JUNIPER GREEN COMMUNITY COUNCIL

Minutes of the meeting held in the committee Room at JG Village Hall, Baberton Avenue on Wednesday 24th May 2017 starting at 7pm

Attendees: Anne Wimberley, Ian Gilmour, Cliff Beevers, Alison Walker, PC John Pennywell, Russell Salton, Nigel Rickard, Vic Stewart and Councillors Susan Webber, Neil Gardiner, Graeme Bruce and Ricky Henderson.

Apologies: PC Ali Murdoch, Margaret Follon, Anthea Grierson, John McLeish and Gordon Lindhurst MSP.

Visitors: Ken Davies, Jack Kerr (Balerno CC), David Bewsey (Colinton CC), Lynn Elliott and Ian Bieniowski (Lothian Buses).

2. Minutes of April 26th Meeting and Matters Arising

The minutes were accepted as a true record apart from in item 5.5 Nigel wished to change “Nigel thought it was worth one more attempt to persuade RBS to change their mind and agreed to send some text to Cliff….” To “Nigel thought it was worth one more attempt to persuade RBS to lease the building on a short term basis to the community and agreed to send some text to Cliff…” There has been no response.

Matters Arising included:

\* Cliff had emailed Brian Crystal of Baberton Golf Club to give JGCC support to the request for a blue plaque at the clubhouse to celebrate the meeting of Owen, Sassoon and Graves in 1917.

\* Cliff had met Richard Henderson of Balerno CC to discuss hustings arrangements.

\* Unfortunately, John has tendered his resignation due to ill health. The committee thanked him for his contributions.

3. Reports and recent meetings

 3.1 School notes: Anthea sent the following message “I have to tend my apologies for your meeting as I am going from 6-8pm to the Scottish parliament to present about the work Juniper Green has done to raise attainment in maths. Very exciting!”

 3.2 Secretary

Russell reported that on behalf of the committee he had responded to the survey on the age of the taxis. He was also able to announce a success with the Dementia project being awarded. Cliff reminded the committee that that placed a responsibility on us as someone would be needed to join the management board for the project. There was also a licensing request at the hotel on the Heriot-Watt campus.

 3.3 Treasurer: Ali announced no change in funds in either account, but added that some calls on the money would be forthcoming this month.

 3.4 Monthly local planning matters

Compiled by Archie Clark:

**24 April 2017**

17/01583/FUL - Remove existing brand signage, ATM + night safe, infill apertures with stainless steel blanking plate at 540A Lanark Road, Edinburgh. EH14 5EL.*Juniper Green RBS is preparing to close and remove its two ATMs. This is happening right across town. At 24.5.2017 - Awaiting assessment.*

17/01668/FUL -Proposed extension to existing house at 81 Baberton Mains Drive, Edinburgh. EH14 3DA. *Missing information has been provided since originally lodged. At 24.5.2017 - Awaiting assessment.*

17/01599/FUL - Change of use, Conversion and refurbishment of existing farm steading to form residential cottage at 154 Woodhall Road, Edinburgh, EH13 0PJ. *It seems the farm office will no longer be required and instead this part of the farm development (at the west end of the group of buildings abutting Woodhall Road) would be converted into a single bed residential flat. The outward appearance would be much as previously proposed. This seems to be an uncontroversial change. At 24.5.2017 - Awaiting assessment.*

**1 May 2017**

17/01633/FUL - Proposed Secure Store, Yard and Container Storage Facility and Erection of Security Fence (in retrospect) at Land 50 Metres South of 589 Lanark Road, Edinburgh. *The application is only for a 6 month period while the Townhouse currently being built opposite the bike shop on Lanark Road is being erected. The site looks nothing like the pretty pictures in the application. So come December, can we expect to see the ‘yard’ cleared of all debris, caravans, etc.? Watch that space. At 24.5.2017 - Awaiting assessment.*

17/01721/FUL - Replacement of 26 No. windows at 506 Lanark Road, Edinburgh. EH14 5DH. *This is the Bield, a prominent 3-storey house nearly opposite St. Margaret’s Court (once owned by Dr.Sellar, one of the local GPs). It is not clear from the drawings whether the fenestration will have the same appearance as at present – that should be confirmed as the building is in the Juniper Green Conservation Area. At 24.5.2017 - Awaiting assessment.*

17/01767/FUL - Alterations to existing boundary wall, gateway and driveway within private garden of flatted dwelling (in retrospect) at 2 Muirend Avenue, Juniper Green. EH14 5BD. *The site is opposite Tanner’s pub in the Colinton Conservation Area and the proposal is to increase the parking space from 1 to 2 vehicles. Appears sensible given the amount of traffic on the road. At 24.5.2017 - Awaiting assessment.*

17/01801/FUL - Extension and alteration of existing 2 storey house, demolition of existing conservatory & new build kitchen & utility room. Alterations to existing ground floor to form new study, WC/shower & dining room. new bedroom, bathroom, en-suite & dressing room at first floor at 38 Woodhall Avenue, Juniper Green. EH14 5BU. *This is a marginal improvement on some previous messy alterations but the result is out-of-character with the semi-detached house to which it should relate. I suggest the applicant be asked to revise the plans so that the two properties visually relate to each other. At 24.5.2017 - Awaiting assessment.*

**9 May 2017**

17/02058/PAN - Residential development with associated landscaping, open space, road and footpaths on Land 95 metres Northwest of 10 Glenbrook Road Balerno. *This is quite a large site and could take perhaps 100 units. It is in the Green Belt, has a Land Capability for Agriculture classification (LCA) of 4.2 which makes it suitable for general agricultural use. It may not be prime quality agricultural land (LCA classifications 1-3.1) but falls into the next band of land that is regarded as “land important for the maintenance of agriculture”. The land is in the Green Belt and has not been allocated for housing in the recently approved Local Development Plan. It should be refused planning permission under current policies as long as a plentiful supply of brownfield land remains. In addition, the road infrastructure is inadequate.  Typically, with only two documents, there is little to describe what is intended. The consultant has previously been involved with the failed Barratt/David Wilson Homes proposal at Cockburn Crescent. There will be a public exhibition at Balerno Community Centre on Wednesday 7th June 2017, 3pm to 7.30pm*

**15 May 2017**

No new entries.

**22 May 2017**

17/02252/PAN - Change of use of existing office building and redevelopment to form student residences, landscaping and associated facilities at Pentland House 47 Robb's Loan Edinburgh EH14 1TY. This is for Napier University. *I see that the exhibition is scheduled for 27th June at Unit 4 Edinburgh West Retail Park, Chesser. Haven’t we enough student residences yet? No details to speak of.*

**Decisions**

17/00477/FUL - Install Driveway at 5 Juniper Avenue Edinburgh EH14 5EG. *Minor works. REFUSED 19.4.2017.*

16/01515/FUL - Erection of residential development with associated access, landscaping and open space (as amended) at Land 138 Metres West of 103 Curriehill Road Currie.*This CALA/Miller Homes proposal opposite the railways station was included in the LDP approved in November 2016 as HSG36. It comprises 51 residential units including 38 houses and 13 flats, 25% of the provision being ‘affordable’. CEC require the following financial contributions be made - increasing junction capacity at Gillespie Crossroads (£82,000); extending Hermiston Park and Ride (£51,000); and cycle improvements to Curriehill Station (£77,500). Education provision is put at £186,389 and another £5,000 is required for miscellaneous works. One might question how CEC compute these figures, especially as the cycle provision at the station will be visible form the site. Transport is not concerned by the additional traffic. Granted 19th April 2017.*

17/00884/PAN - Proposed development of a new research and innovation centre including informal conference facilities, offices, teaching and meeting rooms, cafe and food areas with associated landscaping, car parking access and infrastructure works at Caddon Hall, Ettrick Hall, Yarrow Hall, First Gait Currie. EH14 4AS. *Typically inadequate information on what is proposed. Viewing duly took place on 25th/26th April at the H-W main reception area.*

**1 May 2017**

16/05744/AMC - Application for Approval of Matters Specified in Conditions of Planning Permission in Principle 14/02806/PPP - Residential Development with Open Space, Access, Landscaping and Associated Engineering Works at Land 322 Metres West Of 6 Ravelrig Road, Balerno. *This application for 120 houses was lodged on 22nd November 2016 and approved on 25th April 2017. According to the planning portal, only 29 objections were lodged however I note that my personal comments do not appear to have been recorded. There may be more. If JGCC submitted comments, and they are not included, it would be worth writing to the Chief Executive for an explanation. CEC require the following financial contributions to be made – £20,000 towards the extension to Hermiston Park & Ride; £4,400 towards improvements to Curriehill railway station; £4,444 towards improvements to Bridge Street junction (MOVA); Transport infrastructure £29,244; £593,712 towards education infrastructure; additional medical provision £5,250 and £2,000 for miscellaneous works. Interestingly, there is no request for increasing junction capacity at Gillespie Crossroads. It is difficult to understand how these figures are calculated when compared to 16/01515/FUL above.*

**9 May 2017**

17/01613/CLP -Form rear porch to house WC/Cloakroom at 175 Baberton Mains Drive, Edinburgh. EH14 3EF. *Missing information has been provided since originally lodged. The proposal is seeking a Certificate of Lawfulness – is this a test to see whether it requires a full planning application? Granted 3rd May 2017.*

17/01977/TCO - Evergreen - Removal at 612 Lanark Road, Edinburgh. EH14 5EN. *This is a large tree against a boundary wall in a rear garden. Not a matter for concern. Permission was granted on 8th May, for its removal before any comments could be lodged.*

17/01770/CLP - New side extension to semi-detached house to extend kitchen and form new garage/ store at 20 Baberton Mains Row, Edinburgh. EH14 3EH. *This proposal seems unexceptional. Granted 13 May 2017.*

I’ve checked the DPEA schedule for NOD-EDB-002 – “Land 1000 Metres North-West, South-West & West Of Hermiston Junction, M8 Gogar Station Road, Edinburgh”.

The next meeting is scheduled for 31/05/2017 at Murrayfield Stadium. Busy day.

While the DPEA target date was 7th March 2017 (heaven knows how they worked that one out), there is a footnote that states:  “\*Case Update 25 May 2017\* Inquiry and hearing sessions in this case were held 22-24 May 2017. Arrangements for further oral procedure on transport impacts and SASA impacts, likely to be held in August, will be advised in due course.”

 3.5 Meetings: Vic had attended the last JG Village Hall meeting to inform that committee of the news on progress to finding a replacement to face-to-face banking.

 4. Lothian Bus service changes: Ian Bieniowski, Network Performance Manager, Lothian Buses attended on behalf of the company and questions were forwarded to Ian in advance.

1. Is the 45 being reinstated?  If so, can you please advise the conditions under which it is being reinstated?  If not, can you please advise what would be required for it to become a Supported Bus Service?    Can you also please advise if any alternative can be offered such as running the 45 on Saturday as an hourly service, and/or for a couple of hours in the morning and the afternoon, and/or extending the 16 service on a Saturday so that every alternative one (or some other frequency) could run to Currie?   We don’t find the amendments to the 18 timetable to be a sufficient substitute.

Answer: Ian said that the no 45 service had been losing money on Saturdays and had been cross subsidised for some time so unless the city could identify a source of funding it was unlikely that the service would be re-instated. He said it was impractical to extend the no 16 service. Even if the funding were temporary the same situation would need to be faced at the next review.

1. As the frequency of the 33 is now 3 per hour maximum (as opposed to 4 per hour previously, and 6 per hour before that) and only every 30 minutes on a Sunday, could at least some of the 30 service cover Baberton by entering via Westburn Avenue and going up the east side of Baberton Mains Hill and Drive, exiting at Baberton Mains View?

Answer: Ian explained that there are 2 service reviews per year and that they had considered this option but again found it to be impractical. The next review would be in September.

1. Why has the frequency of the 44 changed on Saturdays and Sundays and why does it only take a counter-clockwise route around Balerno now?  What was the decision to alter the 44 bus route around Balerno based on?  Why was there no consultation process conducted with Balerno Community Council?  Why has there been no consideration given to those passengers requiring the essential service provided by the original route?

Answer: Ian apologised that no consultation had taken place but explained that no one had complained when the change was proposed. However, He also offered to meet with any CC to discuss options. There are 3 44X buses per day morning and evening and this could be reviewed in September too.

1. Why is there no direct service to St John’s Hospital, Livingston, from Juniper Green, or even Edinburgh?

Answer: Ian explained that CEC and West Lothian Council had removed their subsidy so this service too was not viable.

1. Why does the 45 take the route it does as it approaches Riccarton?  We were led to understand that it was introduced in order to encourage travel from Juniper Green to Hermiston – has that happened?

Answer: Ian said that there had been a build up of passengers taking advantage of the route from HWU to Hermiston, Cliff remains unconvinced and believes it detracts from the timetable giving the no 45 a bad name for being late.

1. Is there any possibility of the 63 being extended to Balerno, as this would provide direct service to the Gyle and cross with the Horsburgh service 40 to St John’s at Hermiston?

Answer: Ian said they would consider that.

1. Should we be relocating or reducing the number of our bus stops to allow for better traffic flow? Traveling west two stops (Woodhall Drive and Baberton Avenue) are very close together.  Traveling east, can the bus stop at Baberton Avenue be moved or reduced to allow more parking?

Answer: Ian had already responded on this to say that “In terms of the stop locations on Lanark Road, we had a meeting with Officers from CEC a few months ago to discuss stops which we believe are located too close together.  My understanding is that CEC are going to review stop locations right along the Lanark Road corridor as part of a pilot project to reduce bus journey times.  How long this takes, or how the outcome may look is not yet known, but it is on our radar.”

 5. Police report: There had been a series of windows broken in Baberton Mains and the culprits had been apprehended. Enquiries are ongoing about a hate crime. John left leaflets on bogus doorstep selling and a neighbourhood alert system coordinated by Ali Murdoch. John also reported that both Ali and Euan had attended the primary school at the start and end of the day and would continue to monitor the situation there.

 5.1 Safety committee meeting: Vic happy to take any issues to the next meeting.

 6. JGCC matters

 6.1 Update on traffic issues: Nigel has written an article for the June C&B News about the response to the survey based on the first fifty returns. Ali explained that further responses had been received and an additional meeting of the traffic survey group would be convened. She now seeks to talk with a CEC official about the findings and suggestions. Susan said she would help with that process.

 6.2 Banking without bankers: Vic, Anne and Ken all reported on the meeting they had attended on the previous evening. They all expressed some optimism that the Castle Community Bank did provide a possible solution. Cliff said he had received some good feedback from about half the audience but that we would need a similar response at the meeting on 31 May at the public meeting if the project had a future. Vic and Nigel agreed to produce a slip asking any members of audience to indicate their interest when they had heard the presentation next week. Susan offered to help Vic as people arrived and Neil volunteered too if he can get there on time.

 6.3 JGCC’s social media review: Ali, Russell and Cliff agreed to be involved in the review over the summer. Charlie Duncan had also volunteered his help.

 6.4 Flower tubs: Cliff had received an offer from Probus via Leslie Hannaford to replace 4 tubs. JGCC agreed to match that offer so that 4 more tubs could be bought at a cost of around £160. David Bewsey offered a source for flower tubs via Neil Pinkerton and would send details to Cliff.

 6.5 20mph bill at Holyrood: Vic had asked for a report on the pilot phase of the project in Edinburgh at the last Safety Committee meeting and had been told there wasn’t one yet. The feeling of the meeting was that any extensions should be evidence based.

 6.6 AGM arrangements: Ian agreed to get drinks and nibbles for the meeting. Russell had put notices on the 2 noticeboards advertising the AGM and a newsletter would go out over the weekend in the hope of attracting a good audience.

 6.7 Football tournament 2017: Stephen Reid had been unable to get more than 2 teams at this time so had suggested a postponement until August with the hope that he could then persuade more teams to participate.

 6.8 Dr MacKay’s Wood: The seat had become damaged and Susan had reported this at the council.

 7. Councillors’ Corner: Cliff invited the councilors to tell us anything but it is early in the life of this new council.

 8. AOCB

 8.1 Hustings at Balerno Parish Church: Russell, Anne, Richard and Cliff all requested tickets. Cliff to check with Richard Henderson when those setting questions have been contacted.

 8.2 School Fair on June 3: Nigel with his wife Anne have volunteered to help at the plant stall on 3 June at the fair. Cliff with his wife Liz will represent JGCC and try to sell more Baberton Mains History books. Wine left over from the Baberton Mains History project has been offered to the school for their raffle on the day.

 8.3 Invitation to attend Currie High prize giving: Susan is already going in her capacity as councillor so will also represent JGCC on this occasion.

 9. Date and venue of the Next Meeting, walkabouts etc: Wed 31 May at 2pm for the AGM in Hall 2 of JG Parish Church and Wed June 28 at 7pm in JG Village Hall committee room for our next scheduled meeting. Cliff sends his apologies for this meeting and Russell agreed to check with Malcolm of the JG Village Hall group that the committee room would be available.

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