

MURRAYFIELD COMMUNITY COUNCIL

Minutes of Ordinary Meeting
held on Tuesday, 19 April 2016 at 7.30pm
in Murrayfield Parish Church Centre
Chair: J Yellowlees

Present: W Amcotts, R Brown, G Douglas, J Forbes, S Holland,
N Macdonald, E Robertson, P Sizeland, R Smart, J Yellowlees,
Ex officio: Cllr Edie, Cllr Ross,
In attendance: 16 members of the public, PC Philip Jones, PC Joana Coull, Ann
Budge and Scot Gardiner, Heart of Midlothian Football Club,
James Clydesdale, Clydesdale Associates, Peter Gregson and Neil
Gardiner, Friends of Roseburn Park,
Apologies: D Huckle, Cllr Balfour, Margaret Laing, City of Edinburgh Council,
Michelle Thomson MP.

1. Welcome and Apologies

The Chairman welcomed those in attendance. Apologies were received as above. The Chairman confirmed that D Huckle was back home after a spell in hospital and the Community Councillors sent him their best wishes. The Chairman thanked former MSPs Marco Biagi and Cameron Buchanan, both of whom are not standing for re-election in May, and Sarah Boyack for their interest and help.

2. Order of Business

This was approved subject to moving the presentation on behalf of Heart of Midlothian Football Club to Item 4 of the Agenda.

3. Community Policing Report

PC Phil Jones introduced himself and his colleague, PC Jo Coull, as new members of the Community Policing Team based at Corstorphine Police Station, he having previously been at South Queensferry and she with the Response Team at Wester Hailes.

PC Jones informed the meeting that, instead of delivering a report based on crime statistics, as had previously been the practice, he proposed to discuss issues of importance to the meeting. The Chairman intimated that housebreaking continued to be a major concern. PC Jones explained that thieves are attracted to the Murrayfield area by the number of valuable cars, which are often stolen to order by organised groups. Their modus operandi is to break into a house to steal the key to a valuable car, which is then used the same night to steal other cars across the city. Most other housebreakers fall into 2 categories – low profile offenders stealing weekly to fund a drug habit and teenagers who steal cars and other valuables for the “street cred” it affords them.

PC Jones urged members of the public to be the eyes and ears of the Police and report any suspicious behaviour. He explained that the Police use surveillance, including phone calls to and from prisons, to identify and disrupt patterns of behaviour and amass evidence to arrest and convict offenders. Operation RAC uses plain clothed officers in unmarked cars to patrol known housebreaking areas.

PC Jones reported that in the local area in the past month there had been 2 housebreakings to domestic property and 4 to business premises compared with 24 in one month last year.

PC Jones issued a warning about bogus workmen who target vulnerable home owners and whose victims are often too embarrassed to tell their families or report the incident to the Police. PC Coull warned that gaining entry to a property on the pretence of estimating for repairs can be a precursor to a break in.

PC Jones delivered a message from the local Ward Officers, PC Euan Sinclair and PC Sam Davison, to the effect that they have been working hard to meet local priorities, as identified after consultation with the relevant stakeholders. The Edinburgh Division is undergoing change and has reduced the number of command areas from 5 to 4 to mirror the Council's new 4 locality model for delivery of services.

PC Jones reported that a third local issue is anti-social motoring, in response to which all officers have been trained in the use of speed guns.

Ward officers have also been identifying youths involved in anti-social behaviour and issuing them with acceptable behaviour contracts, which, if breached, lead to the issue of an ASBO.

The Chairman raised the issue of graffiti and whether it was linked to "street cred". PC Jones explained that it was difficult to catch and charge a graffiti artist without CCTV footage and there is not much CCTV in the Murrayfield area.

V Forbes reported that there is a lot of graffiti in Roseburn Park at the back of the pavilion and on the toilet block. PC Jones undertook to pass on this information to the high visibility and plain clothed patrols.

PC Jones referred the meeting to Police Scotland's new "Your View Counts" campaign, which is designed to identify the community's policing priorities. Members of the public can make their views known through the Police Scotland website.

4. Tynecastle Stadium Proposed Redevelopment

Scot Gardiner, the Chief Operating Officer of Heart of Midlothian Football Club ("the Club") introduced himself and James Clydesdale of Clydesdale Associates, the lead consultant on the redevelopment of Tynecastle Stadium. He explained that the proposed redevelopment constitutes a "large application" in planning terms and requires a public consultation period of at least 8 weeks. The pre-application notice was submitted to the Council on 21 March 2016. Public meetings will be held at Tynecastle on 2, 3 and 4 May. At the end of the consultation a full planning application in respect of the finalised proposals will be submitted. With the aid of a Powerpoint presentation S Gardiner and J Clydesdale explained that the Club plans to replace the existing Main Stand, which was built in 1918 and is no longer fit for purpose, with a bigger and better stand. The new stand will be no higher than the existing one. It will provide better facilities for officials and players, an improved spectator experience with unobstructed views of the pitch, better seating and toilets and improved general and disabled access. It will include a new club shop and ticket office and a new nursery. The new stand will provide more seating, increasing the total capacity of the stadium to more than 20,000. A museum will be built as part of the reinvigoration of the other 3 stands. S Gardiner explained that the Club needs to increase seating capacity to compete commercially with other clubs. It intends to increase its community involvement. A new artificial pitch will be installed behind the Wheatfield

Stand for the use of Tynecastle School, the Club's ladies and girls teams and community groups. There will be a community hub on the ground floor of the new stand and the potential for the stand to house community nurses, a GP surgery, dental practice and other services in the future. The Club also plans to provide conference and banqueting facilities on a competitively large scale, but does not consider the stadium a suitable venue for concerts.

In response to an invitation from the Chairman, S Holland, a resident of Roseburn Maltings, confirmed that he could hear very little crowd noise from Tynecastle on match days.

In answer to a question from a member of the public, S Gardiner told the meeting that the Club does not intend to increase the frequency of matches at Tynecastle beyond the current average of 30 matches per year.

5. Councillors' Report

5.1 Cllr Ross reported as follows:-

5.1.1 The presence of asbestos in the Armoury building in Roseburn Park is now being addressed.

5.1.2 The feasibility of lifting the bridge at Baird Drive and re-using it is being investigated.

5.1.3 The widespread disruption caused by the closing of a number of schools across the city in response to concerns about the safety of the buildings was under control and all affected school children would be back in class, but not necessarily at their own school, by the following day. Parents were being informed of developments as they happened and the Council's website updated regularly. The surveys of the wall ties had been completed and the Council had asked four engineering companies to identify which other surveys were required. These would be completed by the end of the week.

5.1.4 The Council's officers had updated the Chairman the previous day on the current position regarding the proposed two way cycle lane from Roseburn to Haymarket – The results of the extended public consultation will be available in mid-May and will be presented to the next MCC meeting on 31 May. The officers are willing to give a separate presentation to local businesses, if they wish.

5.1.5 Advertising Hoardings at Roseburn – the Planning Committee approved hoardings which were half the size of those required by the advertiser, JC Decaux, but the Planning Officers granted planning permission for the required size (the advertiser's standard Series 400 board) and that is what is now being erected.

G Douglas described this state of affairs as scandalous and Cllr Ross agreed. The Chairman and G Douglas called for the work on site to be halted. P Gregson suggested that the officers in question should be disciplined and the matter referred for judicial review.

In answers to questions from members of the public, Cllr Ross confirmed that neighbour notification is not required for an application for advertisement consent and that the advertiser has been granted a building warrant in line with the planning permission. He informed the meeting that the Council has taken independent legal advice on this matter, which came to light about a year ago. The advice is to the effect that the planning permission is valid; revocation of the planning permission or discontinuance of the work could be sought, but either would require the approval of Scottish Ministers; the advertiser could appeal and that would lead to an enquiry, legal costs and a potential claim for substantial compensation. The other course of action is judicial review on the ground

that the planning officers' action was *ultra vires*.

G Douglas made the point that the reputation of Cllr Ross and his colleagues as elected representatives was at stake and suggested that the matter required to be investigated from the beginning to find out how this error had occurred.

It was agreed that R Smart, in consultation with G Douglas, would write a letter on behalf of MCC to the Head of Planning to express MCC's disquiet and demand remedial action.

The Chairman reminded the meeting that this matter could be raised at the next meeting of the West Edinburgh Neighbourhood Partnership ("WENP"), which is to be held in Murrayfield Parish Church Centre on 8 June 2016.

5.2 Cllr Edie reported that from 1 April 2016 Health and Social Care services have been integrated across the country. He described this development as a very important far reaching policy.

J Forbes reminded the meeting that Cllr Balfour had told the previous MCC meeting that planning permission had been granted for the redevelopment of the former Capability Scotland property in Ellersly Road. J Forbes reported that he had searched the Council's planning portal and found planning permission for the conversion of the existing buildings, but not for the construction of 42 new residential units in 3 blocks. He asked for confirmation of the position and **Cllrs Ross and Edie undertook to investigate and report back.**

6. Roseburn Terrace renewal of advertising hoardings

This had been covered - see Item 5.1.5 above.

7. Roseburn – Haymarket cycle route proposal (including meeting with Sustrans on 26 April)

P Gregson informed the meeting that he had obtained 2,700 signatures to the re-opened petition to stop the proposed cycle route. Flyers had been crowd funded and distributed widely. He understood that a decision would be made by the Council in mid-August. Cllr Ross advised that it would be September.

P Gregson reported that, as Sustrans has undertaken to pay half the cost of the route, a meeting with Sustrans has been arranged for Tuesday, 26 April at their offices at Haymarket, Sustrans having declined a meeting at Roseburn. P Gregson has assembled a 10 strong team to meet Sustrans and proposes to show a film of rush hour traffic at Roseburn on a Tuesday at 5pm in order to demonstrate the congestion which already exists.

R Smart expressed the view that the project is misconceived, those responsible having underestimated the complexity of the issue and applied a solution cribbed from elsewhere. The route should work for everyone and not just cyclists. He suggested that the Council officers need to start the design process afresh.

Rosie Bell, who has lived in Roseburn Street since 1999 and described herself as an ordinary cyclist, spoke in favour of the proposed route. She expressed the view that NCR1 is not a satisfactory cycle route; the zigzags between Russell Road and Balbirnie Place are hard to negotiate and further along the track cyclists' tyres are only 6 inches away from the tram tracks. She could not answer the Chairman's question as to how cyclists in other cities, which have more tram tracks than Edinburgh, cope.

Euan Renton, a Saughtonhall resident, stated that he supported the proposed route in general and viewed it as a plan for the future to cope with the projected increase in population and the need to reduce car use and

encourage cycling. N Gardiner also referred to the issue of pollution. The Chairman and R Smart made the point that the proposed route takes space away from cars and buses.

8. Roseburn Park Improvement Plan

P Gregson and N Gardiner gave a presentation on the vision of the Friends of Roseburn Park (“FORP”), which has a membership of 180, for the future of the Park.

N Gardiner thanked Cllr Ross for his efforts in having reinstated the money, which had originally been set aside for the new playpark but had been diverted elsewhere, and for his work on the asbestos issue affecting the Armoury.

P Gregson informed the meeting that local residents had been surveyed via flyers and FORP’s Facebook page and website and the views of the 141 respondents had been analysed. Some changes had been made to FORP’s proposals for the Park and further analysis and changes were likely. A copy of the survey results and the plan showing FORP’s current proposals are attached to these Minutes.

N Gardiner stated that the Park serves a high density neighbourhood and is used by sports clubs and other community groups. FORP are keen to increase use of the Park. They are canvassing the views of community groups, Roseburn Primary School and the Ice Rink.

N Gardiner and P Gregson described the current proposals with reference to the plan. They referred to the proposed relocation of the playpark to a more open site in the north east corner of the Park, the introduction of areas for older children and adult gym equipment, the conversion of the toilet block to a café with toilet facilities open to users of the Park, the substitution of a white chalk path for the proposed BMX track and the efforts to resolve the conflict between the interests of cyclists and those of pedestrians in parts of the Park.

N Gardiner expressed the view that it is important to have a bridge from Corstorphine Road into the Park, as the other entrances into the Park are “quite subdued”. Disabled access here is also desirable.

Cllr Ross suggested that FORP consider applying for funding to Edinburgh Airport, which has a community fund, and the One City Trust established by the Lord Provost.

Ewan Gillies of Murrayfield Wanderers Rugby Club (“Wanderers”) informed the meeting that the SRU has notified Wanderers that their lease of the back pitches at BT Murrayfield will not be renewed when it comes to an end this year. Wanderers started mini rugby in the mid-1970s and provide facilities to 18 primary and secondary schools in west central Edinburgh. The ideal solution from their point of view would be to obtain agreement from the Council to their long term use of two pitches in Roseburn Park. Wanderers are currently refining their requirements and consulting their membership. They plan to approach the Council if the membership agrees. They want to work with FORP, WENP and the local community and are speaking to Murrayfield-DAFS Cricket Club to explore co-funding the pitches.

Cllr Ross informed the meeting that he and Cllr Balfour had hosted an initial meeting with Wanderers. He urged FORP and Wanderers to talk and he hoped that there would be enough consensus to make Wanderers’ proposal for their use of the Park work.

N Gardiner referred to the possibility of over use of the Park. In response to a question from him Cllr Ross confirmed that the SRU is looking to develop

the back pitches at BT Murrayfield and might get planning permission to do so. Mrs Yeats, a resident of Roseburn Court, reported that she had attended a meeting at Roseburn Primary School on the proposals for the Park and had objected to the BMX track. She asked what the white chalk path was for and, in response to P Gregsons's reply that it could be used for walking and jogging, made the point that it crossed another path and was potentially dangerous. P Gregson informed her that FORP will be arranging a meeting with the residents of Roseburn Court in order to obtain their views on the proposals.

9. Approval of Minutes of Ordinary Meeting held on 8 March 2016

These were approved. Prop: E Robertson, Sec: S Holland.

10. Matters Arising

10.1. *CCTV at Roseburn*

The Chairman reported that the question put to Cllr Balfour at the previous MCC meeting about the location of the CCTV camera at Roseburn had been answered – it is a mobile camera.

10.2. *Hustings event*

The Chairman congratulated Norma Macdonald on organising a very successful Scottish Parliament Election hustings event in Murrayfield Parish Church Hall on 12 April.

11. Roseburn Action Plan

Prior to the meeting Margaret Laing, Team Leader, Environmental Wardens, West Neighbourhood Team, had sent her apologies and emailed the following update on the Roseburn Action Plan:-

• **Road markings at Roseburn Street Junction**

Completed.

• **JC Decaux - Roseburn Terrace Programme**

Works have started for the two digital advertising screens. Work details sent to John Yellowlees on 21 March 2016.

• **Dog fouling at Roseburn Park & Speeding Cyclists issues –Patrols on 16 March 2016**

Outcome: - complaints had also been received from residents and dog walkers regarding a dog walking company letting dogs roam in the Park and not picking up. Company not observed on the day in the area. No offences witnessed. No speeding or dangerous cyclists observed on the paths within the Park on the day of the event.

Please be advised that as from Friday, 1 April 2016 the Dog Fouling fixed penalty fee is going up from £40 to £80 and the escalation charge from £60 to £100.

• **Graffiti**

Report of graffiti around Roseburn and the river walkway/Coltbridge Mill flood wall/back of garages and request for graffiti cleaning kits. Graffiti referred to the Community Safety Team and Task Force for removal. Suggestion for Community Council to apply for a grant for kits. Applications to Audrey Primrose, Partnership Development Officer.

- **Waste problem at Roseburn Cliff**
Continuing to be monitored by Ward Officer. Formal enforcement action has been taken out against offenders.
- **CCTV sign at Roseburn Terrace eastbound bus stop**
Enquiry from John Yellowlees/Councillor Balfour – is this sign new?
Update from the Community Safety Team, West Neighbourhood Office – The CCTV is a Rapid Response Camera which has been in place since September 2013 following funding being made available through the Neighbourhood Environment Project in response to a number of complaints from the community regarding anti-social behaviour from members of the public attending concerts held at Murrayfield Stadium. No plans for it to be removed at this time.

R Smart repeated his view that the phasing of the traffic lights at Roseburn is unsatisfactory and requires correction.

12. Planning and Licensing

12.1 A local resident referred to the application by the owner of Murrayfield Park Guest House for an HMO (House in Multiple Occupancy) licence for 11 residents. Three years ago an application for consent to use this property to house 18 ex-offenders had been refused. He reported that more than 70 objections had been lodged to the current application, many people fearing that the property would be used to house homeless people and would have a detrimental effect on the area. He stated that the owners of the Guest House own 80-85% of the property in Edinburgh which is used by the Council to provide accommodation for homeless people. Several people spoke to the detrimental effect of such properties in giving rise to anti-social behaviour such as open drug dealing and gave Pilrig Park and Harrison Road as examples. Cllr Edie, as a long term resident of Harrison Road, disagreed strongly with this description.

Ewan Gillies told the meeting that he had an office in John's Place, Corstorphine. A nearby property belonging to the owners of the Guest House had been used to house ex-offenders and, at that time, he and other neighbours had experienced the problems referred to above, but, since the property had been operated as an HMO, these problems had ceased.

Cllr Edie informed the meeting that he had lodged an objection to the HMO licence application. He explained that the Council has a statutory obligation to house people who present as homeless. It has worked with various charities to reduce homelessness by early intervention and with some success, but the issue remains very difficult. At one time the Council considered running a hotel specifically for homeless people, and looked at converting Chesser House for this purpose, but concluded that a concentration of homeless people in one place was undesirable.

Cllr Ross undertook to obtain an update on the HMO licence application.

12.2 R Smart reported that he had lodged an objection on behalf of MCC to the proposed cycle route from Roseburn to the canal on the ground that there was no safe walking space beside the route. A member of the public countered that the proposed route is 3 metres wide, the same as the Roseburn cycle path.

13. Traffic and Transport

The Chairman remarked that he had observed at Haymarket that, whenever a tram arrived from the west and departed for the west, the traffic lights turn to red. It was agreed that pedestrian priority seems to be paramount and causes significant delay to other road users.

14. Any Other Competent Business

The Chairman reminded the meeting that the clean up of the local stretch of the Water of Leith takes place on 24 April 2016.

He also intimated that Donaldson Area Amenity Association is holding its AGM on 25 April 2016 and that G Douglas is then standing down as Chairman and leaving MCC. G Douglas wished MCC all the best, but resisted the Chairman's attempt to persuade him to continue his association with MCC.

15. Questions from the Floor

There were no further questions from the floor.

16. Date of Next Meeting (preceded by AGM at 7pm): Tuesday, 31 May 2016

Subsequent meetings: 19 July and 30 August 2016.

Minutes approved at meeting of 31 May 2016.

for approval