

# *THE BLACKET ASSOCIATION*

## **MINUTES OF COMMITTEE MEETING** on 13 January 2014 at 24 Mayfield Terrace

**Apologies :** Richard Scothorne (RSA) & (after meeting) Richard Seligman (RS)

**Present :** *Chair* - Hazel Fletcher (HF); Bob Cupples (BC); Becky Colegrave (Bec); Sheila McLeish (SMcL); Ray Footman (RF); Ian Chisholm (IC); Hugh Mackay (HMac); Johnny Kruuk (JK) & Alex Stobart (AS).

**MINUTES** : Minutes of 7 October 2013 were approved. Minutes of the AGM were approved subject to clarification of information regarding damage to trees at 64 Dalkeith Road.

**COMMITTEE ARRANGEMENTS** : Following the assignment of roles to the new Committee elected at the AGM most of (which are in the process of being handed over), it was considered that this matter had largely been dealt with for the time being – however there will be a need to elect a Vice-Chair and a new Secretary will be required after the 2014 AGM.

***New Action 7Oct13(a)***: BC – list new Committee roles and remaining Secretarial tasks.

***New Action 13Jan14(b)***: ALL – elect Vice-Chair.

***New Action 13Jan14(c)***: ALL – identify new Secretary for 2014 AGM.

**PLANNING : ROYAL COMMONWEALTH POOL** : **Street Market**: BC has circulated eMAIL from the Southside Association confirming market has been abandoned by stallholder company as impractical.

**NEW PLANNING MATTERS** : **13/04868/FUL** - 14-16 Duncan Street - Application for a draught porch - not considered to be contentious so will only respond if West Blacket Association wish us to do so. Also in West Blacket, notice of tree operations on a Hornbeam at 12, Middleby Street.

**13/04208/FUL** – 6 Spence Street - Application for planning permission for removal of two windows and the intervening section of stone wall and their replacement with large sliding single glass sheet sliding french windows. It was agreed by RS & RSA that it would not warrant an objection principally as it was to the rear of the building. **APPROVED**

**13/04967/FUL** – 7 Spence Street – Application similar to that at 6 Spence Street. **APPROVED**

**14/00020/FUL** - Belleville Lodge – Application to increase the car parking area within the garden on the west side of the house. This does not appear to be a conservation area issue.

**14/00044/FUL** - 32 Minto Street - This is within the West Blacket area and will, no doubt, be dealt with by that committee. This is an application for planning permission as opposed to Listed Building Consent. LBC was applied for in November, 2013 and subsequently granted.

**13/04567/FUL** – 3 Spence Street – Application to convert front garden to parking bay & rear door back to rear window to return rear of building to its original condition. Some work carried out in advance of permission being granted. **APPLICATION WITHDRAWN**

**13/05187/FUL** - 10 Minto Street - Application to subdivide this property to convert it from one dwelling house to two - the only external change is to the front garden; there is already a gateway off Minto Street which it is not proposed to change and there is already a twin track hard surface.

Proposal is to extend the hard surface to cover the whole of the north half of the front garden, to give parking space for two cars. While it is a pity to see more areas of garden being "tarmaced", it is not, in any case, a planning issue, given the following relevant extracts from Policy Guidance for Vehicle Parking in Front Gardens :

The parking of cars within front gardens will not usually be permitted in any of the following cases:

2. Within the curtilage of a listed building. *This is a Class C listed building.*
3. In conservation areas, where the proposal would have an adverse impact on the established character or appearance of the surrounding area.
4. On principal traffic routes, unless turning facilities can be formed within the site to allow a vehicle to access and egress to the site in a forward gear from a single access. *This is not possible as it is shown on the plan.*
5. Subject to the provisions in paragraph 1 above, the formation of a vehicular access will normally be acceptable in the following circumstances: At both residential and non residential premises, with front gardens exceeding 6 metres in depth, providing that the area of parking does not exceed 21 square metres (to allow sufficient space for the parking of one vehicle and an associated circulation area), or 25% of the front garden area, whichever is the greater. *The proposed area is approx. 36m<sup>2</sup>.*

**EXISTING PLANNING MATTERS : 7 Dryden Place:** In an echo of the situation at 23 Minto Street, the Committee were unanimously dismayed that the Council have decided to approve this Application, given the number & apparent strength of objections.

**23 Minto Street :** Committee remained unanimously dismayed that the Council have decided to approve the Variation resulting in a building which in several major aspects is totally inappropriate for a Conservation Area from a Planning process which was significantly flawed. RSA has written to John Bury, head of Planning, raising a Level 2 Complaint against this decision.

RSA has met with Councillor Cameron Rose (as offered at the AGM) to take up his offer to arrange a joint meeting of subset of Committee and the Planning Department in a "walk about" in the area to discuss and get a better joint understanding on the planning issues of a Conservation area.

***New Action 13Jan14(d):*** BC – to circulate the RSA Level 2 Complaint regarding planning process.

***New Action 13Jan14(e):*** BC – to circulate RSA eMAIL correspondence with Cameron Rose.

***New Action 13Jan14(f):*** RSA – to forward minutes of meeting with Cameron Rose.

***New Action 13Jan14(g):*** RSA – to liaise with Cameron Rose regarding joint meeting.

**GRANGE/PRESTONFIELD COMMUNITY COUNCIL (GPCC) : *Cycling:*** There is to be a crackdown on cyclists riding after dark with no lights, also those cycling the wrong way down Salisbury Road. Children are no longer allowed to cycle on pavements.

***Planning :*** Cycle Stores in front gardens need planning permission, especially in Conservation areas.

***Royal Edinburgh Hospital development :*** Meetings are taking place to discuss the plans. While it is outwith the GPCC area, they have commented on things that may impact us, in particular the transport infrastructure, cycle and pedestrian access and loss of open space.

***3 Spence Street :*** Application for off-street parking - objection raised by GPCC.

***Tree works :*** These appear on weekly planning lists, but there is limited opportunity to comment or object. GPCC are looking into this.

***Newington Cemetery :*** The GPCC will work with local allotment holders. There has been a meeting with the Council Cemeteries Team Leader that realised a number of points about what could and couldn't be done in cemeteries.

**Rose Garden on Mayfield Road** : Local volunteer help required to maintain the area. Suggestions for a Play Area submitted to the Council.

**Roads and Transport** : Subgroup formed to look at this and report back at Committee Meetings. The subgroup has looked at and commented on the extended Residents Permit Parking proposal.

The Community Council has a website [grangeprestonfieldcc.org.uk](http://grangeprestonfieldcc.org.uk).

**OTHER CONSULTATIVE ARRANGEMENTS** : No reports presented.

**WEBSITE** : RF asked that the thanks of the Committee be sent to Karin for all of the work that she has done in the past and to send her the best wishes of all of the Association in her health struggles.

RF noted that the website had been updated as previously agreed to hold the Committee names, addresses & telephone numbers but not eMAIL addresses to stop unwanted external "harvesting". RF and JK will organise the support of the electronic communications, primarily the website, between them – RF will concentrate on the content in the website while JK looks after the technical aspects. RF will host meeting for JK with our external support (Jim Thomson) to hand over control of technical matters.

JK has built online mechanism to allow Committee members access to the Association eMAIL lists which needs to be merged into one definitive entity – currently copies held by BC and IC. JK will also consider the current value for money of the Calico software providing the three pseudo addresses.

**New Action 13Jan14(h)**: BC – to write to Karin.

**New Action 13Jan14(i)**: RF – to organise meeting with JK and Jim Thomson for handover.

**New Action 13Jan14(j)**: BC/IC/JK – to liaise regarding the definitive version of eMAIL database.

**New Action 13Jan14(k)**: ALL – to consider individual need to access eMAIL database.

**NEIGHBOURHOOD WATCH** : IC will attend next quarterly meeting of the South Edinburgh Neighbourhood Watch conveners.

Safety concerns raised by SMcL and others regarding dark lighting conditions in Blacket Avenue. Working Party have raised canopy but will do so again in future using ladders to get higher access. AS also suggested raising with Lighting Department (perhaps with supporting comments from PC Lynsey Collins) seeking confirmation that light level is correct.

**New Action 13Jan14(l)**: IC – to attend next SENW meeting.

**New Action 13Jan14(m)**: AS – to contact Lighting Department to get light level assessment.

**BLACKET AVENUE WORKING PARTY** : HMac had met with Mr Field of Parks & Recreation who agreed to pay for the replacement of the fence posts for the paling fences in Blacket Avenue. However timescale is not clear as this will have to be done through the tendering process. But the Council have cleared the scrub in the semi-circle in North side of Blacket Avenue with ongoing maintenance being done by the Association. The removal of the excess shrubbery obstructing the 20 MPH signs by will be undertaken by the team.

RF suggested that it should be minuted with thanks that Council have taken on ownership and ongoing responsibility for the paling fence and the ownership of the "green spaces" in Blacket Avenue as they previously did with regard to the pillars in Mayfield Terrace.

**TRAFFIC AND PARKING** : Residents in Dryden Place would like to move the zoned parking under the trees on west side of road to the east side as trees in Belleville Lodge have been subject of Statutory Notice for some time with no action taking place.

**COMMUNICATIONS** : **Newsletter** : To be issued immediately after the May committee meeting.

**SOCIAL EVENTS** : **Owen Dudley Edwards** : The talk “Conan and the other Doyles” will take place in the Number 1 bar at 1 Grange Road. The cost will be £7.50 which will include a refreshments and the event will start at 7:30pm. The actual talk will commence at 8pm for 50 minutes – there will be no access to the bar during the talk. Interested individuals will need to notify and pay HF in advance of the talk.

**Open Gardens** : HF indicated that the Association finds itself in unusual territory as there are two offers to host the party – communal garden at 34 & 36 Mayfield Terrace and 19 Blacket Place, where Simon White is talking to the houses on either side with a view to them participating.

**New Action 13Jan14(n)**: HF - to confirm details of the offer of 17, 19 & 21 Blacket Place.

**OTHER BUSINESS** : **Minto Hotel** : After further consideration, BC contacted all residents who had been surveyed regarding this issue stating that the Association would not be able to make direct representation to Licensing Authority but would support residents by supplying historical information regarding the matter.

**Extra social events** : Some interest has been expressed in more social events for older i.e. mainly retired residents, probably in the form of lunch in a local restaurant.

**Bucket collection** : HF will raise the frequency of bucket collections (particularly of brown bucket in December & Christmas trees in January) at GPCC.

**Belleville Lodge** : HMac asked that this be considered as an agenda item for a future meeting.

**New Action 13Jan14(o)**: BC – to include item on Belleville lodge liaison in future agenda.

**Extension to Association** : HMac asked that this be considered as an agenda item for a future meeting with regard to extending active communication & consideration of properties in area beyond the Five Streets. AS offered to be involved in this work.

**New Action 13Jan14(p)**: BC – to include item on Association extended area in future agenda.

**FUTURE MEETINGS** :

Committee	- 17 Mar	(host : HF)
Social evening	- 6 Feb	(venue : Number 1)
Committee	- 12 May	(host : tba)

#### **SUMMARY of CLOSED ACTIONS :**

**14Jan13(b): SMcL – production of new “welcome pack”**  
**18Mar13(l): ALL – consider the new resident information proposal**  
**13May13(a): BC/HF – to provide breakdown of required tasks & roles**  
**13May13(f): BC – continue to update list from IC and any other source**  
**26Aug13(b): BC – to contact Southside Ass to confirm market not continuing**  
**26Aug13(d): HF/RF – to meet KFO re website and agree upgrade process**  
**26Aug13(g): BC – to circulate Resident Parking consultation document**  
**7Oct13(a): ALL – identify new Committee candidates**  
**7Oct13(b): HF – to confirm Committee & contact PA & JJW re co-opted status.**  
**7Oct13(c): BC – to confirm removal of container before AGM.**  
**7Oct13(d): BC – to draft letter of complaint regarding planning decision.**  
**7Oct13(e): BC – to forward suitable eMAIL correspondence.**  
**7Oct13(f): HMac – to forward met with Council re fence costs.**  
**7Oct13(h): HF/Bec – to book venue & confirm detailed arrangements.**  
**7Oct13(i): BC – to invite Councillors to AGM.**  
**7Oct13(j): BC – to finalise AGM agenda & minutes for issue by 1<sup>st</sup> November.**  
**7Oct13(k): BC – to issue reports for AGM by 14th November.**

**SUMMARY of OPEN ACTIONS :**

- 7Oct13(g): IC – to seek clarification on Council response re Zone 7 parking – carried forward.**
- 7Oct13(a): BC – list new Committee roles and remaining Secretarial tasks.**
- 13Jan14(b): ALL – elect Vice-Chair.**
- 13Jan14(c): ALL – identify new Secretary for 2014 AGM.**
- 13Jan14(d): BC – to circulate the RSA Level 2 Complaint regarding planning process.**
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- 13Jan14(n): HF - to confirm details of the offer of 17, 19 & 21 Blacket Place.**
- 13Jan14(o): BC – to include item on Belleville lodge liaison in future agenda.**
- 13Jan14(p): BC – to include item on Association extended area in future agenda.**