



Powderhall Village Owners Association
www.Powderhallvillage.org.uk

Facebook Page: Powderhall Village Residents

Minutes of Meeting held on Thursday 23rd February 2017

Present: Joanne Bytheway, Gordon Chromka, Jane Garrett, Emma Hignant, Ramon Inglada, Roddy Martine (Chair), Stuart McAllister.

In attendance: Sarah Wilson of Charles White.

1/ Apologies: Adam Clarke, Frans Kooy, Dr Andrew Nisbet, Kevin Patch, John Riley, Richard Ross, Karen Shewan (Treasurer), Mel Shewan, Kathryn Tomlinson.

2/ Approval of Previous Minutes

The Minutes of the PVOA Meeting held on Thursday 26th January 2017 were approved.

3/ Canonmills Garden Development (B&Q Site)

Mel and Karen have co-ordinated a letter voicing the concerns of the owners at Powderhall Brae in regard to the Canonmills Garden Development on the former B&Q Site. www.canonmillsgarden.com.

This letter has been sent to Artisan, to Councillors Gardner, Blacklock, Donaldson and Ritche, and to the Edinburgh Council Planning Department under the PVOA notepaper and signed by the Chair on behalf of the PVOA. Anyone who has not seen and wishes to see this letter should contact Roddy (rodny@roddymartine.com).

The PVOA expressed concern at the volume of units, height, loss of light and the inadequate parking provision. Fiona from Artisan has been in contact with Stuart and Richard Price of the New Town and Broughton Community Council to set up a meeting with them, but this has been postponed until such time as Artisan has had an opportunity to consider the PVOA letter.

Stuart drew attention to a document, lodged by Edinburgh Council Planning and

Transport Dept, on the Council's Planning Portal, which indicates that “as the development is located in the extended Controlled Parking Zone they will be eligible for one residential parking permit per property” in accordance with the current Council regulations. (This is an on-street parking permit that will allow residents to park in the surrounding streets) At the same time the document confirms that “Current Council parking standards for this area would expect a minimum of 1 space per unit for private residential units.....giving a total of approximately 145 spaces for the 180 units. However as the proposed development lies within the Controlled Parking Zone, and off-street parking is to be de-coupled (this means that residents will be able to buy what was a communal parking space and make it their private property) the proposed 101 spaces is considered acceptable”.

This was considered crazy as Logie Green Road parking spaces are already full, and there is nothing available in Warriston Road apart from the private parking attached to the various other private housing developments.

4/ Matrix for Owners

Sarah had an example of a Matrix Spread Sheet for Owners with her which shows the ongoing jobs on the development. In future this will automatically be shown on the Charles White portal as live data. You can go to www.charleswhite.co.uk. Click on My Charles White. Register and create personal password. However, for now Sarah will upload onto the documents for visibility after each PVOA meeting.

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

No further communication from Shepherd & Wedderburn who are waiting to hear from their client (Taylor Wimpey) on a procedural point before issuing the deed for signing.

Roddy to report 24/05/17

6/ Parking Matters

New Parking and Visitor Permits are to be issued at the end of March. There will be a minimal printing charge to Owners who will be notified of this at the AGM.

Stuart provided Sarah with a photograph of the foreign licence plates on the motor bike parked and not displaying a permit.

Sarah to investigate 24/05/17

In regard to the car abandoned in the Underground Garage, the sister of the

deceased owner has been approached to remove it by Charles White.

Action Sarah 24/03/17

7/ Vandalism

A door has twice been kicked in at 5 The Rigg, and speedily repaired. Anyone who has any information regarding this should notify Sarah

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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 (dial: 101), 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.

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8/ Waste Collection

John had sent a note to say that the bushes in the rear car park of No2 The Rigg, just beyond the pend and by the rear door to No 2, are infested with large amounts of rubbish.

Also that the food waste bin is overflowing. In regard to the letter, 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. However, during the winter they only visit monthly. It is part of the Powderhall Cleaners to pick up outside litter over the winter months. Nevertheless we would encourage all residents to pick up any litter that they see and deposit it in the communal bins.

If any group of residents would like to organise themselves to carry out a periodic clean-up of their immediate area the Council will make litter picking tools, gloves and bin bags available free of charge.

9/ Sky Dishes

At the moment, only 2-6 Powderhall Rigg are served with SKY. There have been numerous enquiries from Powderhall Brae, Road and 7-11 Powderhall Rigg to have communal dishes installed and Sarah has consulted Campbell & Kennedy who

specialise in satellite installations. Sky has announced that it will be available through Broadband from 2018, so it might not be worthwhile making another arrangement.

Action Sarah 24/03/17

10/ Commemorative Tree for the Late Dougie Brown An Acer Tree is to be planted in front of 3-5, The Rigg in memory of the late Dougie Brown at 3.30pm on Monday 6th March. Those who knew Dougie and all Powderhall residents are invited to attend.

11/ Powderhall Residents Facebook Page

There are now 205 members on the Powderhall Residents Face Book page.

12/ Greenspace Scotland

Funding for community outdoor planting is apparently available from Greenspace Scotland. Stuart to investigate.

Action Stuart 24/03/17

NEXT PVOA MEETING: This will take place at 4/6 Powderhall Rigg (Roddy) at 7.30pm on Thursday 27th April 2017 (Roddy's Flat).

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THE AGM of the Powderhall Village Owners Association will take place at Capital City Church, 107, McDonald Road, EH7 4NW on 7th March 2017, 7 -9pm.

ALL RESIDENTS OF POWDERHALL VILLAGE ARE WELCOME.

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