



Community Council
of the
Royal Burgh of Peebles and District

Minutes of the 336th Meeting of the Community Council which was held on Thursday 9 October 2025 at 7pm in the Burgh Hall, Peebles. The meeting was recorded for the purposes of Minuting and Reporting.

Present: A Mackenzie, A Snoddy (Secretary), D Ashmole, G Ramsay, G Mackie (Vice Chairman and Treasurer), J McMordie, J Holt Cabrera, M Bruce, M Marshall (Planning Convenor), P Maudsley (Chairman), S Watson, Cllr Begg, Cllr Douglas, Cllr Small, Cllr Tatler.

In attendance: K Peebles of The Peeblean; Chris Faulds, Editor, Peeblesshire News; PC G Beaumont and PC R Shiels.

Members of the Public: C Swann, Laura Milton (both of School's Out); D Morrison from SBC; Colin Kerr from Tweeddale Area Partnership Flood subgroup.

Apologies: F Richardson, G MacDonald, H Young, J Wilson, K Guiney, S Coe, S Mackay, Cllr Pirone

The Chairman welcomed all to the meeting and reminded everyone that the meeting was recorded for the purposes of minuting and reporting. The minutes will be published with names of the public unless requested otherwise. Third parties outwith the meeting will not be identified unless relevant.

Reports referred to in the Minutes are available to view at <https://ccrbpeebles.co.uk/>

Summary of Flood Protection Presentation from Duncan Morrison, Flood and Coastal Management Team Leader at SBC. A copy of the slide presentation is available at <https://ccrbpeebles.co.uk>

Peebles Flood Protection Scheme

It was reported that funding and the mechanism for funding Cycle 2 (2022–2028) schemes, including Peebles, have not yet been agreed at a national level. Nationally, delivery of the Cycle 1 (2016–2022) schemes is still ongoing, with around half of the 40 schemes not yet completed. An update on the future funding position is expected soon, as the current agreement ends after 2026.

Vennel Legal Case

A further response has been sent to the Care Home's legal team following their latest correspondence. Recent discussions have focused increasingly on the issue of wall failure. The Care Home has declined to review the consultation document developed by the Council. The 500mm sandbag barrier on the Tweed Green side of the Vennel will continue to be deployed as required.

Demountable Barriers – Tweed Green

It has been decided not to proceed with further assessment of demountable barriers. Deploying barriers in one location was found to negatively affect others, and repeated modelling to assess these effects would not be an efficient use of budget.

Sandbag Stores

Repairs have been completed at the Peebles Fire Station sandbag store, and similar work is progressing

at other stores across the Borders. A new sandbag store has been installed at Walkershaugh; however, it has been padlocked, and removal of the padlock has been requested.

Culvert Grille Upgrades

Upgrades have been completed on the culvert grilles at South Parks (Edderston Burn) and Glen Road. Bar spacing has been widened to approximately 110mm in line with current safety guidance, reducing false alarms caused by debris build-up. Access and safety for Council operatives have been improved, with the Edderston Burn grille now accessible from the roadside.

Items to Progress

- Vegetation growth in the South Parks Flood Scheme Diversion Channel will be reassessed once it has died back, with clearance to be carried out if required.
- CCTV surveys of the South Park culverts are due next year.
- Work is ongoing with Councillors to seek funding for a small flood risk assessment to consider options for reducing the flow path impacts from the Priorsford Footbridge area onto Tweed Avenue.
- The culvert grille at Rosetta Caravan Park has been fenced off by the new owners, and discussions are required to regain access for maintenance.

The Secretary asked if the sandbag stores had sandbags in them and D Morrison said he hoped so! The one at the fire station has. D Morrison is concerned that the sandbag store in Walkershaugh is padlocked and it should not be locked. No-one knows who has the key. SBC may remove it with bolt cutters.

Cllr Begg asked D Morrison to share with him any public documentation regarding The Vennel.

The Chair pointed out the flooding that happens near the Gytes and D Morrison said that would be looked at as part of the wider catchment area.

M Marshall asked D Morrison if residents should be concerned because recently added National River Flow Archive data for Peebles demonstrated significantly increased [flooding risk for Peebles](#). D Morrison confirmed that maximum flood levels were actually 0.5m higher than previously believed¹ and said that the latest data are used consistently by his team.

G Westwood of CAB was scheduled to speak about her concerns regarding the impact on CAB by the proposed plans for Chambers Institution but was unable to attend due to unforeseen circumstances.

Open Forum: Nothing from the public.

Approval of the Minutes of 11 September 2025

The minutes of the meeting held on 11 September 2025 were approved, subject to the amendment that under Matters Arising/Haylodge Park, the record is not quite correct. The following is what S Coe said:

I had circulated a helpful response from Marina Piper at Destination Tweed which explained that due to a significant cut in Sustrans funding it was not possible at this stage to revisit proposals for the north part of the park to provide alternative safety upgrades and path improvements as I had suggested. However, while it was confirmed that plans are being developed for the next stage of upgrading from Fotheringham Bridge to the Neidpath Viaduct for delivery in 2026, the planned upgrading between Priorsford Bridge and

¹ New data released Aug 2025 show flood level of 4.115m on 7 Jan 1949 was 0.461m higher than 3.654m recorded 30 Dec 2015, previously believed to be the maximum
<https://nrfa.ceh.ac.uk/data/station/peakflow/21003#amax>

Fotheringham Bridge has yet to be progressed, with no timescale given. Update information on the latter is to be sought.

Proposed by S Watson, seconded by M Marshall.

Matters arising from the Minutes:

Plaque on Gold Post Box: Cllr Pirone not in attendance, update to follow.

Freshers' Fair at Peebles High School update: H Young and F Richardson not in attendance, update to follow.

Rugby Club update: Still awaiting an update to the unkempt appearance of the area around the hut in Haylodge Park.

Signage in Peebles: There has been a lot of dialogue around this. From S Coe: *I do agree with the idea of co-ordinating the design and production of tourist signage in the town so that there is a measure of consistency in the style. Chris Sawers at Peebles Museum has already been promoting such an idea in connection with the proposed interpretation boards for the Tweeddale Mills project, and she intends to encourage the Peebles Railway Heritage Group to follow suit, while it has been agreed in our discussions about the spigot mortar site that the proposed information board there should be in a similar format.*

The Chair advised that the next step is to form a working group, with a designated lead, to take the project forward. The Peebles Community Council (PCC) could assist with grant applications, subject to the Treasurer's approval, which was confirmed. Cllr Thomson reported that she had received several emails from Rich Rowe of Go Tweed Valley regarding the potential scope of the work and possible involvement of their group. Go Tweed Valley are meeting this week and will update Cllr Thomson afterwards on whether they are able and willing to assist. The Chair noted that once this update is received, the group's contact details will be required. It was agreed that one of the groups involved could take the lead, with the PCC providing a supporting role.

Bus Build-Out on High Street: The Chair noted that the bus build-out has attracted many comments online, some positive and some negative. It was agreed that efforts should now be made to gather views from those not on social media. The Secretary will compile the comments received and seek additional feedback from the wider community. It was also noted that all town bus drivers have completed a 'Dementia Friendly' training course. Cllr Begg asked J Holt Cabrera to encourage his fellow pupils to make use of the town bus service. The Chair endorsed the service having used it himself.

Police Report: The Chair reported that he had reviewed the August police report and, although there were several incidents, he considered the overall number to be relatively low. Reference was made to the recent fires at the public toilets at Kingsmeadows, the Golf Club, and the Macfarlane Hall, which were described as serious incidents causing concern among residents. The extent of damage to the Macfarlane Hall is not yet known.

Cllr Tatler, speaking on behalf of the elected councillors, expressed their shock and dismay at what he described as an attack on the community and its assets. He commended the swift and dedicated response of the fire service and SBC staff, who went above and beyond in managing the situation. It was noted that a person has been apprehended in connection with the fires.

The East Station car park toilets have now been reopened to provide limited public facilities, though they are not available at weekends. Further information will be provided once the insurance assessors have completed their investigations.

The new CCTV system is now installed and operational, although it did not capture the recent incidents. SBC have received a demonstration of the system, and it is hoped that members of the PCC will also have the opportunity to view it in due course. The Chair said to Cllr Tatler it would be helpful to know where they are. The Chair confirmed that questions submitted by a member of the public regarding CCTV had been circulated, and responses had been received from SBC.

Cllr Begg said that all the checks and balances are in place and the CCTV is only used in circumstances with appropriate permissions.

Chairman's Report: The Chairman's report was circulated prior to the meeting.

The Chair reported that a number of emails had been received regarding tourist signage in the town. This had been covered earlier in the meeting.

The Chair further reported on recent meetings and activities. He reflected that, following the meeting with SBC's Chief Executive, it remains to be seen whether any tangible outcomes will result, though an online meeting of community council Chairs may be a positive development. He also attended meetings on non-financial support for community councils, the Community Councils Network, and the Live Borders consultation. SBC has since apologised for delays in progressing these initiatives, citing resource issues. The Chair stressed the need for adequate resourcing if meaningful collaboration with communities is to be achieved. No significant updates were reported regarding the Town Action Plan. The recent Live Borders consultation meeting in Peebles was described as constructive, and a response to SBC's meeting note has been submitted with suggested amendments. The Chair said that other councils had cut costs by 20% in other councils but it is 50% in SBC and he urged the Councillors to bear this severity in mind. Cllr Begg asked for copies of the data as the Chief Finance Officer (CFO) did not recognise the figures. M Marshall said [all the information is on the PCC website and notes all sources](#). Cllr Begg said the figures are not like for like. M Marshall pointed out that that the data are from COSLA (Convention of Scottish Local Authorities, the national voice for all 32 local governments in Scotland) and CIPFA (Chartered Institute of Public Finance and Accountancy, Local Government Directors of Finance Scotland group). M Marshall asked whether SBC's CFO had provided Cllr Begg with any data at all to justify SBC's position? Cllr Begg confirmed no data had been provided, but the question has been raised on PCC's behalf and M Marshall thanked him. Cllr Tatler suggested the PCC write to the CFO and ask for the information.

The Chair also noted that the PCC should invest in professionally made display materials for use at community events. He asked if there was some money in the parking fund? Cllr Thomson said an application could be made. The Secretary agreed to ask Lemon Digital for some advice regarding design.

Update from Police Scotland: PC G Beaumont and PC R Shiels arrived at 1955hrs. PC Shiels is a new community police officer working with PC Beaumont. The Chair said his only concern, the recent fires aside, was the rise in theft in the August report. PC Beaumont confirmed that the September report has not been circulated yet. PC Beaumont talked about the August report and updated regarding some of the incidents. Police Scotland had teamed up with a youth group recently to do a litter pick which had been successful. PC Beaumont had also been liaising with local shops about retail crime. PC Beaumont will send the PCC a winter safety pack by email for distribution to members of the public. The Chair agreed to put it on the PCC website.

With regards to the recent fires, an arrest has been made very quickly and the perpetrator is now subject to bail conditions.

C Swann said it is very important for police, fire service employees and ambulance workers to speak with children in schools. J McMordie said that the Scottish Fire Service had been presenting to Peebles High School recently.

Planning Report: The report had been circulated. M Marshall reported attending the Place Making Peer Support Network kick off meeting where he had shared his concern that after all the time and money spent on the place plan that something should happen as a result. There is frustration regarding Ballantyne Place; when conditions are in place that there is to be no building on the site of the play area, why is the current application not instantly thrown out? PCC legal questions are going unanswered, and the PCC should write again. Everyone agreed. Cllr Thomson, without wishing to comment on the specifics of this case, wondered whether perhaps under new planning rules there is now capacity to build. Things may have changed.

Windfarms: This is ongoing.

Peebles Community Trust: The PCT report had been circulated. M Bruce reported that the Trust has submitted a bid to acquire the former Bank of Scotland building on Peebles High Street. The bid, financed through a loan from Social Investment Scotland and from PCT's own funds, includes an assurance that space would be made available for a potential future Banking Hub. The closing date for offers was 9 October. The building would be partly funded through income from the Reuse Hub, and PCT hopes to secure a commercial tenant to assist with loan repayments. The Trust may review the future use of its School Brae premises depending on the outcome.

SBC Councillors' Reports

Cllr Pirone: Cllr Pirone is absent but had sent a report to the Chair who concluded that everything had been covered elsewhere.

Cllr Begg Sewage; there are ongoing issues. Locales are not public knowledge. Rest assured constructive work is done around this.

Cllr Douglas: The Live Borders review is nearing completion, with officers currently finalising the report. This will differ significantly from the initial interim report, which served only as a starting point. The final report will include recommendations for the various properties reviewed as part of the consultation process, reflecting feedback from local communities. These recommendations will cover potential closures, updates on ongoing activities, management committees, asset transfers, and options to address the funding gap through discussions with SBC. This is not the end of the process, but an important step in determining the future direction. The report is expected to be collated by the end of October, with a meeting scheduled for 29 October to discuss the findings.

Cllr Small: He'd attended an Access Panel meeting with Cllr Tatler. March street bridge not suitable for mobility scooters. Signage has been made.

Cllr Tatler: It was noted that the issue of cleaning town signs, raised at the previous meeting, has been passed on for action. Last week, representatives including M. Bruce attended a meeting on Christmas lights, which brought together committees from across the Borders to promote greater consistency in approach. This was considered a positive first step. It was also reported that this week marks Challenge Poverty Week, during which SBC has launched a new Family Directory on its website. The directory brings together resources and information from a range of agencies, including SBC, to support efforts in tackling poverty. Members were encouraged to explore the directory and share it with anyone who may find it helpful.

Cllr Thomson: Cllr Thomson spoke about the film nights at the Eastgate for young people which will commence in November. Cllrs Begg and Thomson will be ushers. Cllr Thomson said the young people want a place to go, rather than a shelter; costs will be looked at. On a separate note the Parking Fund had received a wide variety of applications.

Treasurer's Report: The report had been circulated. Cllr Thomson has since confirmed that the parking fund will meet the full costs of the Peebles in Bloom presentation evening.

The Old Schoolhouse, Tweed Green: No major update. Awaiting valuer's report. M Bruce confirmed that a lot of information has been clarified for the first time in many years and solicitors are advising next steps. S Coe and M Bruce have done a brilliant job to date getting to the bottom of this.

Chambers Institution Trust: The report had been circulated in advance. Cllr Tatler added that OSCA had received a response regarding the establishment of the SCIO. A minor query had been raised and has now been resolved, and it is hoped that the SCIO will be formally set up shortly. An event will be held on Saturday 29 November, from 10am to 4pm, in the Burgh Hall. This will be a drop-in session to allow the public to view plans for the first phase of the redevelopment. PC Councillors were asked to help publicise the event.

AOB

Noticeboard for Tweed Bridge: A Mackenzie hopes he will have more time to work on it.

Name of street at former March Street Mill site: The developers had requested suggestions for the name of a new street at the former March Street Mill site. While Robert Noble Place was proposed, this suggestion was not supported. G. Ramsay proposed Weavers Place, reflecting the site's historical connection to the textile industry. This proposal was carried unanimously.

G. Macdonald had suggested installing a gazebo or similar structure for young people in Ushers Wynd, near the existing bench and tree. This proposal was considered by the Community Councillors; however, it was felt that the location was too close to residential properties. The suggestion was not supported and will not be taken forward.

A. Mackenzie asked when Dalatho Crescent will be resurfaced? Cllr Tatler said he would send the latest programme of road improvements. A Mackenzie also raised concerns about a fallen fence along the side of the A703. Cllr Begg asked him to email details.

Cllr Douglas urged everyone to take part in the local 'Community Conversation' on 22nd October between 6 and 8pm.

The meeting ended at 2055hrs.

The next meeting will be on 13 November 2025 in the Burgh Hall.

..... Chairman

..... Dated