



Powderhall Village Owners Association

Meeting of PVOA Committee at 4/6 Powderhall Brae; 7.30pm on Wednesday 27th JULY 2006

Attendees: The meeting was Chaired by Ian Corbett with Roddy Martine as Secretary. Also present were Karen Clark, Gordon Chromka, Campbell Gibb, Peyman Taheri, Kathryn Tomlinson and Sharon Grant.

Apologies: Stuart McDonald, Marianne Simpson, Dougie Brown.

The Minutes of the last meeting of 20th June 2006 were approved.

FENCE AT PLAYGROUND

As suggested by Sarah Wilson at Charles White, a meeting is to be arranged with the gardening contractor asap to discuss replacement of the beech hedging and to instal an appropriate fence which will prevent further damage.

Sarah Wilson has sent a letter to inform the committee that there have been no complaints regarding the paintwork at Powderhall Road and therefore the contractor has been paid. The six monthly tests on Smoke Detectors and Emergency Lighting will be carried out over the next three weeks. Sarah is still waiting upon quotes for the cleaning of communal carpets at Powderhall Road.

PVOA PARKING

There has been a further delay in the Council's adoption of Powderhall Road from Bryant Homes caused by a resident at Hopetoun Village threatening legal action over the size of parking spaces at Hopetoun and making reference to Powderhall. Quite why this should involve us, however, is anybody's guess. Fortunately it appears that this situation has now been resolved.

Ian reported that a revised adoption plan has now been submitted to the Council by (Taylor Woodrow) Bryant Homes and, in keeping with our agreement with the Council, he has asked for a copy. The Council has come back to say that they will have to get copies from Bryant Homes, but will send them asap.

On receipt and our approval of these plans, the PVOA will send a formal letter of acceptance to the Council.

We have been warned, however, that another possible delay might occur in that before the Council formally adopts the road, it has asked for certain remedial works to be completed (lighting, flood sluices, etc). This is worrying since Ian has been told that it could mean a further 12 months before the Council's adoption of the road is confirmed. This would obviously affect any parking control plans the PVOA might wish to introduce before September 2006.

Ian has agreed to contact Alex Paterson at the Council (with copy to Councillor Trevor Davis) and to put forward our urgent concerns. If the road adoption is to be delayed,

will we still be in a position to introduce residential parking controls to protect our interests?

It was noted that Zone Parking (CPZ) controls are already being introduced in Annandale Street ahead of September. The PVOA's concern is that when the Parking Zone (CPZ) comes into effect, a large proportion of the displaced vehicles will arrive in Powderhall Village unless we take steps NOW to protect our own spaces.

A general discussion then took place on the best means of controlling residential parking. Peyman Taheri has been in touch with Total Parking Solutions, Parkforce, and Central Ticketing. Ian has had consultation with the Boat Green residents who use Town & City Parking. It was decided to arrange a meeting with Central Ticketing for Tuesday 8th August (date to be confirmed). In the meantime, Committee Members will e.mail Peyman with any questions and concerns that will need to be addressed (peyman.taheri@bt.com). Peyman will also acquire references from other schemes who use this system.

At present the plan is to allocate permits to each householder in Powderhall Village. Decisions will have to be taken over the costs, number of permits per household, visitor permits (if any), signs, replacement of permits, administration (Charles White) etc. In the case of tenanted properties, it was suggested that landlords should hand over permits with keys on the understanding that these be returned on termination of lease. The matter will be fully discussed on 8th August.

The City Central Parking Zone (CPZ) is scheduled to be introduced in East Clairmont Street, Broughton Road, Logie Green Road, etc on 5th September. This gives us less than five weeks to prepare our response.

BEAVERHALL ROAD DEVELOPMENT

Gordon informed the committee that there are two developments underway. The first is at the corner of Beaverhall Road fronting on to Dunedin Street where permission has been granted for 34 flats with 34 parking spaces.

The Planning Application by MD & JG Rutterford for Beaverhall Road will shortly be re-submitted, after which time we have three weeks to voice our concerns. Ian has already seen the proposals and has put together several observations (heavy vehicles on Beaverhall Road, vehicle access from Powderhall Road, insufficient parking, etc) which, as soon as we see the re-submitted proposals, we will send to the Planning Department on behalf of the PVOA. Ian has agreed to monitor the situation and will draft letter.

LAST ATTEMPT TO SET UP NEIGHBOURHOOD WATCH

Roddy has not as yet acquired the necessary information to draw up questionnaire. Stuart McDonald to be asked to provide this for next meeting.

SIGNS

Charles White is to be asked to look into the price and installation of signs – NO BALL GAMES (for Powderhall Rigg) and NO DOGS (for Playpark)

DEEDS & CONDITIONS

Ian referred to the Powderhall Village Deeds & Conditions relating to several “dos” and “don'ts” – satellite receiver dishes, bicycle stores for bicycles only, etc. It was agreed that he would prepare a notice and that this will be delivered to each household as a

reminder (tenants may not know of these conditions). It was agreed that 375 copies will be required, and that Kathryn, Gordon, Karen and Roddy will each print 75, and give to Campbell who will deliver them throughout the Village.

A notice for Bin Chutes will also be prepared and distributed.

EMERGENCY FUND

It was agreed that a proposal be made at the next AGM to set up an Emergency Fund to provide a modest petty cash float for administrative expenses carried out by the PVOA. Charles White to collect on first bill of the year. A Treasurer will need to be appointed.

WEB SITE

Gordon has been in contact with Steven Bolland who still owns Powderhall Village domain name. It is currently not active, but we can take it over. Gordon had approximate costs and will talk to Sarah at Charles White with regard to organising it.

NEXT MEETING: 7.30pm, TUESDAY 8th August at 4/6 Powderhall Rigg.