

MURRAYFIELD COMMUNITY COUNCIL

Minutes of Ordinary Meeting  
held on Tuesday, 12 December 2023 at 7.30pm  
by Zoom  
Chair: J Yellowlees

Present: A Anderson, R Brown, D Dawson, J Forbes, P Gregson,  
B Knowles, N Macdonald, J McDonough, D MacLennan,  
S Macpherson, E Robertson, M Stevens, J Yellowlees,  
*Ex officio:* Cllr Alan Beal,  
In attendance: 11 members of the public,  
Apologies: Liam Browne, Balfour Beatty, Rurighd McMeddes, City of  
Edinburgh Council, Virginia Munoz Rucian, Anturas Consulting  
Ltd, Cllr Fiona Bennett, Cllr Euan Davidson, Cllr Margaret  
Graham, Cllr Finlay McFarlane, Cllr Claire Miller, Cllr Jo Mowat,  
Jeremy Balfour, MSP, Sarah Boyack, MSP, Miles Briggs, MSP,  
Foyso Choudhury, MSP, Alison Johnstone, MSP, Angus  
Robertson, MSP, Lorna Slater, MSP, Sue Webber, MSP, Christine  
Jardine, MP.

1. Welcome and Apologies

Apologies were received as above. The Chair welcomed those in attendance.

2. Matters Arising

2.1 The Chair referred to the recent deaths of two distinguished former local MPs – Alistair Darling who represented Edinburgh Central then South-West Edinburgh from 1987 to 2015 and Lord James Douglas-Hamilton who represented Edinburgh West from 1979 to 1997 – and the recent passing of former Lord Provost and Saughtonhall resident Norman Irons.

2.2 The Chair intimated that Henry Whaley had stood down from membership of MCC (as the nominated representative of the Roseburn Cycle Route Support Group) after seven years and expressed his gratitude for the insight that H Whaley had given MCC during the development of the CCWEL project.

2.3 The Chair reminded the meeting that the outcome of the Complaints Procedure invoked after the last meeting is expected in the New Year.

2.4 The Chair reported that J Forbes had responded to the consultation on the review of Community Council boundaries with a robust defence of the existing MCC boundaries. In summary he had said “(1) We totally and unanimously reject the idea put forward in some quarters that something must be done to reshape boundaries in order to reduce the incidence of Community Council (CC) "crossover" into more than one City Council electoral ward; and (2) in the specific case of Murrayfield Community Council, we are unanimous that our CC area must continue to embrace the portion of our community that lies east of the former Caledonian Railway bridge, including the Donaldson and Wester Coates areas, currently in Ward 11 (City Centre), even though the larger part of our area is in Ward 6 (Corstorphine/Murrayfield).”

The Chair said that he had not attended the AGM of the Edinburgh Association of Community Councils on 23 November but had sent a copy of J Forbes's submission to the Association's Secretary.

2.5 The Chair reported that he had responded to the Council's consultation on street trading by drawing attention to the problem with litter which had been experienced after the summer concerts at Murrayfield Stadium.

He mentioned a further consultation relating to the City Plan 2040 which closes on 19 January 2024.

3. Bins at Murrayfield Avenue

The Chair reported that he had received an email from Andres Lices of the Council's Communal Bin Review Project Team explaining that the new bin hub at the foot of Murrayfield Avenue meets the parameters and criteria that are being applied citywide and were agreed as part of a report approved by the Transport and Environment Committee (TEC") on 27 February 2020. It is also compatible with the wider changes implemented by the CCWEL project. The Team is happy to review and move locations as long as they fit within the review framework from the Communal Bin Review Update report that was approved by TEC on 18 May 2023 (Appendix 3 – Identification and review of bin hub locations). The Murrayfield Avenue location is part of Phase 2 of the project. The Team intends to review all bin hub locations of Phases 1 and 2 in the New Year and promote any approved changes that meet the approved review framework after Summer 2024.

A resident of Murrayfield Place, who had been instrumental in getting 300 signatures of residents of Murrayfield Avenue and Place to a petition to have the bins removed, explained that the residents' main objections are (1) that the bins are not necessary and (2) they are not aesthetically pleasing.

Murrayfield Avenue residents have their own bins and Murrayfield Place residents already have sufficient bins. The new bin hub also attracts fly tipping and dangerous parking. He and another resident asked whether MCC supports the general view that the bins are unsightly and should be removed. He proposed that the issue be taken forward by a meeting on site with a Council officer early in the New Year.

E Robertson suggested that the bins should be re-sited, but was told that they are not needed at all.

A resident of Roseburn attempted to widen the discussion to include all the new bin hubs, some of which, she said, had resulted in the removal of parking spaces.

After further contributions from Cllr Beal and others the Chair undertook to reply to Andres Lices summarising the residents' objections and requesting a meeting with him on site early in 2024. **Cllr Beal would arrange the meeting** and MCC and anyone else with an interest in the issue would be able to express their views.

4. CCWEL completion

The Chair reported that no one from the CCWEL team was available to attend the meeting but Virginia Munoz Rucian of Anturas Consulting Ltd had sent a detailed email setting out the current position on the outstanding issues. The text of the email, which the Chair read out, is attached as an Appendix.

Russell Road/Roseburn Street - A resident of Roseburn complained that the new traffic arrangements at Roseburn Street and Russell Road giving priority to traffic on Russell Road are causing increased congestion and traffic fumes. M Stevens agreed. S Macpherson disagreed that the situation is any worse than it was before the CCWEL works. She felt that the main problem is driver behaviour.

A member of the public was pleased that crossing Roseburn Street to get to Tesco is now easier for pedestrians.

P Gregson said that the Roseburn traders have reported that their businesses have not recovered from the impact of CCWEL, particularly the changes in parking.

It was agreed that the monitoring of the new arrangements should be brought forward. **The Chair undertook to reply to V Munoz Rucian accordingly.**

Ponding on Old Colt Bridge - A Anderson made the point that the ponding affects the whole bridge.

Balbirnie Place dilapidations survey - M Stevens said the onus is on the Council or Balfour Beatty to provide evidence that this area was dilapidated before the CWEL works began.

Wester Coates Road raised table - D MacLennan said he believed the design of the Copenhagen junctions at Wester Coates Terrace and Road was faulty.

He added that the junction at the foot of Wester Coates Terrace has been repaired but the bollards which were promised to prevent motorists damaging their tyres on the extended pavements have still not been provided.

**The Chair undertook to feed these points back to the CCWEL team.**

5. Ellersly/Kinellan Roads road safety and traffic calming

J Forbes referred to the letter with signatures from 42 households, which had been sent to the three City Councillors and Angus Robertson, MSP and copied to MCC, seeking assistance in progressing measures to improve road safety and traffic calming. He asked MCC to endorse the letter, which demands action in 2024/25, in order to emphasise the continuity of demand for these measures, with which MCC has been involved for the past 10 years. He reiterated that the residents want (1) speed reduction measures on Ellersly and Kinellan Roads, (2) a crossing point at the east end of Ellersly Road and (3) pavement widening on the north side of Ellersly Road. J Forbes's motion for MCC to endorse the letter in its entirety was unopposed.

Cllr Beal confirmed that he had met with the new Road Safety Team, who had not been aware that this project was in the programme for 2024/25. J Forbes pointed out that the new Head of Road Safety is Dave Sinclair, who from his previous roles at the Council is more than familiar with this issue. While he had sounded sympathetic to the residents' requests over the years, no progress had in fact been made.

The Chair asked how MCC might assist in progressing the issue. J Forbes suggested a motion to TEC.

Cllr Beal advised that, if the Ellersly/Kinellan project is not in the budget for 2024/25, a motion to TEC in March 2024 could be considered.

J Forbes emphasised that MCC and the residents are looking for the project to be in the 2024/25 budget, which will be discussed in the next couple of

months, and asked whether it was already too late to get this project included. Cllr Beal did not know whether the project is in the programme for 2024/25. If not, it cannot be considered for inclusion in the budget.

It was agreed that **J Forbes and the Chair would write to Cllr Scott Arthur, Chair of TEC, and Dave Sinclair, Head of Road Safety**, urging the inclusion of the project in the 2024/25 programme and emphasising that the three City Councillors also support the project.

6. Relations with Scottish Rugby

The Chair had emailed Graham Law at Scottish Rugby advising him that the Donaldson Area Amenity Association (“DAAA”) and Wester Coates residents were awaiting the outcome of the multi-disciplinary review into the road closures for last summer’s concerts, which were viewed by local residents as excessive. The Chair was not aware of any response from Scottish Rugby. M Stevens confirmed that DAAA had heard nothing and are in fact about to lodge a formal complaint about the lack of response. Their aim is to prevent over-precautionary measures being adopted for future events,

The Chair directed the meeting to Scottish Rugby’s website, which details the Six Nations matches in 2024 (Scotland v France on 10 February and Scotland v England on 24 February at Murrayfield Stadium). Scotland U20 will play their home fixtures against France and England at the Hive Stadium on the Friday night before each of these matches.

7. Raising MCC’s profile in Saughtonhall/Baird/Riversdale

D Dawson endorsed J Forbes’s earlier comments about Community Councils representing their local areas. He felt that the Saughtonhall, Baird and Riversdale parts of the MCC area are under-represented on MCC and proposed (1) a mail drop to inform residents of the work that MCC does, (2) face-to-face meetings in different locations such as the Saughtonhall Community Association’s hall, Roseburn or Balgreen Primary School, and (3) an online form on which local issues could be raised with MCC.

He was also happy to back the proposal for a plaque honouring actor Ian Richardson, who came from the area.

The Chair confirmed that he had had an informal meeting with Moray Rumney, the Chair of Saughtonhall Community Association, who had suggested hosting an MCC meeting.

**D Dawson** expressed his willingness to start these initiatives in January and **undertook to get a cost estimate for flyers**. He hoped that delivery would be carried out by volunteers. S Macpherson and P Gregson volunteered to help with delivery and P Gregson thought he could provide an estimate of the number of households involved.

J McDonough suggested that the meeting proposed for 16 April 2024 be held in the Saughtonhall/Baird/Riversdale area and that this information be included in the proposed flyer and the Murrayfield Grapevine. D Dawson proposed also advertising such a meeting on the MCC website and noticeboards and on Facebook (e.g. the Roseburn and Murrayfield Village Blether).

At the Chair’s suggestion **Cllr Beal undertook to discuss with his colleagues whether it could also be included in the Lib Dem newsletter**.

The Chair asked the **Minutes Secretary to include this information in the Highlights of the current meeting** which are displayed on MCC's noticeboards.

The Chair mentioned that MCC should consider reaching out to the Craigmount and Blinkbonny parts of the MCC area.

8. Councillor's report

Cllr Beal reported as follows:-

8.1 The issue of communal bin hubs had already been dealt with.

8.2 Road safety- A crossing on Queensferry Road to get to Flora Stevenson Primary School is being considered.

8.3 Roseburn House – Major works will be required to replace a sewer under the car park.

8.4 Scottish Power cable between Balgreen and Queensferry Street – He awaits an update on the timetable.

8.5 Roseburn Street/Russell Road traffic issue – He reassured the resident who had complained earlier that her emails had been ignored, that he had replied to a number of correspondents on this issue.

8.6 City Plan 2040 – He urged MCC to respond to the consultation.

8.7 Bus timetable – He clarified that the bus trackers at the bus stops currently show only the timetable, not real time information about the bus services.

8.8 Balgreen Tunnel – He had been told that the work was finished. J McDonough confirmed that it is under way but not yet finished. He and D Dawson agreed that the Tunnel is already much improved.

“Can bar” at Murrayfield Hotel – D MacLennan reported that there is no public access to the detailed conditions of the Hotel's licence either online or at the Council's offices and he considers the Council to be in breach of its statutory duty to make this information available. He had advised Cllr Jo Mowat, the Chair of the Licensing Sub-Committee accordingly. He wanted to obtain this information before accepting the offer of a meeting from the Hotel.

Burnt out vehicle on the Roseburn Path - See Item13. D MacLennan suspected that this vehicle had gained access to the Path via the gates at Maidenraig Crescent which are kept open. He had emailed Cllrs Bennett and Mowat to repeat the request, which he had made earlier in the summer after another such incident, that these gates be closed in order to prevent further incidents.

As Maidenraig Crescent is outside the MCC area, **Cllr Beal undertook to pass this request on to the City Councillors for that area.**

9. Minutes of Ordinary Meeting held on 7 November 2023

Item 8.4 Right of way at St George's School – Cllr Beal confirmed that the School's signs are legal. He had, however, raised this issue with the Access Forum.

E Robertson pressed for signs on Crarae Avenue and Garscube Terrace advertising the right of way. S Macpherson was in favour of more user friendly gates. D MacLennan asked who would pay for such signs.

**Cllr Beal undertook to investigate funding.**

The Minutes were approved. Prop: J Yellowlees, Sec: J Forbes.

## 10. Friends of Roseburn Park update

B Knowles reported as follows:-

10.1 The Friends of Roseburn Park ("FoRP") Board would meet the following evening.

10.2 As the operator anticipated, the Rosebean Café is busier at weekends than during the week. It is expected to be busier in the warmer weather.

10.3 Sustrans has re-organised its funding arrangements. FoRP will apply for funding for the feasibility study relating to the pinch point near the café in the second round of funding applications which opens on 20 March 2024.

10.4 Seven Committee members are looking at the feasibility and cost of the seven most popular ideas gathered from the recent survey on future use of the Park.

## 11. Planning updates

J Forbes reported as follows:-

ROSEBERY HOUSE, 9 HAYMARKET TERRACE: On appeal to the Scottish Ministers, planning permission has been granted for the demolition of Rosebery House, 9 Haymarket Terrace and construction of a new much larger building on the site, adjacent to the historic, listed Haymarket Station.

Permission is subject to an agreement being concluded between the planning authority and the developer, which is unlikely to "derail" the project.

MCC's arguments did not prevail. The site is on the boundary between the Georgie Dalry and West End Community Council areas, but neither opted to join MCC in objecting to the development on appeal (or even acknowledged the suggestion that they do so).

37 CORSTORPHINE ROAD: It is a year and a half since the Scottish Ministers gave "Notice of Intention" to grant planning permission. The matter is now with the Council's legal team. MCC await via Cllr Davidson a promised update from the Planning Officer on progress. (Since the meeting Cllr Davidson has advised that the S75 Agreement has been signed by the Council and signature by the other parties is being arranged. The time limit for concluding the Agreement has been extended and it is hoped this will be concluded before Christmas. Once all the parties have signed the S75 Agreement, it will be sent to Scottish Ministers who will issue the formal decision on the planning application. The information will be put on the planning portal.)

SHORT TERM LET (STL) APPLICATIONS: Edinburgh's planning rules for STL properties have been found "unfair and illogical" by a judge in the Court of Session. The issue mainly affects properties which were already operating as STLs before 5 September 2022. The Council has been refusing a licence in many cases, citing detrimental effect on living conditions and amenity of nearby residents and loss of a residential property.

Recently listed STL applications include addresses at 28 Corstorphine Road (the Tor lodge house) and 20 Murrayfield Avenue. Like most STL applications these are householder developments, therefore MCC will continue to refrain from objection unless broader community issues are involved.

## 12. Licensing updates

12.1 Murrayfield Ice Rink – D MacLennan reported that he had represented MCC at the Licensing Sub-Committee meeting at which the application for a Public Entertainment Licence for the Ice Rink was heard. The Licence was granted without conditions but the applicant gave certain undertakings which went some way to alleviating MCC's concerns. The undertakings did not, however, appear in the decision letter.

12.2 Osborne House – J Forbes confirmed that a Provisional Premises Alcohol Licence for the proposed hotel had been granted subject to certain terms. Most of MCC's and DAAA's concerns had been met by these terms.

## 13. Police Report

The Chair informed the meeting that after eight years in Community Policing PC Sam Davison would be leaving to take up a new role with CID. The Chair paid tribute to PC Davison's helpfulness throughout that time. He had offered to introduce his successor, PC Susan Fulton, to the Chair and the Minutes Secretary.

The Police report received by email prior to the meeting referred to the following incidents:-

5 November – Youths throwing eggs at buses from Roseburn Bridge, no damage caused to buses.

19 November – 2 off road bikes reported being ridden through Roseburn Park. Sightings occurred across the city.

B Knowles confirmed that a work party in the Park had shouted at them and had called the Police. She asked whether anyone had been apprehended. The Chair said he would ask PC Davison when they meet in January.

D MacLennan advised that the Police have a squad with legal dirt track bikes to counter this problem but the Police are impotent as (1) pursuit is prohibited and 2) the Police cannot go off road or onto pedestrian areas such as the Park. He had been involved in an RTA with such a bike doing a wheelie in Stenhouse Drive in the summer and the Police response had been ineffective.

26 November – Murrayfield Avenue housebreaking – Rear door forced. It appears the alarm spooked the assailants and they got away with very little.

7 December – Roseburn Cycle path. Vehicle set on fire (the third such incident). Vehicle had been pursued by Police earlier in the evening and lost. It was set alight in an attempt to destroy forensic evidence. Three persons in dark clothing were seen running away from the vehicle.

11 December – Coltbridge Terrace - Theft of Range Rover without key.

## 14. Treasurer's Report

The Treasurer reported that MCC's opening balance on 1 November was £1,976.87. MCC had received no income and, after expenses of £199.99 relating to the cancellation of the John Lennon plaque event, the closing balance for November was £1,856.88.

Expenditure of £35 for the cost of holding meetings on Zoom would be incurred in December.

The Chair mentioned the cost of holding a meeting in Saughtonhall and the Treasurer expressed the hope that MCC might be treated as guests.

15. Social Engagement

D Dawson confirmed that he has yet not found anyone to take over from him as Social Engagement Officer.

The Chair mentioned that the Murrayfield Station plaque will receive a mention in the next issue of the Scottish Railway Preservation Society journal.

16. Any Other Competent Business

16.1 D Dawson reported that passengers for the tram who arrive in cars park at the corner of Baird Drive and Balgreen Road and often cause gridlock. A request for double yellow lines at this location has not produced a response.

**Cllr Beal undertook to contact the appropriate team at the Council.**

The Chair reminded the meeting that the ban on pavement parking comes into force in January 2024.

16.2 P Gregson reported that G Rendall, one of the Roseburn traders, has written to Cammy Day to progress the traders' request for hanging baskets on Roseburn Terrace.

16.3 J Forbes stated that there are cables monitoring traffic speeds and volumes on Balgreen Road where the speed limit has recently been reduced from 30 mph to 20 mph. He asked Cllr Beal to inform him when data from this monitoring becomes available, as it would be useful in relation to Ellersly and Kinellan Roads.

17. Date of Next Meeting: Tuesday, 23 January 2024 online

Subsequent meetings (spring/summer in person, autumn/winter online):  
5 March, 16 April (possibly at Saughtonhall), 21 May (including AGM), 25 June, 27 August, 22 October and 10 December 2024.

Minutes approved at meeting of 23 January 2024.



## Appendix

### Text of email from CCWEL team dated 12 December 2023

- Murrayfield Avenue Planters: We are liaising with Jane Geddes regarding planting requirements. We have been able to secure the requested compost and we are sourcing a social enterprise to collaborate with for seeding and planting.
- Monitoring of Russell Road and Roseburn Street: Remaining civils were carried out in November including lining and a new traffic island for pedestrian crossing, we are due to install the belisha beacon and lit bollards very soon. Upon these changes we are looking to monitor the traffic when it returns to normality in the new year and propose to look into take action if problems persist.
- Additional signage in Russell Road: We will study the introduction of shared used bollards to delineate the shared space. We have installed similar bollards opposite of Roseburn Gardens.
- No right turn sign on A8 into Murrayfield Gardens: There is one lit not right turn in place. Could you please advise if there are many instances of abuse? We can take a look into this further, although installing an additional sign on the adjacent traffic island may involve substantial civil works and traffic management arrangements.
- Litter bins missing: We apologise that we have missed the reinstatement of some of the previous litter bins. We will endeavour to reinstate them in due course.
- Ponding at Old Coltbridge: We have an outstanding action to reinstate the grating in front of the Architects to resolve this ponding issue.
- Globe light off at the Old (sic) (New) Coltbridge: We are unaware of an issue with the lighting in this location; if the issue is with one of the Globe lights at either side of the bus stop this has not been modified or worked on as part of CCWEL works. We will pass on to CEC Street lighting.
- Additional arrows at West Coates: Requested additional arrows were installed in November.
- Balbirnie Place dilapidation surveys: After discussing this internally and having had a look to previous records we believe the status of this junction was in a poor state prior to CCWEL works. We suggest the community raises this issue with Councillors to pledge for this surfacing to be prioritised by CEC Roads renewals.

There are a few remedial works and minor snags to be carried out in the new year. All going well with weather conditions all works should be completed before the 9<sup>th</sup> of February. Any intrusive traffic management will be notified to residents via leaflet as usual.

- Hop Scotch slabs & horse shoe slabs will be installed in the new year.
- A gully that is failing will be set back in Roseburn Terrace (at crossing in front of Old Coltbridge) requiring a mini contraflow during nightshift for 4 nights at the end of January
- Cycleway surfacing remedial works will take place in West Coates under the railway bridge via temporary lights during nightshifts at the end of January
- Wester Coates Road raised table will be rectified from the beginning of January.