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SCOTTISH BORDERS COUNCIL

MINUTES of Meeting of the PEEBLES
COMMON GOOD FUND SUB-COMMITTEE
held in via Microsoft Teams on Thursday, 9th
January, 2025 at 4.00 pm

Present:- Councillors V. Thomson (Chair), D. Begg, M. Douglas, J Pirone and E. Small,
G. Ramsay (PCC)

Apologies:- Councillor R. Tatler

In Attendance:- Director Corporate Governance, Statutory Reporting and Treasury Business
Partner (K. Roberston), Estates Surveyor (T. Hill), Property Services Manager
(G. Smith), Community Engagement Officer (H. Lacon) and Democratic
Services Officer (L. Cuerden)

1. **ORDER OF BUSINESS**

Members were advised of an update on Haylodge Depot lease negotiations to be heard in private.

2. **MINUTE AND ACTION TRACKER**

There had been circulated copies of the Minute of the meeting held on 21 August 2024. The Chair advised that Financial Reports had been delayed due to a request for a wider scoping of the financial status of the Common Good Fund. A Financial Report was to be considered at the meeting on 26 February 2025.

DECISION

AGREED the Minute and Action Tracker.

3. **PROPERTY REPORT**

There had been circulated copies of a note which detailed the expenditure incurred on behalf of the Peebles Common Good Fund by Property Services. Property Services Manager Gareth Smith was in consultation with Finance officers to identify properties and assets that were to require repairs and maintenance in the coming years.

DECISION

NOTED the expenditure for inclusion in the Quarter 2 and 3 Financial Report for 2024/25.

4. **ESTATES REPORT**

Estates Surveyor Tricia Hill provided an update. With reference to paragraph 11.2 of the Private Minute of 21 August 2024, the results of the second public consultation into the change of use at Haylodge Depot has been completed. Respondents were in favour of the change of use. Lease discussions were ongoing, for which an update was to be heard in Private Business later in this meeting.

DECISION

NOTED

5. **TWEED GREEN PAVILION CONSULTATION**

With reference to paragraph 5 of the minute of 21 August 2024, there had been circulated copies of the public consultation responses to the removal of the gates on the Tweed Green Pavilion. There had been 20 responses, some of which raised vandalism

concerns. The Chair suggested a trial period of opening the pavilion for public use and agreed to liaise with relevant officers to identify a date in Spring 2025, subject to scheduling of works. The matter of storage of the gates was also to be discussed. Members agreed unanimously to the opening of the pavilion for a trial period in Spring.

DECISION

AGREED to the opening of Tweed Green Pavilion in Spring 2025 for a trial period, subject to work scheduling.

6. TREE AND WILDFLOWER PLANTING UPDATE

With reference to paragraph 7 of the Minute of 21 August 2024, The Chair provided a brief update on discussions around the proposals to plant specific areas of Haylodge Park. There had been circulated copies of a letter from John Falla, Floral Peebles, outlining concerns over the proposal to plant wildflowers on the slope used for sledging. He had also provided a summary of other planting projects around the town for future considerations. The Chair gave a summary of discussions at the on-site meeting held and attended by stakeholders, Tweeddale Councillors and Darren Flint, Parks Development Officer. At that meeting, having heard the views of stakeholders, there was an agreement that the sledging slope and picnic area below not be included in the plan. Mr Flint had since amended the plan to reflect this, a copy of which was to be appended to this Minute. The plan considered the ongoing maintenance of the planted areas, in particular the cherry trees. The primary school pupils had collected acorns and had been planting them up in school. There was a suggestion that SBC Communications release the plans with a statement from The Chair to better inform the public. A letter to the Editor of the Peeblesshire News to correct the article published was also suggested. Tweeddale Councillors were connected to and the elected representatives for not only Peebles but the wider Tweeddale area. Members stated that any proposals that were made and decisions to be taken were in order to enhance the town for residents and visitors alike. The Chair agreed to provide an update to the meeting of the Peebles Community Council later that evening.

DECISION

AGREED that:

- (a) The Chair liaise with SBC Communications to publicise the draft planting plan; and**
- (b) The Chair provide an update to Peebles Community Council.**

7. GRANT AWARDS FEEDBACK

With reference to paragraph 5 of the Minute of 23 August 2023, there had been circulated copies of the annual report from Interest Link. The organisation had been awarded £2000 to help fund volunteer and group programme costs. Members welcomed the feedback on how the grant had been used and its impact. With reference to paragraph 2.2 of the Minute of 17 June 2024, there had been circulated copies of correspondence from Rhiana Laws, organiser of the Dance for Parkinsons event, for which Members awarded £4,740 and permitted vehicular access into Haylodge Park. Ms Laws had provided a link to the short film that had been created of the event.

<https://www.tweedriverculture.org/journal/down-by-the-river-i>

DECISION

NOTED the feedback.

8. PERMISSION TO TRADE FROM HAYLODGE PARK

With reference to paragraph 2 of the Minute of 22 May 2024, there had been circulated copies of a request from Jamie Mackie to vend at a site in Haylodge Park for 2 days a week. Mr Mackie already had permission to vend from both Victoria Park and Tweed Green on 2 days a week each. Correspondence had been received by the Chair which outlined concerns at the site proposed by Mr Mackie, a copy of which was to be appended to this Minute. While Members were cognisant of supporting local business, further

information was requested on the proposed days and times of trading at Haylodge Park and the current operating arrangements for Victoria Park and Tweed Green. The matter was to be discussed again at the next meeting on 26 February 2025.

DECISION

AGREED that further information on the operational hours for Haylodge Park, Victoria Park and Tweed Green be obtained for further consideration of the request to trade at the meeting on 26 February 2025.

9. PUBLIC QUESTIONS

The Chair reported that there had been no new question from the Forum for this meeting. The summary of previous questions provided in this agenda pack was to be passed on to the Forum administrator for inclusion on their facebook page. On the matter of fishing rights on an area of the river Tweed, an update on that was to be added to the agenda for the meeting on 26 February 2025.

10. ANY OTHER ITEMS WHICH THE CHAIRMAN DECIDES ARE URGENT.

In response to a question about a proposal to create an opening in the boundary wall of Haylodge Park to allow direct access to the pedestrian crossing that served Kingsland Primary School, The Chair provided a brief update received today. SusTrans (not SBC) had appealed for small projects to be considered for funding by the end of the financial year 2024/25. While fully aware that a public consultation on the matter was a statutory requirement, Robert Reid, Design Team Leader (Engineering), had begun the lengthy process of applying for Listed Building Consent alongside the drafting of the proposal and associated illustrations. A full report was to be prepared for discussion at the next meeting of the Committee on 26 February 2025. The Chair stressed that if funding application was unsuccessful the proposed work would not be undertaken as there was no funding available from SBC.

11. PRIVATE BUSINESS

DECISION

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 Paragraph 6 of Part I of Schedule 7A to the Act.

12. PRIVATE MINUTE

Members considered the Private Minute of the meeting held on 21 August 2024.

13. TREE WORKS

Members discussed a quote for the maintenance of trees in Haylodge Park and Tweed Green. Further discussion on the matter was required with the relevant officers.

14. THREE FISHES FOUNTAIN

Members discussed the ownership of and a quote for the repair of the Three Fish Fountain. Further quotes were to be obtained for consideration at a future meeting. The Chair was to update the Peebles CC and ascertain if any community groups were to take the maintenance on going forward.

15. HAYLODGE DEPOT

Members received an update on lease negotiations for Haylodge Depot together with a request for additional funding. The funding request was denied.

The meeting concluded at 5.15 pm

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Exploring ‘Making Space for Nature’ at Hay Lodge Park: **Community Engagement** **and** **Biodiversity Enhancement Ideas**



Land ownership: Common Good

Land management: Scottish Borders Council, Tweeddale Depot

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Overview:

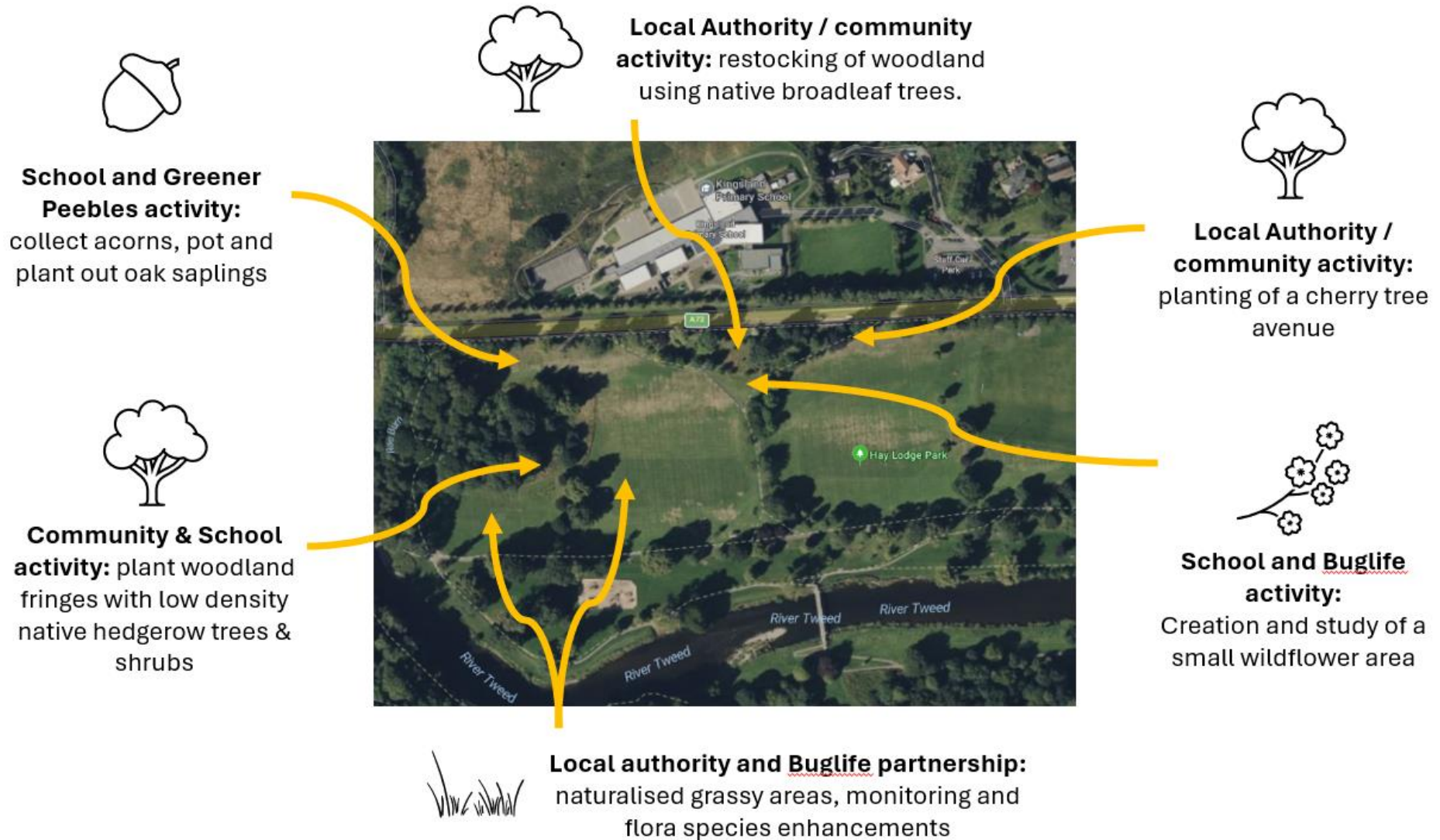
- Some Peebles residents asked the Common Good Fund Sub-Committee to explore ideas for making a bit more space for nature in Hay Lodge Park
- Between July - November 2024 various meetings, site visits and conversations with community members and stakeholders drew up and explored a list of project ideas.
- Darren Flint, SBC Parks Development Officer, was asked to help pull together thoughts, actions and next steps into a summary document and support with next steps.

Project idea deliverables:

- Making a bit more space for nature in Hay Lodge
- Community engagement and outdoor learning opportunities, particularly with pupils at Kingsland Primary
- Improve the habitats and biodiversity at Hay Lodge Park
 - Creation of a small wildflower meadow by the pupils at Kingsland
 - Creation of a small legacy oak woodland - acorn collection, growing and planting out with pupils from Kingsland.
 - Woodland fringe planting of wildlife friendly hedgerow species
- Partnership working with local groups and stakeholders
- Help enhance a sense of ownership and respect for the town's public spaces
- Leave a legacy both in terms of habitat and community participation
- Citizen science opportunity – training and ongoing species monitoring for submitting to The Wildlife Information Centre (TWIC)
- Hay Lodge Park is approx. 10.3ha, the ideas for more space for nature are approx. 1.09ha (10.6%)



Map and overview of project ideas:



Project ideas, thoughts and feedback:

Map	Image	Description	Notes	Timings	Status
1. Create a legacy oak wood:					
 Oak wood Perimeter: 0.176 km Area: 0.119 ha Kingsland Primary School Neidpath Rd Lower slope		- Collect acorns from oaks in the park - Sow and tend - Plant out oak saplings – possibly in the north-west corner of Hay Lodge	Kingsland pupils and Greener Peebles Kingsland pupils and Greener Peebles	8/11/24 8/11/24 12-18 months from sowing	Completed Underway tbc
2. Woodland fringe planting					
 Woodland fringe Perimeter: 0.343 km Area: 0.25 ha Kingsland Primary School Neidpath Rd A72 Oak wood 0.202 ha Grassland 0.218 ha		- Plant, at low density, wildlife friendly hedgerow stock 3-4 metres width around the woodland edge e.g. hawthorn, crab apple, blackthorn - Apply for a Woodland Trust or Tweed Forum tree pack	Discussion about species at site meeting held on 18/11 with various community groups	13/1/25 - closing date for current WT round. Apply for 2026?	tbc

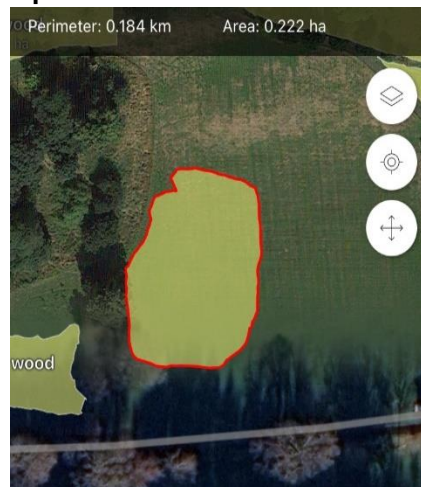
3. Create a small wildflower area					
 School wildflower meadow Perimeter: 0.085 km Area: 0.018 ha Top wood 0.219 ha		- Outdoor learning project for school classes to undertake ground enhancement works and wildflower seeding to create a meadow area. - Actions include cut and lift, harrow ground, identify / order seed mix, develop age-appropriate learning materials, run class activity	Kingsland Primary Delivered by SBC staff and Buglife (as part of Pollinators Along the Tweed partnership)	Late March to mid-April 2025	tbc
4. Naturalised grassland - slope:					
 Slope area Perimeter: 0.206 km Area: 0.239 ha		- Allow grass to naturalise on sloped area - Cut at start and end of growing season - At the end of first season undertake flora species survey and develop enhancement plan - Material lifted and deposited in wood by volunteers	18/11 meeting: Concerns raised about finding volunteers for material lift and impact on slope for sledging. Buglife Buglife	March and September September September / October	Idea not currently proceeding

5. Naturalised Grassland - flat:

Option 1: original area



Option 2: revised area



- Allow grass to naturalise on currently cut areas
- Cut and lift with tractor and Amazone at start and end of growing season
- Cut wiggly path through grass throughout season
- Place QR code signage along path to encourage seasonal activities and learning
- At the end of first season undertake flora species survey and develop enhancement plan

18/11 meeting: discussion about location and area's potential impact on picnickers / Beltane ride out route. Various suggestions made and options included here.

SBC

Buglife

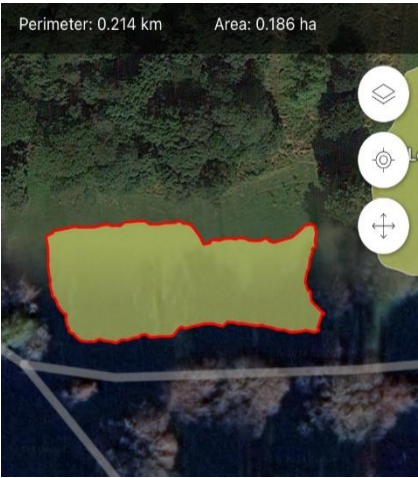
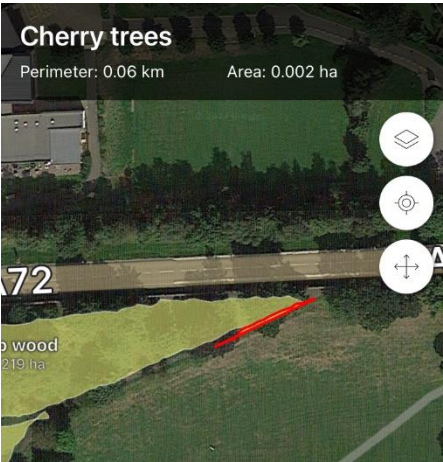
March and September

20 working day cycle

Spring onwards

September

Location tbc

Option 3: relocate to below woodland Perimeter: 0.214 km Area: 0.186 ha 					
6. Cherry blossom tree avenue:					
Cherry trees Perimeter: 0.06 km Area: 0.002 ha 		In fill the gaps along the current avenue of trees with wild cherry to create a blossom avenue – potentially an engagement and photo feature in spring		Plant spring or autumn	tbc

7. Enrich current woodland areas:					
		• Low density restocking of current woodland where tree stock has been lost. Use native broadleaf trees. • Apply for Woodland Trust or Tweed Forum tree pack	Discussion about species at site meeting held on 18/11 with various community groups	13/1/25 - closing date for current WT round. Apply for 2026?	tbc

Funding:

The following are thoughts on potential funding pots

- Common good – local panel led by Councillor
- Small Schemes – Councillor led
- Peebles pay parking – Parks & Environment administered with Councillor final approval
- Tweed Forum: [Community Grants – Tweed Forum](#)
 - £1k-£10k, proposed future deadlines are 5pm on Wednesday 12th February 2025
 - Organisation does not need to be a charity or constituted. Doesn't state Local Authority is excluded from applying
 - School-based projects led by e.g. parent-teacher councils, pupil councils may be eligible for support, but projects must clearly demonstrate that the benefits they provide are additional to schools' statutory responsibilities and requirements.
- Scottish Borders LAGS: [LAG Funding Programme 2024-25 | Local Action Group | Scottish Borders Council \(scotborders.gov.uk\)](#)
 - £1500-£20,000
 - Community Led Local Development (CLLD) fund for projects that are centred around tackling at least one of the following themes
 - Net-Zero/Climate Crisis; Social Inclusion/ Improving Services for the Public; Poverty Alleviation
- Woodland Trust: Trees for Communities and schools [Free Trees for Schools and Communities - Woodland Trust](#)