

THE BLACKET ASSOCIATION

MINUTES OF COMMITTEE MEETING on 14 April 2014 at 32 Blacket Place

Apologies : Sheila McLeish (SMcL); Ray Footman (RF); Richard Scothorne (RSA); & Richard Seligman (RS)

Present : *Chair* - Hazel Fletcher (HF); Bob Cupples (BC); Becky Colegrave (Bec); Ian Chisholm (IC); Hugh Mackay (HMac); & Johnny Kruuk (JK)

MINUTES : Minutes of 13 January 2014 were approved.

COMMITTEE ARRANGEMENTS : While this was working satisfactorily at present, BC is still to produce list of Secretary tasks and website needs to be updated to reflect the roles carried out by individual Committee members.

PLANNING : Summary of Planning Matters – 13th January, 2014 to 14th April 2014

Planning process : Planning Department has responded to RSA's request for an investigation into the way that amendments to the plans for the new house behind 23 Minto Street were handled. RSA summarised the Acting Head of Planning's response, namely that he does not agree with the Association's view but, effectively, admits that there are lessons to be learnt. We must hope that these will help to avoid any repetition of this most unsatisfactory planning decision.

Applications – w/c 07/01/2014

10 Minto Street : 13/05187/FUL - Proposal to subdivide 10 Minto Street to convert it from one dwelling house to two. The only element to which we objected was proposed extension of the use of the front garden for car parking. Planning permission for this element was refused.

Applications – w/c 14/01/2014

Belleville Lodge : 14/00020/FUL – Application to increase car parking area within the garden on west side of the house. Appeared to have been planned with appreciable consideration for conservation.

Decisions– w/c 14/01/2014

7 Spence Street : 13/04967/FUL - Application for removal of two windows and the intervening section of stone wall and their replacement with large sliding single glass sheet sliding French windows. Planning permission granted.

3, Spence Street : 14/00101/FUL - New application for the same work for which the former planning application was withdrawn, i.e. the removal of the front wall and formation of hard standing over the whole of the front garden. Objection repeated and planning permission for this element was refused. Also as demolition of the front wall had happened, enforcement action for its restoration was initiated.

Applications – w/c 28/01/2014

Halls of Residence, Blacket Avenue: 14/00219/TPO - RS said in an eMAIL at the time, said : *In this case notification of work requested on trees subject to a Tree Preservation Order has only been given at the same time as the notice of the decision, which is to approve the application. As with other trees within a Conservation Area neighbour, or other such, notification is not required so there is no opportunity to make representations to the Local Authority.*

This was wrong. As there was a TPO on the trees interested parties (in this case the Association) should have been notified and given 28 days to comment. It appears that planning did not appreciate the difference between a TPO and a TCO. The work did not include the felling of any tree and, since it was carried out by Frontier Forestry, there was confidence that it would have been well executed.

Applications – w/c 03/02/2014

23 Minto Street : 14/00233/FUL - Application to create yet more dwelling space within this property; in this case a further extension to the "B" listed building. Objected to a number of elements on the plans and Planning Officer, Diana Garrett, confirmed that she has requested changes to some materials e.g. wooden doors not UPVC and a change to the flag stones; these changes will be shown on the revised plans which should be online shortly. She is also requiring inspection of materials to be used once they are on site and before they have been used – report is being prepared by Planning.

32 Blacket Place : 14/00334/LBC - Listed building consent sought for replacement of six windows and renovation of five windows - no need for any comments to be made to Planning.

Applications – w/c 10/02/2014

10 Minto Street : 13/05188/LBC - Application for Listed Building Consent only affects the proposed changes to the building for which we did not offer any objection - approved. As noted above the application to extend the front garden parking was refused.

Applications – w/c 03/03/2014

1 Blacket Place : 14/00692/FUL - Application for minor alterations to driveway - not contentious.

Lloyds Bank Building, 15 Dalkeith Road : 14/00743/LBC - Outwith Blacket Conservation Area but on the boundary. Development requires smoke vents above fire escape areas - not contentious.

Halls of Residence, Blacket Avenue - Repairs were made to the roadside boundary wall that was in a dangerous condition. Bertram Zank was concerned that the wall might be brought down to a lower height. Having checked with the builder concerned it was confirmed that the wall was to be rebuilt to its previous (i.e. existing) height using lime mortar.

Applications – w/c 17/03/2014

17 Blacket Place : 14/00903/FUL – Application for various external alterations involving :

1. The replacement of the northernmost window with a door.
2. The provision of external steps at the south end of the front of the house.
3. The provision of wrought iron driveway gates.
4. The provision of solid storm doors to the basement entrance.
5. The installation of a large deadlight in the south facing roof pitch that would be hidden by the adjacent chimney stack.

Having spoken to the architect these proposals proved not to be contentious.

25 Minto Street : 14/00907/LBC – Application to replace non-original windows in poor condition with double glazed, timber sash & case windows that would match the existing.

15 Blacket Avenue : 05/03127/FUL - Reapplication for addition of garden and utility rooms to rear of house. Not contentious as design and materials follow those for the house itself - only small point was that there would probably be a stainless steel flue.

Decisions – w/c 03/03/2014

37 Salisbury Road : 14/00198/LBC – Application for replacement of some sash & case window with slimline double glazed version. Listed Building Consent granted.

Applications – w/c 24/03/2014

23 Minto Street : 14/00942/LBC & 14/00233/FUL - Comments circulated by RS on behalf of the Blacket Association in eMAIL of 20th February. Ian Carter has come up with problems concerning the Planning Department's handling of this matter and will be drafting a letter to Planning well before the deadline for comments on the LBC application, which is 18th April.

17 Blacket Place : 14/00942/LBC – LBC application matching 14/00903/FUL above

Decisions – w/c 31/03/2014

32 Blacket Place : 14/00334/LBC - LBC application matching 14/00334/FUL above – granted.

GRANGE/PRESTONFIELD COMMUNITY COUNCIL (GPCC)

New Cycle Routes

A number of new cycle routes are planned, however the one that will affect the Blacket residents most is the proposed route from Pollock Halls to Fountainhall. Plans are at the very early stages, and the Council cycle team recognise that Blacket is a sensitive area. There is a Stakeholders Workshop scheduled for April/May 2014, tho' no date has actually been given yet. The timeframe for the implementation of this project is 2015/2016.

Councillors' Report

Extra patrols have been deployed to targeting dog fouling.

There are plans to alter the Local Council Boundaries, which is likely to increase the number of councillors from 58 to 61 or 62. The changes will be completed by the 2017 local elections.

Roads and Transport

There are ongoing discussions regarding visitors parking. The Council are looking at allowing parking permit holders to use parking in adjacent parking zones. There is no timescale given for this project.

The sequencing of the lights at the junction of Priestfield Road, Dalkeith Road and East Mayfield were altered in January as a result of concerns raised. The Council will revisit this matter in light of additional comments that have been received.

The Roads Capital Programme Selection Meeting was held on the 6th of April. Of the proposed projects submitted by the GPCC those which are of specific interest to Blacket Residents are addressing part of both the road and pavement on East Mayfield.

Waste Collection

The waste collection calendar is available on-line. Paper copies are not being distributed routinely to reduce costs, however they may be ordered by calling 529 3030. The arrangements for waste collections over the Festive period will also be available on-line. The GPCC is proposing that brown bin collections are continued fortnightly during November, and once during March. Currently there is one collection in November and two in March.

OTHER CONSULTATIVE ARRANGEMENTS : No reports presented. BC will review the eMAIL log for last twelve months to list those to be included as part of Committee roles.

New Action 14Apr14(a): BC – to provide list of external contacts in past year.

WEBSITE : Following negotiations with software & service provider Calico, JK has managed to reduce annual costs for running website. BC undertook to produce any documentation on the original setting up of website following general discussion on its current useage and the amount of external manual intervention required to keep up to date.

JK has given all Committee members access to the now definitive Association eMAIL database but it was agreed that JK, Bec, BC and IC would be the only ones to update. Bec will review the extra data fields with view to use to hold accounts data. IC will seek to get more eMAIL addresses from NW representatives for inclusion.

New Action 14Apr14(b): BC – to look for original website design criteria.

New Action 14Apr14(c): Bec – to consider usability of extra fields for accounts data.

New Action 14Apr14(d): IC – to seek more eMAIL addresses from NW representatives.

NEIGHBOURHOOD WATCH : Alison Mowat replaced IC at the quarterly meeting of the South Edinburgh NW conveners – IC will attend future meetings.

No progress yet on the break-in at Dryden Place. Disquiet expressed that former burglary team had reportedly been disbanded under the new Police Scotland regime. On burglaries, IC repeated general recommendations for security but also warned that repeat burglaries can happen at same address.

HMac reported that AS had a reply from Council regarding dark lighting conditions in Blacket Avenue. They suggested trimming and pruning but as Working Party have raised canopy as far as they can, AS was going back to lighting Department to suggest their use of cherry picker to do so.

New Action 14Apr14(e): AS – to report progress on dealings with Lighting Department.

BLACKET AVENUE WORKING PARTY : Normal maintenance work is ongoing.

TRAFFIC AND PARKING : IC reported that, while Council were in theory sympathetic to alterations in the zoned parking regulations, the current financial constraints would make these high unlikely (in the absence of other funded initiatives) given the estimated costs (£600,000) for changes to signage.

COMMUNICATIONS : **Newsletter** : To be agreed and issued immediately after the May committee meeting. Items for this include :

1. Neighbourhood Watch;
2. Open Gardens;
3. Children's event;
4. Planning Department response re 23 Minto Street complaint;
5. Success of ODE evening;
6. eMAIL addresses & paying subs.

SOCIAL EVENTS : **Owen Dudley Edwards** : "Conan and the other Doyles" talk took place in the back area of the Number 1 bar and while venue was not perfect (particularly for the speaker), it was a success, socially and financially. A total of 29 tickets were sold resulting in a net profit of £90.

Open Gardens : HF confirmed that the party will be held in Simon & Mary White's garden at 19 Blacket Place following visits to the neighbouring gardens at 15, 17 & 21 Blacket Place. Detailed arrangements will be made at the next Committee meeting – items to be considered include possible plant stall and the supply of wine.

Children's event : It has been proposed that an event could be held at the soft play area at the Commonwealth Pool for children up to 7 years old in September. This would allow parents of young families to meet socially. The initial costings are £250 for the session for up to 50 children but may be linked to taking catering as part of deal. Bec to coordinate responses from newsletter item.

New Action 14Apr14(f): ALL - to make detailed arrangements for Open Gardens evening.

New Action 14Apr14(g): Bec - to report back on reaction to proposed Children's Event.

OTHER BUSINESS : **Donation of textile artwork** : In link to Conan Doyle, one of his medical professors, Joseph Bell, was a resident in 44 Blacket Place. A subsequent owner of the property, who has moved away from Blacket, has donated a textile artwork of the area to the Association.

23B Minto Street : Concern was expressed at the state of the property with particular concern being expressed regarding safety of the dilapidated bin store which is open to all. RSA is to be asked to seek help from contacts in Council regarding this.

New Action 14Apr14(h): RSA - to seek guidance regarding bin store at 23B Minto Street.

TV reception & 4G mobile signals : Lindsay Johnston is compiling report on and actions required as a consequence of loss of FREEVIEW service – BC will provide update at next meeting.

New Action 14Apr14(i): BC - to report back on FREEVIEW/4G signalling issues.

FUTURE MEETINGS : Committee - 12 May (**host : BC**)
Open gardens - 13 June (**party venue : 19 Blacket Place**)

SUMMARY of CLOSED ACTIONS :

- 7Oct13(g): IC – to seek clarification on Council response re Zone 7 parking
- 13Jan14(d): BC – to circulate the RSA Level 2 Complaint regarding planning process.
- 13Jan14(e): BC – to circulate RSA eMAIL correspondence with Cameron Rose.
- 13Jan14(f): RSA – to forward minutes of meeting with Cameron Rose.
- 13Jan14(g): RSA – to liaise with Cameron Rose regarding joint meeting.
- 13Jan14(h): BC – to write to Karin.
- 13Jan14(i): RF – to organise meeting with JK and Jim Thomson for handover.
- 13Jan14(j): BC/IC/JK – to liaise regarding the definitive version of eMAIL database.
- 13Jan14(k): ALL – to consider individual need to access eMAIL database.
- 13Jan14(l): IC – to attend next SENW meeting.
- 13Jan14(m): AS – to contact Lighting Dept to get light level assessment.
- 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.

SUMMARY of OPEN ACTIONS :

- 7Oct13(a): BC – list new Committee roles and remaining Secretarial tasks – by next meeting.
- 13Jan14(b): ALL – elect Vice-Chair - carried forward.
- 13Jan14(c): ALL – identify new Secretary for 2014 AGM - carried forward.
- 14Apr14(a): BC – to provide list of external contacts in past year.
- 14Apr14(b): BC – to look for original website design criteria.
- 14Apr14(c): Bec – to consider usability of extra fields for accounts data.
- 14Apr14(d): IC – to seek more eMAIL addresses from NW representatives.
- 14Apr14(e): AS – to report progress on dealings with Lighting Department.
- 14Apr14(f): ALL - to make detailed arrangements for Open Gardens evening.
- 14Apr14(g): Bec - to report back on reaction to proposed Children's Event.
- 14Apr14(h): RSA - to seek guidance regarding bin store at 23B Minto Street.
- 14Apr14(i): BC - to report back on 4G/FREEVIEW signalling issues.