could be used during Civic Week 2024. The Provost would liaise with Louise Whittle. SBC Weatherston advised that, if a permanent fixture was required, the Community Council should be asking for a quote now.

- Bus Shelters (Woodmarket/Horsemarket)

Following the cleaning of the Bus Shelters and the Vennel, Councillor G Watson said what a difference it had made. The Provost advised that this would now be done on a regular basis owing to Kelso Parks dept obtaining a pavement sweeper.

SBC Weatherston said he would speak to the Licensing Department of SBC about requesting the public houses to tidy up their surrounding areas.

SBC Robson advised that temporary lights would be put up on Rennie Bridge in the meantime to replace the damaged lights. They will eventually be replaced with permanent fixtures.

He also said that the suggestion of lowering the lights in The Square would actually make things worse. The lights are up high to provide the maximum coverage possible. SBC had agreed to look at brighter lamps, however, dependent on the cost. Councillor Robson said the Lighting Department was under considerable pressure with a lot of damage caused by the weather. There was a meeting taking place on 10 April 2024 with the utility companies to address the need for better communication.

COUNCILLOR ROBSON LEFT THE MEETING AT 8PM.

Questions From The Public

There were no questions from the public.

Kelso in Bloom

It was noted that the volunteers were starting their schedule with effect from 14 April 2024. Councillor Watson said she would send a generic e-mail to remind volunteers.

Community-Led Planning

There was no further update at this point.

Scottish Borders Community Council Network

Councillor Colin McGrath advised that the Working Party Report on Community Planning and Empowerment, due to be published on 11 March 2024 and subsequently put back to late April 2024, had now been further delayed until 14th May.

The Provost asked Colin if the SBCCN was actually still going? He had been trying to get in touch with them by e-mail, and had received no reply. Colin replied that yes, it was still going because there was a definite need for it. They were still looking for a Chairperson, Secretary and Treasurer.

SBC Weatherston said he felt that the area was too big to only have one CCN.

Provost Report

- Kelso Art Group Exhibition

The Provost advised he had attended the Kelso Art Group Exhibition and commented that there were some very talented artists.

- Kelso Laddie Declaration Night

The Provost reminded members that the Kelso Laddie Declaration Night was on Friday 19 April 2024 and those members wishing to attend should be at the Town Hall by 6.30pm.

Secretary's Report

Events/Correspondence

Correspondence, consultations, planning, traffic regulations etc. had been circulated and a summary was attached to the Minute.

Code of Conduct

The Code of Conduct had been circulated to all members. The Provost advised that, to receive the Community Council Grant, all members must agree to the present Code of Conduct. There was unanimous agreement to its acceptance and all Community Councillors present agreed to abide by the Code of Conduct.

Consultations

There were no new consultations at this time.

Scottish Borders Council Report

(a) Overnight Lorry Parking – Horsemarket

The Provost advised that a member of the public who lives next door to the Contented Vine had complained about the noise from a refrigerated lorry which was parking overnight. SBC Weatherston said he did not think that this was breaking the law but the Provost said surely it was common courtesy to have some consideration for the residents.

(b) Pavement The Square – Outside Crabtree & Crabtree

SBC Robson stated that Council Officers are continuing to make attempts to get the utility company, responsible for the repair, to come back and replace the broken paving slabs, however, this is now close to being a year since this had happened.

(c) The Square -Crossing Points

The Provost advised that the small area next to the disabled car parking space outside Rutherford's was being used as an unofficial parking space, which is blocking the right of way for mobility scooters who use this as a run straight through from the Baguette Shop. Bollards are being looked into.

(d) CCTV Upgrade

It was noted that Kelso, along with other Border Towns, would be receiving a very high-tech Closed Circuit TV installation. Comments were being requested for suggestions of where these cameras (9 in total) could be situated. SBC Weatherston said that this would probably mean the need for a Broadband upgrade which would be a good thing.

Consideration of Licensing applications

There were no new Licensing applications for consideration at this time.

Consideration of Plans

24/0030/KBC – Installation of lift-out secondary glazing – Pointfield, Hermitage Lane, Kelso – **No objections**

24/00359/CLPU – Galedin Vets – **No objections**

24/00337/LBC – External Alterations White Swan Pub – **No objections**

24/00358/FUL – Proposed change of use for Units 9-1 to 9-8 to mixed use, including Class A, Ancroft Tractors Ltd, Spylaw Road, Kelso, Scottish Borders, TD5 8DN – **No objections**

24/00392/LBC – 38 Woodmarket, Kelso – The Provost advised that the façade of most of the other shops in Woodmarket were the same colour, except this one. The clients had said they were unaware of the regulations surrounding Listed Building Consent and the Conservation Area but the Provost said ignorance is no excuse. He would write to members of the Community Council asking for their views before submitting a response to SBC – the outcome would be minuted at next month's meeting.

Any other business

There was no other business at this time.

Date of next meeting

The next Kelso Community Council meeting will be held on Tuesday 14 May 2024, immediately following the Annual General Meeting, which would commence at 7.00pm in the Town Hall, Kelso.

KELSO COMMUNITY COUNCIL CORRESPONDENCE/EVENTS/CONSULTATIONS – MAR / APR 24		
Date	Event/Correspondence	Venue and comments
13.03.24	[OFFICIAL] RE: Community Council Stakeholder Event	For information
	Planning Application 24/00300/KBC – Installation of lift-out secondary glazing – Pointfield, Hermitage Lane, Kelso	Comments by 10 April 2024
	Community-led planning presentation and guide	For information
14.03.24	Community Council - Consultation - Application for Inclusion in the Board's Pharmaceutical List	Comments by 13 April 2024
	Stakeholder Newsletter - Spring 24	For information
15.03.24	Kelso 2024 - ETRO	For information
20.03.24	Community Council Consultation	For information
	Independent Research: Scottish Borders Council/Events IMPORTANT	Comments by 8 April
	RE: Kelso Bus Shelter and Alley	For information
21.03.24	Joint News Release: Good progress on joint transformational change programme to be reported amidst ongoing financial pressures	For information
	Shop 54 - 56 Horsemarket Kelso Scottish Borders - 23/01457/FUL and 24/00018/RREF	For information
22.03.24	RE: Kelso 2024 - ETRO	For information
25.03.24	SEPA launch consultation on review of areas most at risk of flooding across Scotland	For Information
26.03.24	Disrupting Criminal Dumpers - SEPA	For Information
	Community Council Consultation for application 24/00359/CLPU - Galedin Vets	Comments At April Meeting
	Community Council Consultation for application 24/00337/LBC – External Alterations White Swan Pub	Comments At April Meeting
27.03.24	SEPA Publish – Scottish Waste From All Sources	For Information
29.03.24	News Release: Three organisations secure UK Shared Prosperity Funding to maximise business potential in Scottish Borders	For Information
31.03.24	Explore the Borders Magazine.	For Information
01.04.24	24/00358/FUL Proposed change of use for Units 9-1 to 9-8 to mixed use, including Class 1A Ancroft Tractors Ltd Spylaw Road Kelso Scottish Borders TD5 8DN	Comments at April Meeting
02.04.24	Community Council Consultation for application 24/00392/LBC – 38 Woodmarket	Comments at April Meeting

03.04.24	Pre Planning Consultation Cornerstone 11237801 – Telephone Exchange	Comments at April Meeting
08.04.24	News Release: New Election Rules will apply for the next UK Parliamentary General Election	For Information
	CCTV - Information regarding upgrading to digital system	For Information / Comments