

MURRAYFIELD COMMUNITY COUNCIL

Minutes of Ordinary Meeting
held on Tuesday, 9 November 2021 at 8pm
by Zoom
Chair: J Yellowlees

Present: A Anderson, R Beavis, R Brown, D Dawson, J Forbes, P Gregson,
B Knowles, J McDonough, N Henderson, E Robertson, M Stevens,
H Whaley, J Yellowlees,
Ex officio: Cllr Gillian Gloyer, Cllr Frank Ross,
In attendance: 10 members of the public,
Apologies: N Macdonald, Cllr Scott Douglas, Cllr Karen Doran, Cllr Claire
Miller, Cllr Jo Mowat, Cllr Alasdair Rankin, Jeremy Balfour, MSP,
Sarah Boyack, MSP, Miles Briggs, MSP, Foysol Choudhury, MSP,
Alison Johnstone, MSP, Angus Robertson, MSP, Lorna Slater, MSP,
Sue Webber, MSP, Christine Jardine, MP.

1. Welcome, Apologies, Format and Additional Items

- 1.1 Apologies were received as above. The Chairman welcomed those in attendance and explained that there would be no Community Policing Report because PC Sam Davison was involved with COP26.
- 1.2 The Chairman reported that he had just received notice that SGN were about to start work to replace the metallic gas mains in Henderland Road with plastic pipes. The work was to start on 22 November and was expected to take seven weeks. B Knowles pointed out that the same work was to be done in other streets and would involve the suspension of residents' parking and other significant disruption.
- 1.3 The Chairman had also received a large envelope of papers from the Council about the City Plan 2030 and notice of a virtual briefing session to be held on 11 November. J Forbes advised that the Plan included proposals for a residential development of 152 units on Roseburn Street opposite Roseburn Primary School with pedestrian access to a further residential development of 69 units on Russell Road on the site of the Royal Mail depot.
The Chairman undertook to digest the information which he had received and contact J Forbes about the briefing session.
- 1.4 The Chairman welcomed Alan Beal, Liberal Democrat candidate for the Corstorphine/Murrayfield Ward at the Council elections in 2022.

2. Minutes of Ordinary Meeting held on 5 October 2021 and Matters Arising

- 2.1 The Chairman reported that the Council Christmas tree and its lights had been installed on the Old Colt Bridge at Roseburn. The tree will be decorated by St George's School pupils and the Bridge by Roseburn Primary School pupils. The tree lights will be switched on at 4.30pm on Thursday, 2 December. J McDonough confirmed that four community groups are interested in putting on events on the Bridge but these have yet to be confirmed.
- 2.2 The Chairman asked whether anyone else felt that the recent rugby matches at BT Murrayfield against Tonga and Australia had involved a greater degree of intrusion into residents' lives than usual. N Henderson said that

the measures were not new and such matches had always involved roads being closed and buses diverted.

M Stevens explained that these measures had been introduced during the tram works for safety reasons and had been kept in place after the works had been finished. He thought that it was unlikely that a request to reduce safety measures would be granted.

A local resident expressed the view that the road closures are excessive and are kept in place too long.

Comments were made about loud live music being audible long after the match finished. **N Henderson** thought this had come from the Murrayfield Hotel rather than BT Murrayfield but **undertook to take this up with Graham Law at Scottish Rugby.**

R Beavis commented that the traffic and crowd management in Russell Road on match days is excellent.

2.3 In the absence of Cllr Douglas there was no update about the postponed trial of match day parking tickets.

2.4 The Chairman referred to the recent decisions by local GP practices, including Parkgrove Medical Practice, to restrict their practice areas for new patients. It was agreed that this was a concerning trend.

The Minutes were approved. Prop: M Stevens, Sec: J McDonough.

3. Councillors' Reports

3.1 In reply to a question from the Chairman about whether the Town Centre Fund was going to support the Rejuvenating Roseburn project financially **Cllr Ross undertook to check the position.**

3.2 The Chairman stated that the main item of business of the meeting was the issue of safety measures in Kinellan Road and Ellersly Road. He thanked Cllrs Gloyer and Ross and Dave Sinclair of the Council for attending. J Forbes had prepared a briefing statement setting out MCC's concerns which had been sent to Dave Sinclair.

3.2.1 J Forbes reminded the meeting that the two "legacy projects" promoted by MCC, pavement widening in Ellersly Road and Benjamin's crossing at the junction of Murrayfield Road and Ellersly Road, had still not been funded. This had been the position for some time, but now there was traffic data which provided hard evidence of the need for these measures. He asked Dave Sinclair what MCC could do to move these projects on.

3.2.2 Rob Cormie, a resident of Kinellan Road, gave a presentation analysing the traffic data which included graphs and videos of speeding traffic. He made the point that the average speed methodology applied by the Council to the traffic data takes no account of essential differences between Ellersly Road and Kinellan Road. Kinellan Road has parking on both sides and is in effect a single track road. While the average speed recorded at both locations was almost the same, a far higher proportion of vehicles on Kinellan Road are driven at excessive speed than on Ellersly Road. He presented two graphs, one showing the number of speeding cars on Kinellan Road per day and cumulatively over a week and the other showing the 95% chance of death (from being hit by a car travelling at more than 40 mph) per day and cumulatively over a week. The second graph showed that the probability of a fatal accident was very high.

R Cormie emphasised that the current signage is clear but does not deter speeding. Other measures such as speed bumps, chicanes, planters or access restrictions are required. He was aware that speed bumps are criticised for causing higher levels of CO2 emissions but said that accelerating vehicles cause much higher levels.

Dave Sinclair was then asked to respond. He explained that he is one of the Council's Transport and Environment Managers but has no management responsibility for any of the above issues. As a former Transport Manager for the area he was aware of the issues, which he had discussed with Cllrs Ross and Douglas and a number of Council colleagues. He made the following points:-

1. His colleagues, Andrew Easson and Stacey Monteith, had obtained data from a citywide survey in January 2021 of 20mph locations where speeding was thought to be a problem. He believed that MCC had been informed that there was a commitment to introduce speed reduction measures in Kinellan Road and Ellersly Road by about 2022/2023. D Sinclair suggested that J Forbes and R Cormie might want to discuss this with A Easson and S Monteith. J Forbes confirmed that they would, but he feared that the intended measures were additional signage and vehicle activated signs, which he believed were insufficient to deal with the problem.
2. D Sinclair had contacted a range of colleagues to try to collate the various issues which had been ongoing for a number of years and get one of the Neighbourhood Environmental Programmes ("NEP") to take them on as a collective project. The survey in January had concluded that the location for Ben's crossing met the criteria for a non-signalised crossing such as a zebra crossing or a pedestrian island but this could not be delivered until 2024/25.
3. There was no funding for the widening of the north pavement on Ellersly Road, the budget allocation for the West Neighbourhood Network having already been done.
4. He had asked the new NEP team to consider collating the speed reduction measures, the pedestrian crossing on Murrayfield Road, the pavement widening on Ellersly Road and the repositioning of some lamp posts there as one local improvement project.
5. Gareth Barwell would also like to see junction improvements at the junction of Murrayfield Road and the east end of Ellersly Road.
6. D Sinclair had asked his colleagues in the Planning Department whether there were any Section 75 developer contributions which could be used for this work but had been told that there were none.

The Chairman, J Forbes and R Cormie all agreed that the priority was to work up a plan covering all of the desired safety measures and then seek funding.

A member of the public expressed the view that there are other roads in the area which are even more dangerous than Ellersly Road and Kinellan Road.

R Beavis asked whether the accident rate has any effect on priority for safety measures and was told by D Sinclair that the Police accident statistics are relevant.

3.3 The Chairman mentioned that Cllr John McLellan had suggested that Murrayfield Ice Rink should be demolished. N Henderson reported that the Ice Rink car park is to be used for a drive-in cinema in December. Cllr Ross said

that the Ice Rink does not have exclusive use of the car park, ownership being shared with Scottish Rugby and the Curling Rink, but J McDonough thought that for most of the year the Ice Rink does have exclusive use of the car park.

3.4 Cllr Ross reported that he had had a meeting with Council officers in Roseburn Park to discuss the conflicts between cyclists and pedestrians at the corner near the Armoury and the toilet block. They had looked at three scenarios: (1) the current situation, (2) the situation when the toilet block has been converted into a café and (3) the longer term future. It had been decided that in the short term the officers would increase signage and start a campaign on social media to highlight the fact that the area is a shared space. There was also potential for a mirror to be installed on the corner of the Armoury.

P Gregson said that speed bumps would be the cheapest solution and **Cllr Ross undertook to ask about them.** H Whaley made the point that speed bumps are divisive in causing difficulties for people using prams and wheelchairs.

P Gregson mentioned that in the past the Friends of Roseburn Park had involved Roseburn Primary School in providing artwork to give signs in the Park more impact. Cllr Ross said that he would liaise with the Social Engagement Officer about setting up a similar arrangement.

3.5 Floodlighting at St George's School – J Forbes confirmed that the planning application is still awaiting assessment. No elevation drawings have yet been produced by the applicant.

3.6 Road safety around Roseburn Primary School – Cllr Ross reported that he had been told that the Road Safety Team were in discussion with the School about implementation of the School Streets programme. As the local resident most involved in this issue was not aware of any such discussions, **Cllr Ross undertook to chase the Council officers again. He also agreed to ask again whether that part of the CCWEL which involves making Roseburn Gardens one way could be accelerated ahead of the rest of the project.**

3.7 Flooding in Coltbridge and Henderland Road – A Anderson confirmed that the repairs to the pavement in Henderland Road are still outstanding and have been since May. **Cllr Gloyer undertook to have a look at the location before contacting Council officers.** The Chairman suggested that A Anderson provide a photo.

3.8 Pansy Walk – Cllr Ross confirmed that this area is no longer marked for housing but instead as public open space. He confirmed that he continues to push for its reallocation as allotments.

3.9 Flowerbed at Western Corner – The Chairman reported that he had been contacted by a Belmont resident who had taken it upon herself to maintain the overgrown flowerbed adjoining the row of shops on the Belmont side of Western Corner. The resident wanted to know who was legally responsible for its maintenance. Cllr Gloyer confirmed that she had ascertained that it is not the responsibility of the Council's Parks Department. No one else could throw any light on the ownership of the flowerbed. As the Council has the power to require owners to cut back overhanging vegetation, the Chairman undertook to reply to the resident to this effect and suggest that, if necessary, she file a report of overhanging vegetation on the Council's website.

3.10 Planting of replacement tree at 10 Ravelston Park – In the absence of Cllr Douglas no update could be provided.

4. Planning and Licensing

J Forbes reported as follows:-

4.1 37 Corstorphine Road – The decision from the DPEA Reporter is still awaited.

4.2 20 Haymarket Yards (Elgin House) - A pre-application notice has been issued for a mixed-use development (hotel, offices, etc) at this address, just outside the MCC area. Mike Stevens will keep an eye on this one on behalf of DAAA because of pedestrian access from Balbirnie Place. This is unrelated to the proposed student housing development on vacant land behind 22 Haymarket Yards, which is no longer a matter of concern to DAAA or MCC.

M Stevens informed the meeting that an online community event will be held on 1 December 2020. The deadline for comments is 4 December. He had arranged a Zoom call with the developer's consultants.

4.3 65 Ravelston Dykes – Both the planning application and application for Listed Building Consent are still awaiting assessment.

4.4 Tree work at Abinger Gardens – The application for tree work in the woodland strip between Abinger Gardens and Corstorphine Road (which expressly stated no replacement planting is planned) has been granted. As agreed at the last meeting, J Forbes had written to the applicant urging appropriate planting of replacement trees.

4.5 Osborne House – M Stevens reported that the website for the hotel development refers to the acquisition of adjacent land for a further 42 rooms.

4.6 9 Kinellan Road – J Forbes acknowledged the assistance which he is receiving from three neighbouring proprietors in connection with this issue. A new (third) planning application has been lodged for this residential development. It is very similar to the second application. The number of apartments in the block has been reduced from 11 to 6, but the apartments are bigger and the total footprint of the buildings is only 7% smaller (not 25% as has been claimed). The height is unchanged and the massing on site has changed very little.

MCC's main focus is on the potential destruction of the wildlife habitat comprising the loch and its margins and the loss of 8-10 mature trees in addition to those already felled without permission.

A neighbouring proprietor expressed concerns about potential drainage problems if the loch is filled in and the damage which will be caused to his giant sequoia, which is only 10 feet from the site boundary and the roots of which run under the proposed access road.

J Forbes made the points that the application contains many inaccuracies and items of misinformation, the statement on affordable housing is dense with legalese and the ecological survey is extremely poor.

The meeting discussed ways to bring the application to the attention of as many people as possible in order to generate enough objections to ensure that the application is not decided under delegated powers, but goes to the Planning Sub-Committee.

J Forbes intimated that the deadline for comments/objections is 26 November 2021. He was drafting a submission on behalf of MCC and would circulate it for approval. He would extract the main points for a leaflet to be distributed locally and for an item on MCC's website.

The Chairman mentioned that the unveiling of the Mackie plaque the following day was to be attended by a reporter from the Edinburgh Reporter and there might be an opportunity to gain some publicity for this issue. J Forbes confirmed that he would pursue this suggestion.

R Cormie said that his deadline for comments, as a notified neighbour, is 16 November. J Forbes explained that neighbours are given 21 days from notification to respond, but the planning portal gives a final deadline of 26 November 2021.

5. Friends of Roseburn Park

B Knowles reported as follows:-

5.1 The Friends of Roseburn Park held their AGM at the end of October. All of the existing Trustees had been re-elected and with new members the Committee now numbers 10.

5.2 The Café Steering Group is finalising tender documents for the conversion of the toilet block and hopes to issue them soon.

5.3 A task force of volunteers is weeding round the hedge for the new play area.

6. Treasurer's Report

The Treasurer reported that £76 had been spent on art materials for the pupils of Roseburn Primary School to use to decorate the Old Colt Bridge (see Item 2.1) and a further small sum would be incurred on paint.

7. Social Engagement

The Chairman intimated that a resident of Westerlea had been in touch about the connection to that address of artist Charles H Mackie and sculptor Charles Pilkington Jackson. As the attendees were growing restless owing to the lateness of the hour, it was agreed that discussion of a way to mark this connection should be postponed. The Chairman undertook to speak to the resident at the unveiling of the Mackie plaque the following day.

8. Any Other Competent Business

There was no other competent business.

9. Date of Next Meeting: Tuesday, 14 December 2021

Subsequent meetings: 18 January and 22 February 2022.

Minutes approved at meeting of 14 December 2021