



COLDINGHAM COMMUNITY COUNCIL

Meeting Minutes - Approved

20th January 2026, 7pm Coldingham Village Hall

1: Present/Apologies

Coldingham Community Council:

Krishna Ramcharran (KR)	Karen Thomson (KT)	Neil Renilson (NR)
Jack Eeley (JE)	Carol Hallows (CH)	Christopher Anderson (CA)

Members of the Coldingham Community: 2

Apologies for absence

Leah Stewart (LS), Philippa Allan (PA)

Councillors: Cllr Carol Hamilton (Cllr.CH), Cllr James Anderson (Cllr.JA)

2: Agree Agenda and Items for AOCB

The Chair asked whether members were content with the published draft agenda and invited proposals for any other business. Christmas lights and the Luckenbooth electrical issues were proposed for AOCB but the chair advised these discussed under matters arising from the previous. The agenda as proposed was agreed.

3: Previous Minutes – Corrections/Approval

The minutes from the previous meeting were reviewed. A few minor textual corrections were raised and the count of members of the community present corrected. Subject to the corrections being made the minutes were formally approved - (Proposed KT, Seconded CH).

4: Matters arising from previous minutes

A1 Coldingham/Reston Junction The Chair informed the meeting that Tommy Dean, Network Manager for BEAR Scotland, had provided an update. As part of the resurfacing activity at the Cedar Café to Grant's House section of the A1 scheduled for February 2026, BEAR Scotland would take the opportunity - subject to weather - to refresh the junction markings at the A1 Coldingham/Reston junction. In addition, Transport Scotland has asked the BEAR Scotland Road Safety Team to review the Ayton/Coldingham/Eyemouth junctions. The reviews are to be with Transport Scotland for their consideration by Spring 2026.

The CC's welcomed this as a positive development and hoped that further improvements following the reviews would materialise later in 2026–27.

Action: Chair to report on progress as and when further updates become available.

Christmas Lights: The CC thanked JE and his team of volunteers for their amazing work in erecting and dismantling the Christmas lights. JE explained that the work had been slightly overshadowed by the electrical problems associated with the electrical connection of the Christmas Trees and the impact on the Luckenbooth. The Luckenbooth had experienced repeated tripping of its electrics. The electrician had suggested water ingress might be causing the persistent tripping. The CC was supportive for reimbursing the Luckenbooth for any costs associated with the call out of electrician and repairs subject to the presentation of the invoices.

The CC agreed that the current ad hoc method to power the Christmas Tree lights is not safe or sustainable. The CC agreed the options for a safer permanent solution should be investigated — ideally an external socket served from the hall's supply or a permanently installed, weatherproof power provision, and this should start no later than May/June 2026.

The meeting also noted the need to formally thank Shona Easingwood for her amazing help over the years and in particular last year in getting the necessary paperwork through to enable the Christmas lights to go up. The CC agreed to arrange a gift to the value of £50.

Action: CH/KT to organise and deliver a thank-you gift.

Coldingham Cross — Land transfer: KR updated members on the continuing negotiations with the landowner, Mr. Andrew Redden, over the area surrounding the Coldingham Cross which the CC paid £17k to pave. Historically, there had been a gentleman's agreement that, if the area was paved by the community, a portion of the land would be transferred to the CC. Mr Redden's only requirement was to retain a parking space for two cars. Over the course of the last 12 months, there had been ongoing but slow discussion on the final area to be transferred. Mr. Redden's solicitor had been in touch recently requesting access rights to part of the area that had been expected to be transfer. It is unclear what is meant by access rights or why it is required. KR confirmed he had asked the solicitors to seek clarification from Mr. Redden's side and advise on the options regarding the implementation of and management of access rights to protect the visual appearance and access to the Cross for the community and visitors.

KR expressed his concern that with no legal agreement in place and the slow progress of discussions, the CC current has no control over the way the paved area is being used and which the CC has paid for. A member of the CC mentioned that a number of complaints and concerns had been raised regarding the parking of vehicles around the Cross and how it was obscuring the monument. KR explained he had tried contacting Mr Redden but had received no response.

KR explained he was trying to contact Mr Redden to discuss the matter and requested a member of the CC to accompany him. CH volunteered.

Actions:

- I. Arrange a face to face meeting with Mr Redden - KR

- II. Instruct solicitors to seek formal clarification from Mr. Redden's solicitor on the precise nature of the access rights requested and to advise on options of implementing and managing access rights - KR

5: Actions from previous minutes

School Pencil Road Crossing Markers: It was confirmed that the location for the Pencil Crossing Markers had been agreed. It was with SBC to provide and install the Pencils.

Action: CC to chase SBC for an update

6: SBC Councillors Report

There were no SBC councillors present at the meeting. The Chair reported that CClr.JA had emailed a community update for December 2025 and had forwarded an extensive highlight report from the SBC Infrastructure & Environment team. The Chair confirmed the reports would be placed on the shared drive and posted on the community website for general access. There were no specific questions for SBC in the meeting.

Action: Chair to place CClr.JA community update and the SBC highlight report on the shared drive and arrange for posting on the community website.

7: Treasurers Report

The Treasurer reported challenges accessing and reconciling the accounts on Google Drive – formulae's in the file did not appear to work once uploaded on to the Drive. CH presented a hard copy of the reconciliations prepared. CH explained an earlier bank reconciliation issue turned out to be a double-entry caused when £97,000 was transferred into, and out of, the 30-day deposit account during the year-end process. As a result the sum had been included twice in the working papers. The accounts had now been corrected. A minor discrepancy (circa £100) remains which is accounted for as year-end timing differences.

CH advised that:

- a receipt from Penmanshiel for £15,862 had been received over the Christmas period. CH confirmed she needed to verify any receipts from Foundation Scotland received over the same period.
- a remittance from SBC for £600 that had not appeared in the spreadsheet at the time of production and would be included in the next upload.

The CC acknowledge and thanked CH for her work and confirmed that any outstanding issues needed to be reconciled as soon as possible. CH said she was happy to run a short three-way review meeting to ensure the accounts are fully reconciled before the AGM (the audit is due in March 2026).

Actions: CH to:

- I. correct and upload the reconciled spreadsheet to the shared drive;
- II. follow up with Foundation Scotland to clarify the timing and attribution of receipts;

- III. organise a short three-way review meeting with the nominated reviewers to finalise accounts prior to audit in March 2026.

8: Police Report

KR summarised the key points from the Police Scotland report for December 2025 – See Appendix B. KR confirmed a copy of the report would be upload to the community website.

9: Microgrant Application

There were no microgrant applications to consider this month.

10: Initiatives

Community Bus Survey: CA updated the meeting on progress with the bus service survey. Two additional survey questions were proposed: whether the current service meets travel requirements (yes/no) and whether residents are satisfied with the present bus service (yes/no). A short covering letter would explain the purpose of the survey as an initiative to improve local bus provision and to explore the re-introduction of evening services. The CC agreed for the questions to be added and to the covering letter.

The CC agreed the best option for the method of return for completed surveys was to have a collection point at the Spar subject to their agreement. The CC also agreed to explore supplementing the paper version of the survey with an online version using a free survey tool (e.g., SurveyMonkey) to widen participation.

CA estimated around 400 properties within the Coldingham boundary should be targeted and would obtain quotes for producing 500 printed copies of the survey. It was agreed the survey should be issued – ideally - on the 1st February 2026 with a closing date of 28th February 2026, allowing four weeks for responses. Wider promotion via the community website, social media, local magazines and noticeboards was agreed to maximise response. The possibility of involving neighbouring St Abbs was discussed; it was agreed to contact St Abbs Community Council to ask whether they would like to join the survey as it might increase buy-in and response numbers.

Actions:

- I. Finalise survey copy, obtain printing quotes, and arrange distribution to approximately 400 properties - CA
- II. Seek permission from the Spar to act as a return point for the survey - CA
- III. Coordinate online survey version and confirm collection points (Luckenbooth and the spa) – CA +1
- IV. Contact St Abbs Community Council to invite collaboration or inform them of the survey and ask if they wish to be included – CA

Resilience team update / warm-up assessment: KT informed the meeting of a series of free webinars and training opportunities from Planning Aid Scotland and SBC on CC specific topics. These included engaging with planning, renewable energy and community benefits, local place plans, and emergency resilience. KT indicated that the Resilience Team’s national survey

and related outputs were mentioned. There was a specific webinar on supporting people through emergency challenges which she would attend and feed back. The CC agreed for KT to continue to circulate the training opportunities as they came through email and where possible to circulate to the relevant village groups.

Action: Circulate training and webinar opportunities to the CC and relevant village groups - KT

Village Hall Retrofit: CH confirmed arrangements for a light-touch village-hall retrofit visit planned for Friday 23 January 2026. An advisor from a Scottish Government retrofit scheme will survey the hall and advise on potential energy-saving measures, solar and battery systems, insulation, heating systems and kitchen/upgrades that might be eligible for external funding. The advisor will act as a mentor to help the project apply for grant support; the scheme typically requires the recipient to contribute 10–20% of the capital cost. The visit will aid in understanding the possibilities and funding routes. The Chair made it clear that at this stage the CC were not committing community council funds.

CH confirmed she and village-hall representatives (Norman and others) would host the meeting and report back to the CC following the visit. The CC discussed the need to understand well in advance any planning implications regarding the installation of green technology and to have advice from SBC Planning in writing given Coldingham's status as a conservation area.

Actions:

- I. Circulate the advisor's recommendations to the CC - CH
- II. Seek guidance from SBC Planning (Paul Duncan) on planning constraints associated with the installation of green technology - CH

11: Wishlist

Playpark Update – JE reported on the awaited final playpark proposal, which had arrived shortly before the meeting and been circulated to members. The plan represents the final design and layout which had been increased to benefit from the additional funds raised by the Playpark team. CC's had not had time to review the material but noted that high-level responses from stakeholders were positive and that the designs appeared to include the equipment previously discussed.

A number of detailed concerns and clarifications were raised and discussed:

- The CC noted that the illustrative visual design supplied does not show the play area overlaid onto a current site photograph. Community members had previously indicated that they had found it difficult to visualise how the scheme would sit in the existing park. The CC asked for the design to be overlaid on to a photo or accurate plan of the site so that the location of the equipment, paths, surfacing and surrounding features is clear.
- KOMPAN's offering included a line-itemed budget for removal and disposal of existing equipment and for surfacing. CC's noted that some items could be reused locally (and

so removal/disposal costs could be reduced) and asked whether the tender could reflect that possibility.

- A key planning and design requirement highlighted by the supplier is a mandatory clearance distance from equipment to any boundary or obstacle. KOMPAN had indicated a minimum of six metres clearance to provide access for emergency services. The CC stated that this requirement reinforced the importance for KOMPAN to provide a fully measured, scaled plan rather than an artist's impression.
- It was noted that the design also needed to be appended to the MoU with SBC. The CC agreed that to mitigate equipment and installation risks a detailed scaled plan should be attached to the MoU not a graphic.
- Fencing: It was asked if the current KOMPAN quote included a provision for fencing around the perimeter - the design drawings did not show fencing. Fencing had been previously discussed by the CC and some residents as a way to reduce dog incursions and provide safety for toddlers. JE indicated that KOMPAN had suggested fencing could be a subsequent, separate item that might be procured more cheaply locally than via the contractor's tender. It was noted that maintenance and long-term responsibility for the park (including any fencing) would rest with SBC after handover, which may influence who funds or installs a fence. The CC agreed that fencing would remain out of scope of the current plan.
- Timings and risk to funding: JE reminded the CC of the financial deadline of 31st March 2026, explaining that some of the secured funding was conditional on it being spent by or purchase orders being placed by the end of March 2026. If the playpark project misses the deadline, an estimated £74k of funds could be at risk. The CC stated the need for a clear timeline with contingency and that detailed drawings needed to be finalised. The CC set 17 February 2026 as the date by which the final details and any outstanding questions should be settled for decision-making.

Agreement: The Council to treat 17 February 2026 as the target date for final sign-off of the MOU/design paperwork to avoid end-of-March funding risk

Actions - JE to:

- I. Request scaled, measured drawings of the proposed layout overlaid on a current plan/photo of the site;
- II. a clear schedule of work items and transport/disposal allowances and whether local re-use can reduce disposal costs;
- III. clarification of surfacing areas and minimum clearance distances;
- IV. confirmation by funder of the evidence required (PO, order placed, invoices etc) to comply with the funders requirement re. the spending of funds by the end of March 2026.

12: Planning Applications

Two planning applications were discussed.

Planning application **26/00044/FUL** for the erection of a holiday cabin for employee / public use. CC's had reviewed the application. The CC voted 5-0 in favour of "No Observations".

Planning application **26/00055/FUL** for the change use of the existing Butcher Shop on Bridge Street to a holiday let. A response was required by the 16 February 2026, one day before the next CC meeting. KR agreed to poll CCs for views via WhatsApp to allow a response to be submitted by the due date and to report the outcome at the next CC meeting.

Actions:

- I. Submit "No Observations" response for planning application 26/00044/FUL top SBC - KR
- II. Upload documents for 26/00055/FUL on to the shared drive - KR;
- III. Poll CC's for views on 26/00055/FUL and submit the CC's formal response by the 16 February 2026 - KR

13: Correspondence

A number of correspondence items were summarised by KT and others:

- Webinars and Online Training. Planning Aid Scotland and SBC have published programmes of fully funded webinars intended to support community councils: topics include engaging with the planning system, renewable energy and planning, community benefits from renewable energy projects, local place plans and creative approaches to engagement. Members were encouraged to register for sessions of interest and Karen will circulate details.
- Artefacts from the Cross – KT explained that a small box of artefacts from the Cross landscaping work had been received. These were reported to have been disclaimed by the Treasure Trove process and are of modest historic interest (coins, pottery). Members discussed local display options; it was suggested the Village Hall or local groups (e.g., the Coldingham Society or David Jones) might be interested in housing them. KT agreed to hold the artefacts temporarily and to contact David Jones and Jilly Simmons (Coldingham Society) to see if they wish to display or curate the items.
- Borders Tree Grant Scheme. KT reported a scheme by SBC and the Borders Forest Trust offering small-planting grants for projects up to a quarter of a hectare aimed at enhancing landscape and biodiversity. She will circulate the details via the community website and the Council's channels so potential applicants or land managers can consider applying. It was noted that such schemes normally target public or managed land rather than small private plots but local farmers/land managers could be eligible.
- Penmanshiel community annual report. The Chair mentioned that a short report was requested by Penmanshiel; the Secretary will seek details of the expected format and provide the report accordingly.

Actions:

- I. KT to hold artefacts temporarily, contact David Jones and Jilly Simmons (Coldingham Society) to explore local display/curation options, and report back at the next meeting.
- II. KT to circulate Borders Tree Grant Scheme details widely via website and social channels.
- III. Secretary to clarify the format required for the Penmanshiel annual report and prepare the short submission.

14: Any Other Council Business (AOCB)

Several standing items and observations were raised under AOCB. Members noted declining attendance by community members at Council meetings over recent months. The number of public attendees at meetings has been relatively low and this raised a wider discussion about whether monthly meetings remain the best format or whether an alternative approach might better suit local engagement. Suggestions included maintaining the formal monthly meeting but adding an occasional, more informal meeting focused on initiatives (e.g., wishlist items) to attract wider participation, or inviting representatives from local organisations (History Society, Coldingham Society, Gala Committee, school groups) to improve two-way engagement.

In other AOCB items the group acknowledged ongoing work on microgrants, the need to continue outreach to local bodies, and the success of recent community events (the Christmas Panto) which were warmly reported as well received by families in the village.

Actions:

- Chair and Secretary to review meeting format and consider options to improve community engagement (e.g., occasional themed/less formal sessions or invitations to village organisations), with proposals to be discussed at the next meeting.
- Members to consider and suggest community groups or individuals who might be invited to present at future meetings to broaden participation.

16: DONM

Tue 17/02/2026, 7pm in Hall.

Meeting closed.

Appendix A – Treasurers Report

Coldingham Community Council
To: January 19th 2026

Bank Reconciliation.

2026	Balance Brought Forward			139503.76
	Bank interest	88.66		
	Foundation Scotland	500.00		
	Scottish Borders Council	803.00		
	Micro Grant Refunds	74.50		
	Playpark Donations	127216.79		
	Penmansheil Windfarm	15862.03		144545.28
	Book only needs correction T/F from 30 day account			98988.75
	Expenditure			
	Micro Grants		6958.95	
	Maintenance Expenses		1921.25	
	Bank Charges Current A/C		64.05	
	General Expenses		513.58	
	Village Hall Rental		145.00	
	Website Expenses		71.5	
	Electricity		100.32	(9774.65)
				373263.14
	Correction for T/F above			(98988.75)
	Total		£	274274.39

Bank Accounts			
19/01/2026	Current Account	255636.41	
05/01/2026	Deposit Account	20154.42	
Dec 2025	Deposit 30 day Account		98988.75
	30 Day Account Closed		(98988.75)
		275790.83	0.00
Deposit Account			
Opening Balance	20000.00		
Interest Earned	154.42		
	20154.42		
30 day Deposit Account			
2025 Opening Balance	97677.23		
Interest to Closure	1311.52		
	98988.25		

All Bank Accounts to 19/01/26 £ 275790.83

All posted Accounts to 19/01/26 274274.39

Difference: £1516.38

Made up of Unpresented Cheque 70.00

Interest 30day Deposit Account (not entered) 1311.52

Interest Deposit Account (not entered) 178.19 + .65.65 - arising from year end.

Appendix B - Scottish Borders Area Command – December 2025 Summary

Community Update – During December PC Jacobs had been working on operation Frankincense which involved reporting acquisitive crimes such as shoplifting, road safety checks and deterring Antisocial behaviour. In addition, PC Jacobs had been carrying out enquires regarding shoplifting in Eyemouth – the perpetrators had been identified.

Protecting Vulnerable People

- Involved in 153 mental health related calls, 8 missing person enquiries, 83 domestic related incidents.
- East Berwickshire – 21 mental health calls and 0 missing person enquiry.

Reducing Violence and Antisocial Behaviour

- *Assaults* – 0 incidents in Coldingham. 2 incidents in Eyemouth. Both incidents were assault related and involved males. Reports submitted and enquiries ongoing.
- *Anti Social Behaviour* – 0 incidents Coldingham. 2 incidents in Eyemouth. 2 incidents in Chirnside. 1 incident in Gavinton.
- *Vandalism/Vehicle Damage* – 0 incidents in Coldingham, 3 incidents in Eyemouth involving vandalism, graffiti and damage to four tyres on a vehicle.

Reducing Acquisitive Crime

- Theft – 0 incident in Coldingham. 9 Incidents in Eyemouth of which 4 are related to shoplifting at the Co-Op and 4 to shoplifting at Penny Petroleum.

Improving Road Safety

- 1 incident – Eyemouth. Driver found to be driving without a licence and insurance. Driver fined and issued with penalty points.

Series and Organised Crime Enforcement

- 2 Drug & General Evidence Warrants executed in Hawick and Alloa. Jedburgh and Peebles and positive stop and searches. Led to seizures of class A controlled drugs and 4 figure sums of cash
- 2 people reported for drug related offences.

Campaigns – Winter Road Safety specific to walkers, cyclists, and drivers.