



Powderhall Village Owners Association

www.Powderhallvillage.org.uk

Facebook Page: Powderhall Village Residents

Minutes of Meeting held on Thursday 1st December 2016

Present: Gordon Chrumka, Adam Clarke, Frans Kooy, Roddy Martine (Chair), Stuart McAllister, Kevin Patch, John Riley, Kathryn Tomlinson.

The Committee welcomed Jane Garrett.

In attendance: Sarah Wilson of Charles White.

1/ Apologies: Joanne Bytheway, Emma Hignant, Ramon Inglada, Dr Andrew Nisbet, Richard Ross, Karen Shewan (Treasurer), Mel Shewan,

2/ Approval of Previous Minutes

The Minutes of the PVOA Meeting held on Thursday 27th October 2016 were approved.

3/ Conveyancing of Parking Spaces and Common Land, Powderhall Village Owners Ltd.

The draft Disposition has been agreed and is still with Taylor Wimpey. Jane Ramsay of MBM (Commercial) has notified Roddy that Shepherd & Wedderburn is waiting to hear from its client (Taylor Wimpey) on a procedural point before issuing the deed for signing.

Roddy to report 26/01/17

The Parking Warden continues to patrol twice a day, Monday to Friday. Large purpose-built Private Parking signs are to be placed at the three entrances to Powderhall Village.

A white trailer has been parked in the Brae taking up two spaces. Apart from the fact that it sometimes overspills the single parking bay because of its size, such vehicles under the Deeds & Conditions should not be parked there in the first place. Sarah is to contact DVLA to identify owner. Similarly a motor bike with foreign plates is being parked without displaying a permit.

Sarah to investigate 26/01/17

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In the event of a break-in, successful or otherwise, it would be appreciated if householders, in addition to notifying police, could also inform Sarah Wilson at Charles White (0131- 446 6976) or on-line: sarah.wilson@charleswhite.co.uk . This helps the PVOA committee to keep up-to-date with the situation.

Similarly, postings on Facebook help all of us to know what is going on and to take the necessary action.

All Owners and Residents are encouraged to sign up on Facebook with *POWDERHALL VILLAGE RESIDENTS*. This is proving an excellent means of communication on all levels.

**Edinburgh Crime Prevention Officer Stephen McGill can be contacted at: West End Police Station, 3-5, Torphichen Place, Edinburgh EH3 8DY. Tel: 0131-221 2018.
E.mail: stephen.mcgill@scotland.pnn.police.uk**

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A/ Underground Car Park

With regard to the remaining abandoned car in underground car park, The late owner's lawyer has been contacted and Sarah is anxious to avoid unnecessary removal costs. Sarah is to take advice from Police Scotland.

Sarah to Action 01/12/16

B/ Waste Collection

Thanks to Kevin's discussions with Robert Brown, the Council's Waste Manager, the department is improving its service but still has a lot of room for improvement, especially after a recent bad incident of spillage at the Brae. Stuart has had his car damaged during an up-lift. The Department is making each 3-wagon crew responsible for specific areas, but is still needing to recruit two further supervisors.

There is an on-going problem and spilled rubbish following collections is causing increased irritation, not least because of the health risk. Stuart had recently photographed an incident for posting on Facebook and had cleaned up the mess himself. **It would be helpful if any further incidents such as this can be photographed and put on the Facebook Page which, we hope will be seen by Council Officials.**

It is emphasised that it is NOT the responsibility of Charles White to take up waste problems with Edinburgh Council although Sarah will obviously try to be as supportive and helpful as possible. Residents must make contact with the Council directly to complain.

Hunters, the Powderhall Village Landscape Contractor, will pick up stray litter on their visits over the Summer, but during the winter they only visit monthly. It is part of the Powderhall Cleaners to pick up outside litter over the winter months.

C/ Bin Store Doors

There is an issue with bin store doors being constantly battered by waste collectors and left open. Sarah has been on site with a contractor to discuss the addition of an extra spring and extra piece of wood to ensure that they close correctly. A trial is underway.

Residents are asked to be mindful of switching off store light. It is proposed that all Bin Store lights are eventually changed over to motion sensitive as and when they go on and off.

D/ Blockage of Bin Chutes

Residents are asked to be considerate in disposing of items down the Bin Chutes which are easily blocked. Recent incidents have involved pizza boxes, pine bed head boards and a tin of green paint. It has been proposed that the Bin Chutes be closed up altogether but then when it comes to residents taking items to the Bin Stores they are equally likely to be neglectful when carrying waste across carpeted areas and down stairs.

Resident are once again asked to break up large cardboard boxes for the appropriate recycling bin. **The Council will NOT removed large cardboard boxes unless they are first broken up and put into the appropriate bin.**

E/ Landscaping

Site lines have been trimmed for the winter. There has been protective planting along the Water of Leith river bank at 2-3 the Brae, and the state of the beech hedges is being monitored.

F/ Flower bed on Beaverhall Road

A flower bed belonging to Powderhall Village on Beaverhall Road has been damaged during the Powderhall Gate building operations. Sarah has contacted Springfield Developments and this is to be rectified when Springfield has completed its landscaping..

G/ Dog Fouling and Health Issue for Children

The installation of Notices has proved relatively successful and the majority of dog walkers now appear to be obeying the instructions.

H/ Commemorative Tree for the Late Dougie Brown

An Acer Tree is to be planted in memory of the late Dougie Brown in the New Year.

I/ Increase in Management Fees

As will be outlined in the Charles White newsletter, Management Fees will be increased by 10p for Town Houses and 20p for flats.

J/ Canonmills Garden (B&Q Development)

The petition to Edinburgh Council to introduce a Tree Protection order on the trees on the Powderhall/Canonmills Garden boundary has been turned down.

“Thank you again for your correspondence regarding the trees at the former B&Q store. I am sorry for the delay in coming to a decision; there have been a number of issues to take into account.

I regret to advise you that the Council has decided not to make a Tree Preservation Order on the trees. The trees are prominent in the local landscape and unquestioningly provide a range of amenity benefits. The trees themselves though provide limited scope for long term retention due in part due to the age of some of the individual trees (the poplars in particular) and also the limited options to manage the dense line of Leylandii. The Leylandii will also restrict new tree planting.

There are revised proposals coming forward which I have seen which show some of the trees on the eastern boundary being retained and incorporated in a landscaped area with new tree planting. I have spoken to colleagues dealing with the proposals and they will require that a management plan to manage the transition from the existing tree cover to the establishment of new planting with the objective of minimising the visual impact but creating a new treescapes for the future is submitted.

I am sorry if you are disappointed with this decision. Please let me know if you require further information.

Yours faithfully

Steven Milne, Arboricultural Officer

According to the *Broughton Spurtle*: “Artisan Real Estate’s Clive Wilding reports a good level of feedback from the previous consultation (Breaking news, 29.7.16), and says developers have been refining the scheme since through further meetings with local residents and City of Edinburgh Council Planning officials.”

The Consultation Web Site for Canonmills garden is: www.canonmillsgarden.com

Consultation Events are being held on Saturday 3rd December from 12 noon to 4pm, and Monday 5th December from 2pm to 8pm in the McDonald Road Library. There is also a preview session for local residents on Saturday morning from 10am-11am.

The CG Website states that the Closing Date for comments is Tuesday 13th December!

Stuart, who represents Powderhall Village on the Community Council, would be interested to know if any of the Canonmills Garden project architects have visited any residents. Artisan has also offered to attend Powderhall Village Residents Association meetings and the local Community Council meetings.

The PVOA Committee expressed concerns over the inadequate allocation of parking spaces for a development of between 180 to 250 units, and the potential spillage onto Powderhall spaces.

The Developers say that traffic will not increase but this is unlikely.

It is also considered necessary to remind Artisan Real Estate that the fence and strip of land at the end of Broughton Village belongs to the PVOA and that any proposed access points MUST be discussed beforehand with the PVOA.

Any feedback via the Powderhall Residents Facebook Page about any aspects of the Canonmills Garden Development will be collated and passed on to the Community Council for reference when the matter next comes up for discussion.

Stuart and Gordon to monitor 27/01/17

K / Powderhall Residents Facebook Page

Now with 186 members, the Powderhall Residents Face Book page is proving a very useful communications vehicle. However, users are referred to the rules of engagement and asked not to put unnecessary and offensive comments onto the site as they will be removed.

Any suggestions as to how communications between residents can be improved would be welcome.

NEXT PVOA MEETING: This will take place at 4/6 Powderhall Rigg (Roddy) at 7.30pm on Thursday 26th January 2017.