

# THE BLACKET ASSOCIATION

(the "Association")

## MINUTES OF A MEETING OF THE COMMITTEE

(the "Committee")

Held on 14<sup>th</sup> May 2024 at 7:30pm

**Present:** Susan Hezlet - Chairman and Communications ("SH")  
Ian Chisholm –Newsletter Editor ("IC")  
Stanley Bird - Neighbourhood Watch ("SB")  
Hazel Clark – Minutes and Social Convener ("HC")  
Anne Henderson - Treasurer ('AH')  
Doug Thomson – Social Convenor  
Stewart Whiting – Shrubbery ("SW")

### 1. APOLOGIES

Richard Scothorne – Planning ("RS")  
John Usher – Shrubbery ("JU")  
Colin Blair – Website Co-ordinator ("MB")  
Arlene Doherty – New Residents ("AD")

### 2. MINUTES:

The minutes of the meeting held on 22<sup>nd</sup> February 2024 were approved.

### 3. OUTSTANDING ACTIONS

The list of open actions was discussed. The table of actions at the end of these minutes has been updated accordingly.

### 4. OPEN GARDENS EVENT IN JUNE

SH advised that Doug and Mandy Thomson were no longer able to host the drinks reception for the Open Gardens. HC had kindly offered to be the third garden and host it instead. The first garden would be Belleville Lodge and the second garden would be Lindsay and Graham Dickson's on Blacket Place.

Other matters, such as organising the wine, glasses and tables were all in hand.

### 5. NEWSLETTER

SH reminded everyone that their draft submissions for inclusion needed to be with IC by 7<sup>th</sup> June. The most important topics were the Open Gardens information, membership

subscriptions, the Committee's role in planning applications, the potential ceiling and the Shrubbery Working Party update.

IC would print copies of the Newsletter and post them through residents' letterboxes with help from other Committee members.

## 6. PLANNING MATTERS

RS had emailed his report to SH for inclusion in the minutes:

Planning application and application for Listed Building Consent for Drive in at 23 Blacket Place and range of other work – involving partial demolition of front wall (i.e. widening current garden gate) and straight drive-in up front garden. Listed Category A building and wall – by Sir James Gowans. This is the second application – more or less identical to the first application which was refused, with some changes to respond to the rationale given for the planning decision (which accurately reflected our own objections) – i.e. would be detrimental to the appearance of the house and the street, would replace current railings and gate with inappropriate Georgian design copied from a Georgian neighbour, would compromise the matching pair of these two Gowans houses. Now under consideration. Will be dealt with under delegated authority. 12 objections, no support comments (last time there were 3 support comments). RMS view: Will again be refused. They will resubmit a new application removing the drive in and focusing on the other work (replacing rear railings, installing French windows at rear, and replacing all window frames with double glazing) and this will be approved. We were explicit that we did not object to these other works.

### Demolition of Edwardian Garage at Ratcliffe Terrace (opposite petrol station) and replacement by 6 storey student residential development

Although this is outside our areas, both we and West Blacket Association objected to this on the grounds that it was a locally important and appealing Edwardian building, the replacement was too large and very poorly designed, and the application lacked any case for student housing in this location. The Cockburn Association also submitted a strongly worded objection. The application was due to go to Committee this week because of scale of interest and involvement of local Councillors and MP (all of whom have expressed their opposition to this application). 136 objections received and 55 support comments. The scale of support comments is a bit of a puzzle. However, the Committee Report was going to recommend refusal, and the application has now been withdrawn in advance of the Committee meeting: "Overall, the proposals fail to accord with the Development Plan and associated guidance. The proposals are not an appropriate scale and density for the location and there will not be an acceptable level of amenity achieved for occupiers. "There are no material considerations which outweigh the proposals failure to accord with the Development Plan." RMS view: Developer likely to return in due course with more sensitive scheme incorporating existing Edwardian building. They may go to a better architect (like Thrums Hotel did).

A decision on the proposed range of works to Category A listed Arthur Lodge and its grounds is awaited. We strongly supported this application. Colin Blair may well know more. RMS view: This will depend largely on Historic Environment Scotland response. An application has just been lodged by the relatively new occupants at 3 Alfred Place for various internal alterations at the rear of the house and (more important for us) the restoration of cast iron railings along the front boundary wall. This is a very high-quality application and follows a detailed discussion with me at an early stage – great to see the right pattern and construction of railings at this site. RMS view: This will be approved with delegated authority, and I propose to support it on behalf of BA.

**7. GRANGE/PRESTONFIELD COMMUNITY COUNCIL (the “GPCC”)**

IC advised at the last meeting, the GPCC had been reviewing its structure, given that it was struggling for funds. Some of the boundaries had changed but the Blackets were not affected. Elections to the GPCC board had been postponed in case they clashed with any general election.

**8. NEIGHBOURHOOD WATCH (“NW”)**

SB reported that a car window had been broken in a possible strimming accident and Jane and Enrique Garrido’s garage had been broken into 3 times, with bikes stolen. Bertram’s house had been the subject of egg attacks, possibly by students. SB was not sure whether Bertram had informed the police.

**9. BLACKET SHRUBBERIES WORKING PARTY (“SWP”)**

SW advised that a tree had broken at the end of Mayfield Terrace but that the Council had chopped it down to make the road passable that same day. The plan was to leave the stump to rot and plant shrubs around it. AH commented that the Association has plenty of cash so could easily spend about £200 on shrubs. SW said they were also looking at getting some climbing plants for the wall along Blacket Avenue. The fence had been fixed but would need to be replaced in a few years. The Committee agreed that would be expensive, but the Association had funds for such a project. SH advised that the Association would just need to apply to the Council for permission to replace the fence.

SB reported that Bertram was no longer able to look after the part of his garden which borders Blacket Avenue. SW said that Ian McLeish was planning to ask Bertram if he wants the SWP to help him maintain it going forward.

**10. TREASURER’S REPORT**

AH had advised SH she had not received funds for replacement plants from the residents who had damaged communal plants in the bed at the corner of Blacket Place and Blacket Avenue. However, the Association had £4,450 in the bank. Last year, the Association had spent £229 on the Open Gardens event. The plan was to order 12 bottles each of red, white and prosecco.

**11. NEW RESIDENTS UPDATE**

AD was not present but there was nothing to report.

**12. WEBSITE UPDATE**

SH advised that the Association didn’t have a database of members. There was a communications email database, but not a separate list of emails from the membership.

**13. DATE OF NEXT MEETING**

The date of the next meeting was to be 16<sup>th</sup> September 2024 at 30 Mayfield Terrace.

Hazel Clark  
Secretary

**SUMMARY of OPEN ACTIONS:**

<b>REF</b>	<b>ACTION</b>	<b>RESP</b>	<b>STATUS</b>
<i>Jan17.04</i>	<i>Committee members to email AD with details of new residents for follow up.</i>	<i>All</i>	<i>Ongoing and working well.</i>
<i>Mar20.05</i>	<i>Illegal one-way entry to Mayfield Terrace required – raise with GPCC</i>	<i>IC &amp; SB</i>	<i>Still ongoing.</i>
<i>Feb21.01</i>	<i>IC to raise with GPCC matter of illegal one-way entry to Dalkeith Rd from Blacket Place</i>	<i>IC</i>	<i>Ongoing.</i>
<u><i>May21.01</i></u>	<i>Committee members to look at the website and give MB their feedback</i>	<i>All</i>	<i>Ongoing.</i>
<u><i>Jan22.02</i></u>	<i>IC to chase up the nursery for a response to his complaint about nursery parents parking on Blacket Avenue.</i>	<i>IC</i>	<i>Ongoing. IC has been taking his dog there as a therapet which has strengthened the relationship.</i>
<u><i>Jan22.04</i></u>	<i>Japonica shrub to be bought and replanted beside 8 Dryden Place.</i>	<i>IC</i>	<i>Ongoing.</i>
<i>AGM 22.01</i>	<i>SB to ask university residence rep at GPCC meeting to stop blowing leaves onto Blacket Avenue.</i>	<i>SB</i>	<i>Stuart Tully is now Head of Public Affairs at Edinburgh Uni so SB will email him to ask who we should contact going forward</i>
<i>Feb24.03</i>	<i>IC to ask Iain McLeish for the name of the contractor who fixed the fence at Blacket Avenue in the past.</i>	<i>IC</i>	<i>Ongoing.</i>
<i>Feb24.06</i>	<i>SH to inform residents about the West Blackets Eco WhatsApp group.</i>	<i>SH</i>	<i>Ongoing.</i>