

Grange Prestonfield Community Council

Cameron House Community Education Centre

Minutes 18th September 2013

Present: John Palmer (**JP**) (Chair), Tony Harris (**TH**) (Vice-Chair), Sue Tritton (**ST**) (Secretary), Andreas Grothey (**AG**) (Treasurer), Maureen Edwards (**ME**), Mike Hunter (**MH**), David Stevenson (**DS**), Allister Thom (**AT**), Doreen Allerton (**DA**), Janet Sidaway (**JS**), Gilly Dennis (**GD**), Bill Reid (**BR**),

In Attendance: Cllr Ian Perry (**IP**), PC Evelyn Hegarty (**EH**) (4892)

Public (12): Simon di Biase, Derek & Barbara McNaught, Christine Ritchie, Hazel Fletcher, Denis Stolen, Ian Scott, W.G & Ann Henderson, Julian Newman T Arbuckle, Caroline McKellar

Apologies: Alastair Pugh, Pat Abel (**PA**),

1. **Welcome - Introduction and Apologies**

JP welcomed everyone. He welcomed residents of Prestonfield Tenants and Residents Association and congratulated them on achieving awards for parks in the area. He explained that this might be the final ordinary meeting of the GPCC – this would depend on the result of the CC elections now taking place.

2. **Declarations of Interest. None**

3. **Minutes of the Meeting of 19th June 2013**

These had been previously circulated and were approved; proposed by DS, seconded by AT.

4. **Matters Arising (not on the agenda)**

5. **External Reports**

a) **Council Report:** No report due to the absence of AS who had not sent apologies – ST to contact him about future attendance.

b) **Police Report:** PC Evelyn Hegarty reported:

- **CBOs in Sciennes/Grange:** To date there had been 2 CBOs in this area, herself and PC Janie Harman. These two will now move to the Dumbiedykes area and be replaced by a new, part-time CBO, xx, who is sick and unable to attend tonight. She said they were very sad to be moving and had much enjoyed working in this area.
- **Summer activities:** Policing over the Edinburgh Festival had gone well. There had also been high visibility policing in the Nicolson Street, Clerk Street area.
- **New students:** Police had been present at Pollock Halls when the new students were arriving. Leaflets had been handed out and advice about avoiding bike theft given.
- **Bike Theft in the Grange.** Garden sheds had been targeted and bikes stolen. There are hut alarms costing £10-20 available from St Leonards and these have proved to be a good deterrent. She also recommended that owners note the bike's serial number to help identify stolen bikes.
- **Prestonfield area.** PC Dickson had reported that there is a problem with parking round the school. Crimes of violence in the area were low.

Other matters raised:

- **20mph enforcement:** AG commented that a police car was travelling at about 30mph in West Savile Terrace – not a good example to set. EH explained that in many cases a police car will exceed the speed limit slightly but not go fast enough to use a flashing light – she was unaware of this particular incident.
- **Part-time CBO.** MH asked why there would only be a part-time CBO - EH said the area was considered “safe”. ST commented that at the recent SCNP meeting the Police officer attending had said that all areas would continue to have a CBO.
- **Parking at the school.** JP said that the Transport Committee could get roads closed near schools at arriving/leaving times – this was being considered for Sciennes. Simon di Biase (public) thought a problem at Prestonfield School was cars turning illegally into Cameron House Avenue.
- **Dalkeith Road/Priestfield Road junction.** Caroline McKellar (public) said cars consistently jump red lights making it very difficult to get across during the “green man” phase. EH said a targeted road check could be done and she would contact PC Dickson about this. This problem could also be raised with CEC’s Road Traffic section – JP to write. **JP**

c) **Councillors Report:** Cllr Perry reported:

- **Prestonfield modernisation programme (kitchens and bathrooms):** Tenants are still upset about the lack of flexibility in the type of bathroom – ground floor flats are given a “wet room” and upper floor flats are given a bath. The Council is trying to get these rules changed to give tenants a choice.
- **Council Budget:** The Administration had agreed a draft budget which is now out for consultation. Important for Community Groups etc. to comment on the proposals – could devote a meeting to this in October/November. The Council has to make cuts of approx. £100million (about 10%) over the next few years – the proposal is to make about £32million cuts this year.

Other matters raised:

- **Empty shops in Dalkeith Road:** BR asked about the problem of vacant shops – other owners are concerned that there might be dry rot or other problems which could affect the rest of the building. IP explained that CEC doesn’t have the right to enter empty properties – only if there is a “threat to the fabric of the building” can a “Statutory Notice” be issued. Any costs incurred by CEC could be charged to owners or recovered (with interest) when a property is sold. IP was asked to check again about possible structural problems.

6. Reports of Interest Groups

a) **Planning:** A report had been circulated (attached). TH reported in addition:

- **Parking problems at AAH/REH sites:** These are not well served by public transport and this should be addressed during the redevelopment of the REH.
- **Trees in the City Consultation:** TH had circulated a draft response to this document. In particular he noted that no reference had been made to trees in cemeteries and a replacement policy for these. Also, trees in public/private ownership but not CEC ownership. He also suggested strengthening the guidance on trees in Conservation areas. AG said that trees should be maintained rather than cut down especially in new developments.
- **Nature strips:** Ann Henderson (public) mentioned the overgrown strips in e.g. Gilmour Road. TH said he was in contact with Mike Shields about these – a suggestion was to have more fences to allow easier maintenance by the Council. TH agreed to mention these in the Consultation response.

JP congratulated TH on all his hard work for both GPCC and EACC over Planning matters, in particular in reaching the Concordat agreement for new developments

b) Roads and Transport:

- **20mph Pilot:** A report had gone to committee in August and JP and MH had attended as a deputation on behalf of GPCC. There was no information on accident reduction in the area but the perception was that the limit made streets more friendly. There are still problem streets where speeds are still too high (e.g. West Savile Terrace, Lauder Road, Oswald Road) – speed bumps may be introduced to reduce speeds. The committee agreed to extend the limit to residential streets throughout the city and to shopping streets etc. GD commented that the flashing signs warning drivers to slow down work well. There was lots of discussion about this.
- **RPP schemes:** JP had contacted John Bury (Head of Transport) about the delays to the Nether Liberton and Priestfield schemes. It had been hoped to have draft proposals available by the end of August but there had been delays. The meeting considered that a public meeting to discuss draft proposals should be held ASAP to try to resolve disputes before the formal TRO process. JP to write. **JP**
- **Obstructions on pavements:** BR commented again on the problems faced by blind people when bins are left scattered and also by cycling on pavements.
- **Kilgraston Road/Grange Loan junction:** This is being looked at to see if it can be made safer for pedestrians to cross here.
- **41 Bus Route changes:** Complaints had been received about this bus no longer going to Waverley. This had been useful in connecting different transport links; however, some preferred the route via the Mound. Decided to take no action.

c) **AAH reorganisation:** See Planning Report

d) **Licensing.** No applications in our area. Decided not to comment on recent consultation.

7. CC Elections and AGM

The closing date for nominations to GPCC is next week (September 23rd) and it is not yet known if there will have to be an election. If no election is needed the meeting on October 16th will include the AGM – which will involve both the old and new members of the CC. The new CC members, including new office bearers, would take over after the AGM.

8. Summer Newsletter.

JP thanked everyone involved in producing and distributing the newsletter – especially MH and Kenny Kemp for the text and layout which was agreed to be excellent. Unfortunately the cost was higher than anticipated but there are funds available for this edition. The cost included some paid delivery, mainly to the Dalkeith Road tenements and parts of Prestonfield. A Community grant might be available to help with costs but needs to be approved in advance of production – this should be considered for 2014.

9. Community Gardens

- **Rose Garden.** No news – the new CC should get involved soon.
- **Newington Cemetery.** TH reported that the newsletter had raised interest and there are several people possibly interested in joining a “Friends Group”. A condition attached to the authority for the Council to compulsory purchase the site was to ensure the maintenance of biodiversity and the wildlife habitat on the site.
- **Rankin Triangle:** CEC reported that residents do not want a play area on this site.

10. Office Bearers Reports

a) Chair's Report:

Dalkeith Road Pharmacy: The situation over this and the appeal against refusal to grant a licence is still unclear.

JP said that he had been pleased to represent GPCC at the Lord Provost's Garden Party at the end of August.

b) Treasurer's Report:

The cost of the newsletter was £976 (layout and design: £240, printing: £574, delivery: £162) – not yet paid. Currently we have £1699.61 in the Bank (including yearly grant of £770.14).

Outstanding bills are £1056.38.

Available funds £643.53.

Annual treasurer's report for April 2012-2013 attached.

c) Secretary's Report: nothing which hasn't come up elsewhere.

11. Neighbourhood Partnership matters. Deferred due to lack of time

12. EACC Matters

TH said there had been little action due to the summer recess. The next subject for debate would be the "Integration of Health and Social Care" which would be of interest to many.

13. Date of next meeting – Wednesday 16th October 2013

14. AOCB

- **Bridgend Allotments.** Caroline McKellar (public) asked if these are within the GPCC area. JP said these are outside our area but we have taken an interest; he also pointed out that ME represents the Lady Road allotments.
- **CC Elections:** ME stressed again the value of joining the CC and that she had really enjoyed it – as described in the Winter 2012 newsletter.

The meeting closed at 9.15pm

Grange/Prestonfield Community Council Planning & Development Report – September 2013

“Trees in the City” – Draft Consultation Document

This document contains a draft set of policies together with an action plan which will be used as a guide to the management of CEC trees and woodlands. The contents refer to the value and benefit of trees in the city and also include references to suitability of species and pests and diseases. The proposed action plan and management policies are linked to the Edinburgh & Lothian’s Forest and Woodland Strategy 2012-2017. As already notified the document will be discussed at our meeting on 18 September and comments can be submitted either via www.surveymonkey.com/s/SSWHZQD or emailed to forestry.service@edinburgh.gov.uk. The consultation runs until 23rd September.

Local Developments

12 St. Thomas Road (13/01362/CON): GPCC and others objected to this application to remove condition 1 attached to a previous planning consent. The condition required a contract for a new dwelling to be in place before the existing building is demolished to avoid blight and adverse impact on the conservation area. The application to remove condition 1 was approved but with the additional requirement that all demolition materials must be removed within 3 months of demolition taking place.

54 At. Albans Road (13/01816/FUL & 13/01817/LBC): GPCC also objected to those aspects of these applications impacting on the appearance and amenity of the streetscape in the conservation area, particularly the dominant appearance of a relocated garage, partial use of render and removal of a mature tree. After the closing date for comments and during the consideration of this application revised drawings were submitted which slightly ameliorated the impact of the scheme. These applications were then approved including the partial use of render and the removal of the tree.

23 Minto St (07/04533/VARY & Enforcement Investigation 13/009250/ENCOMP):

During the recess this application was submitted to change materials and other aspects of a 2008 consent for a rear extension, the application being in effect retrospective as the work was nearly finished. Together with West Blasket Association we objected to the unauthorised change of materials etc, to the application being regarded as non-material, meaning that it did not have to be advertised, despite conflicts with conservation area guidance, and to the application not being retrospective. The application and a parallel enforcement investigation are still under consideration.

Flat 1, 12 Mayfield Gardens (13/02651/FUL): This application for a small rear extension and replacement windows to one dwelling in a villa of four proposed the use of uPVC framing and cills for the replacement windows including the main elevation and the new windows to the extension. Following representation a revised scheme was submitted to substitute timber framed windows appropriate to the conservation area and the application was then approved.

Children’s Day Nursery at 4 East Suffolk Road: This application was approved some time ago and the work has been carried out to establish the nursery and accommodation above. However following investigation an enforcement notice was issued over unauthorized fencing and mesh panels to the original railings in the front of the premises in the Craigmillar Park Conservation Area. An appeal by the owner against the enforcement notice to the Scottish Government Directorate for Planning and Environment Appeals was dismissed in June 2013 and the notice upheld.

Royal Commonwealth Pool EH15 5BB (Applications 13/03391/FUL & 13/0341/LBC)

This site is just to the north of our area within Southside CC currently not active. This is a Major Development following PAN procedures reported earlier this year and the applications are for the temporary installation of containers, portacabins and signage at the pool site all in connection with the 2014 Commonwealth Games. Any comments on the applications are due by 27 September.

Royal Blind School – Craigmillar Park Campus

As previously reported this site is up for sale. No further information available at present.

Astley Ainslie Hospital (AAH) and Royal Edinburgh Hospital (REH) Sites (Outside GPCC area)

During the recess meetings continued with NHS Lothian and Hubco representatives and local CCs including GPCC about the refurbishment proposals for the REH site. More detail emerged as the meetings continued and it is now expected that a planning application in principle for a Masterplan for the whole of the site and a detailed application for Phase 1 will be submitted towards the end of this month. As previously reported Phase 1 will be a 185 bed mental health facility plus a brain injury unit all at ground floor level with support facilities mainly on an upper floor.

Phase 1 is programmed for completion by the end of 2016 and this Phase will now necessitate the controversial loss of the Tipperlinn Bowling Club, which has been given notice to quit by December 2013.

A watching brief continues to be held over the AAH site where the decanting of some facilities to the REH site could create an opportunity to dispose of some parts of the site over time. The safeguarding in the LDP (see below) of some pedestrian routes across the AAH site is therefore welcome.

31 Liberton Road (old Shell Garage) (12/04342/FUL) – Retirement Housing (Outside GPCC) As previously reported this application by McCarthy & Stone was approved subject to conditions, including a legal agreement relating to affordable housing. This agreement has now been concluded and the planning consent was formally issued on 27 August 2013.

Planning Concordat for Major Developments

This revised tripartite Concordat detailing arrangements for dealing with Major planning applications was signed on 27 August by Cllr. Ian Perry, Convenor of the CEC Planning Committee, a representative of the Edinburgh Chamber of Commerce and the Chair of EACC. The next step is for CEC Development Management to ask Edinburgh CCs to sign up for it on a voluntary basis. By October arrangements should be in place for CCs to request financial help for their part in any additional community engagement processes they may be required to undertake.

CEC Planning Enforcement Charter

At its meeting on 8 August the CEC Planning Committee approved a revised Planning Enforcement Charter.

Edinburgh Planning Guidelines

Following the approval in May of the finalized version of the Edinburgh Design Guidance, the fourth new Guideline on which GPCC has commented in the past year, nearly all these new consolidated Guidelines are in place with Street Design Guidance still to come. As many will be familiar with the old guidelines the attached CEC information sheet lists the new guidelines and what has been superseded.

Civic Forum

The meeting scheduled for 17 September was cancelled and the next is due to be held on 3rd December.

Local Development Plan (LDP) & Strategic Development Plan (SESplan)

It is intended that representations made on the LDP, including those from GPCC, will be available on the LDP website from October and CEC will be considering all these in due course. However CEC may need to publish a revised LDP and timetable to take account of changes to SESplan arising from its approval with modifications by Scottish Ministers in June. The most significant change requires SESplan to add an additional 11000 houses to the housing land requirement up to 2024 and statutory supplementary guidance will be prepared by SESplan to show how this will be apportioned to councils within the SESplan area. The likelihood is that a significant proportion of this additional housing land requirement will have to be met by CEC which coupled with a recommendation to maintain at all times a 5-year effective housing land supply could create additional pressure on the green belt and other open spaces, possibly having a future impact on the GPCC area and its residents.

Tony Harris