

## UPPER TWEED COMMUNITY COUNCIL

### MINUTES OF EXTRAORDINARY MEETING HELD ON

24<sup>th</sup> October 2011

### BROUGHTON

**PRESENT:** Pat Middlemas (Chairman), Murdo Elder (Vice Chairman), David Halsall (Treasurer), Sally Walker (Secretary), Chris Lewin and Penny Wedderburn Scott

A planning re-submission was received on 22<sup>nd</sup> October which required a response by 1<sup>st</sup> November.

Planning reference: **10/00507/FUL**

The group was convened as a "quorate" group. Michael Lukas and Nico Alonzi were also invited to the meeting although both were unavailable due to holidays. From the Upper Tweed Community Council Constitution, the council has formed a quorum if 5 members are present for a decision.

The group looked at plans, took part in a "site visit" to the proposed access and returned to discuss the proposal. Sally Walker withdrew from the meeting for the duration of the discussions and decisions regarding the Community Council response to this application. The minutes were taken by Murdo Elder.

**Conclusion:** Upper Tweed Community Council **strongly objects** to this proposal.

The consensus opinion is that the proposed site entrance is **highly dangerous** for the following reasons:

- The potential line of sight on the plans does not reflect the actual line of sight.
- From the Northern end of the indicated line of sight, the entrance area cannot be seen.
- 50m visibility does not allow adequate stopping distance for the size and volume of traffic, including heavy lorries, on the A701. Even if traffic were obeying the speed limit at that location which is frequently not the case.
- 105 children attend the local primary school round the corner from the site. Children are encouraged to walk and cycle to school any children would be at a significantly increased risk at what is already a dangerous corner.
- There will be insufficient visibility for vehicles leaving the property and joining the A701 due to corners on the road and incline of the A701.
- The logistics of construction and future ongoing deliveries to the site will lead to vehicles parked on the A701 further increasing accident risk and reducing the carriageway to one lane, vehicles approaching from the North would not be able to see oncoming traffic beyond the parked vehicle.
- Vehicles waiting to turn into the access from the South would present a further, unacceptable hazard to other road users because of limited visibility.

The Site concerns:

- The Community Council is unhappy with the idea of using the track bed of the former railway line as a compensatory storage scheme due to a lack of drainage.
- Use of the former track bed for compensatory storage greatly reduces or eliminates altogether, the option of creating a pathway between Biggar and Peebles.
- A wildlife survey should be undertaken to ensure protected species are not disturbed such as Otters, which are present at the site.

If, despite all objections, this application be recommended for approval:

- What measures are in place to eliminate pollution during construction?
- If construction is approved, then consideration should be given to the appearance of the retaining walls of the drive as viewed from the Bowling Green particularly as this is a National Scenic Area.