



Powderhall Village Owners Association
www. Powderhallvillage.org.uk

Facebook Page: Powderhall Village Residents

PVOA Minutes of meeting held on Thursday 27th April 2017

Present: Gordon Chrumka, Jane Garrett (minutes), Roddy Martine (Chair), Stuart McAllister, Kevin Patch, John Riley, Richard Ross, Kathryn Tomlinson,

In attendance: Sarah Wilson of Charles White

1/ Apologies: Joanna Bytheway, Emma Hignant, Ramon Inglada, Adam Clarke, Karen Shewan (Treasurer), Mel Shewan

2/ Approval of Previous Minutes:

The minutes of the meeting held on 23rd February 2017 were approved as were the minutes of the AGM on 7th March 2017.

3/ Canonmills Garden Development (B&Q site)

Edinburgh Council Planning Department has issued a “mind to grant” notice re Artisan’s plans. subject to some formalities.

The development management committee has agreed to Artisan’s proposed modifications/amendments including: The eastern boundary to be stepped back with regard to the 6th floor of the building .This should improve some of the possible light issues raised by Powderhall tenants but may not improve the privacy issues.

The dividing wall between the new development and Powderhall will be moved back a bit.

There will be no public footpath on the eastern boundary

Some of the current trees and shrubs will be retained

There still remain issues for Powderhall residents re parking in the new development, the possible impact on Powderhall residents parking and on- street parking. There will be parking for 101 residents on the new development with the remaining residents having to find alternative parking.

The committee agreed that it should be made clear to the future residents of the new development that Powderhall is **NOT** available for parking.

There may be issues around the volume of traffic on Logie Green Road which has already been increased by traffic from Lidl and Tesco.

Demolition work on the new development is scheduled to commence in summer 2017. Completion of the development may be in 2019.

Kevin proposed a vote of thanks to all those on the Powderhall sub-committee for the work they have done with regard to the new development.

4/ Conveyancing of Powderhall parking spaces and common land to Powderhall Owners Ltd.

Although Roddy has been informed by MBA that the Conveyancing documents have been drawn up, no further progress with Taylor Wimpey has been reported through Shepherd & Webberburn who are awaiting instruction on a point of procedure.

Roddy is to ask MBA to ascertain a time scale from Taylor Wimpey / Shepherd & Wedderburn.

Roddy to Action 29/06/17.

5/ Matrix for owners

Sarah has been working with the IT section reference details and status of repairs at Powderhall on the new matrix. This has not been published to the portal yet as there is a need to ensure that no personal details are published on the matrix.

6/ Parking matters

There has not been much movement reference the motorbike parked with foreign

plates. Sarah will write to all tenants in the block to try to find any information re owner. Stuart will post a query on the Facebook page. If the bike is of foreign origin it may need to be re-registered soon.

Sarah to Action 29/06/17.

7/ Vandalism

Sarah said there has been no reports of vandalism reported since the last meeting. However, vigilance across Powderhall was advised.

8/ Waste Collection

Tenants at 7 The Rigg have not had their bins emptied for 2 weeks due to poor parking and consequent difficulty for council collection/access.

Sarah will write to the car owners to request they do not park in that area. There are still some issues about overflowing food waste bins at the Rigg and food debris mess.

Sarah to Action 29/06/17.

Sarah agreed that after the conveyancing is completed yellow lines will be marked on the road so that access to bins will improve.

Sarah to Action 29/06/17.

9/ SKY dishes

Some tenants are unhappy with the broadband connection and some are considering using SKY dishes. Sarah reported that this would be an expensive process (for communal dish and wiring) and that next year SKY would be available to all via broadband.

Residents should be aware that firewalls may affect the WiFi signal, or there could be problems with routers including deterioration. There may also be overload on circuits at certain times of the day.

10/ Commemorative tree for Dougie Brown

A plaque is to be placed by the newly planted tree.

11/ Powderhall Residents Facebook

There are now 208 members.

Facebook members are asked not to private message Sarah Wilson direct through Facebook, especially out of hours. They should make use of the Charles White contact details as instructed. For out of hours emergencies, they should call the

Charles White number and follow any instructions (see below). The duty factor will deal with any issues raised.

12/ AOB

a) Following an attempted break-in at the Brae, the owners have requested that prickly bushes be planted outside to cover the gap from the park. This piece of land is owned by the Council and the soil is poor and overshadowed by a tree canopy so this may not be feasible. Sarah will contact the council with regard to suitable planting, possibly brambles.

Sarah to Action 29/06/17.

b) Dog fouling

Richard raised this issue once more as the management of dogs seems to be an ongoing challenge to Powderhall residents. The issue was raised at the AGM. Richard understood that there should be no fouling on the Powderhall development. Sarah explained that dogs may come from outside the development. There followed an animated discussion re dealing with the committee agreeing that dogs should be kept on a leash whilst in Powderhall and should be discouraged from fouling, particularly on the central area where the children's playground is. Suggestions from the committee included the setting up of "dog free" areas. Sarah to write to residents to remind them to keep dogs on leads, to clean up after dogs and where possible to remind members of the public that they should not allow dogs to foul in Powderhall grounds.

Sarah to Action 29/06/17.

c) Marking out of parking bays including disabled parking provision.

This has been delayed until conveyancing is completed but in the meantime it was agreed that costs and provision could be commenced.

Sarah to Action 29/06/17.

d) Emergencies.

Residents will be reminded on how to deal with any Powderhall emergencies as Sarah will not always be available at weekends to answer Facebook reports/enquiries. In the event of an emergency such as fire, flood, electrical or lift fault Charles White Ltd has a 24/7 emergency service in place and they can be contacted on 0131 447 8191.

e) Residents to be reminded that under the deeds & Conditions they should not run commercial businesses from their flats or lease their car park space.

Next PVOA Meeting:

**This will take place at Gordon's flat 8/1 Powderhall Rigg at 7.30 on Thursday
29th June.**