

MURRAYFIELD COMMUNITY COUNCIL

Minutes of Ordinary Meeting
held on Tuesday, 14 October 2025 at 7.30pm
in Murrayfield Parish Church Centre
Chair: J Yellowlees

Present: J Bishop, J Brown, R Brown, J Cunliffe, B Knowles, J Lamb,
J McDonagh, D MacLennan, E Robertson, H Ross, G Scott,
J Yellowlees,
In attendance: 11 members of the public,
Apologies: D Dawson, S Macpherson, M Rumney, Cllr Alan Beal, Cllr Euan
Davidson, Cllr Fiona Bennett, Cllr Margaret Graham, Cllr Finlay
McFarlane, Cllr Claire Miller, Cllr Jo Mowat, Jeremy Balfour, MSP,
Sarah Boyack, MSP, Miles Briggs, MSP, Foysol Choudhury, MSP,
Alison Johnstone, MSP, Angus Robertson, MSP, Lorna Slater, MSP,
Sue Webber, MSP, Christine Jardine, MP.

1. Welcome and Apologies

Apologies were received as above. The Chair welcomed those in attendance and lamented the absence of all three City Councillors. He appreciated that the mid-term school holiday was the cause of Cllr Beal's absence. The Chair intimated that R Brown's resignation from MCC would take effect after the current meeting and thanked her for her lengthy period of service as Minutes Secretary.

The Chair noted that two of the Lothian MSPs, Jeremy Balfour and Foysol Choudhury, are both now sitting as Independents.

He suggested that, in view of the problems with audibility experienced at previous meetings, those wishing to speak should stand and come forward to the middle of the room.

2. Matters Arising, including Christmas at the Old Colt Bridge

2.1 The Chair reported that Heather Raeburn had suggested that the money collected during the Christmas events on the Old Colt Bridge be donated to St Salvador's Food Bank, which is outside the MCC area. J McDonagh thought it would be preferable to support an initiative within the MCC area. MCC voted unanimously in favour of his suggestion that any money collected be donated to Tummies Not Trash, based in Riversdale Crescent.

2.2 The Chair asked whether MCC wished to sign an open letter from the Leith branch of Living Rent making the case that the Council routinely fails to hold to account landlords who violate the law and, as a result, many vulnerable tenants are left to defend themselves against disrepair, hazards, threats and illegal eviction. G Scott and D MacLennan pointed out that MCC has no actual experience or evidence of this issue and it was agreed that it was not appropriate for MCC to sign the letter.

3. Traffic and Transport

3.1 Tram Line 2 consultation – The Chair advised that he had been surprised to learn at a conference, which he had attended recently, that the current

strategic consultation is only the first of three consultations. It will be followed by consultations on the outline business case and then the full and final business case. He made the point that the proposed extension of the tram line is not intended to benefit the MCC area but is designed to connect Granton to the city centre.

H Ross had canvassed the MCC members for their views on the current consultation and had then compiled and circulated a draft summary. There was no unanimous MCC view for or against the proposals. He had three questions for the meeting:-

1. Does MCC wish to make a response at all to the consultation?
2. If so, is his summary the response to be made?
3. Does MCC wish to answer for or against any of the questions set out in the consultation document or remain neutral?

He felt that individual responses as members of the community would be more important than a response from MCC as a whole, but he did want MCC collectively to pay attention to the issue.

A member of the public pointed out that the views of those who will be adversely affected by the construction of the line should be represented.

In response to a suggestion from J Bishop that MCC should collaborate with neighbouring Community Councils whose areas include the Roseburn Path, the Chair said that MCC's experience of collaboration over the past few years had not been a happy one. H Ross said he had attended the Blackhall Community Council's meeting at which the tram consultation had been discussed. He did not know what their response to the consultation would be.

Members of the public mentioned the abandonment of the proposed Granton to Newhaven link and the removal of the proposed stop at Ravelston on the Roseburn Path route.

H Ross said that the reason given for abandonment of the Granton to Newhaven link was that travelling from Granton to the city centre via Newhaven would take too long and no one would use that route. The removal of the stop at Ravelston was to speed up the journey time on the single track and keep the cost of construction down. H Ross confirmed that the removal of the stop was mentioned as a compromise in his summary.

It was agreed that H Ross's summary of views be submitted in response to the consultation but it should be made clear that it is a collection of individual views and not MCC's collective view.

G Scott reported that the Donaldson Community Association was in a similar position having reached no consensus on a response to the consultation.

3.2 The Chair reported that he and E Robertson had attended the launch of Tram Trains for Edinburgh, a new campaign lobbying for the reopening of the South Suburban Railway to link Murrayfield to Morningside, Cameron Toll and Portobello.

3.3 In reply to a complaint that the bus tracker at the bus stop on the north side of the bridge at Roseburn was still not working the Chair confirmed that Cllr Beal was pursuing this and a cable fault had been identified.

3.4 Scottish Water upgrading of Combined Sewer Outflow on A8 – The Chair reported that in reply to a query as to whether the works would be finished before the first Autumn test match on 8 November, he had received a message from Scottish Water to the effect that they would not. The works would take the originally projected period of six months and Scottish Water would liaise with the Council's event planning team to minimise any impact. J McDonough suggested asking for an estimated completion date.

3.5 Ellersly/Kinellan road safety measures – The Chair reported that the residents' road safety group had been disturbed to learn that, although they understood from the report of a meeting of the Transport and Environment Committee ("TEC") in August 2024 that a design was being developed for a proposed (uncontrolled) pedestrian crossing at the Ellersly Road and Murrayfield Road junction to determine whether it would be possible to incorporate this into the programmed road resurfacing, the Transport, Contracts and Design team was not aware of any proposal to install a crossing on Ellersly Road. Dave Sinclair at the Council had just confirmed that there had been a misunderstanding and there is indeed a commitment to install a crossing.

J Forbes queried what form this crossing would take. He added that the road safety group had asked for pavement widening to be carried out along as extensive a length of Ellersly Road as possible. He was aware that there were utilities in the way at one point.

3.6 Parking issues:-

3.6.1 Cllrs Beal and Bennett have been working on getting double yellow lines installed at Belmont Gardens. H Ross reminded the meeting that Cllr Beal reported that this issue had been escalated to senior management a year ago.

3.6.2 The Chair awaited an update on whether any progress had been made in addressing the problems caused by parking on both sides of the street in Western Gardens.

3.6.3 J Cunliffe reminded the meeting that "pavement" parking at the junction of Roseburn Street and Gardens continues to cause problems. H Ross said that there had previously been a raised table and double yellow lines there. A resident had pointed out that reinstating the double yellow lines would solve the problem.

3.7 Balgreen Road improvements – The Chair reported that road resurfacing, crossing facilities and pavement works at junctions will improve driving and walking conditions and enhance road safety here. The work will be done in eight stages starting on 20 October and is expected to be completed in March 2026. More information is available at www.edinburgh.gov.uk/balgreen.

4. Scottish Rugby

4.1 Autumn Tests on 1, 8, 16 and 23 November 2025 – The Chair reported that these are to be known as the Quilter Nations Series. D Dawson had agreed to attend the residents' meeting on 21 October.

4.2 Games at The Hive – H Ross reported that the first game, which was to have been against Ulster and was expected to attract a big crowd, had been cancelled because of Storm Amy. J McDonough said the first match, which was to have been the third, had now taken place.

4.3 Future concerts – The only concert at Scottish Gas Murrayfield (“SGM”) which has so far been announced is a concert by Luke Combs on Saturday, 25 July 2026.

In reply to a question from a member of the public J McDonaugh explained that for each concert at SGM Scottish Rugby run an online ballot for local residents to win the right to purchase tickets ahead of their going on general sale. He recommended applying to be put on Scottish Rugby’s residents’ database to receive email notification of the ballots and the links to them.

4.4 Proposed ban on fireworks – A member of the public asked why the TEC is due to discuss this issue. H Ross explained that the Council had received complaints about the fireworks at the end of the AC/DC concert. Environmental Health officers had investigated and determined that the fireworks had been too loud, hence the referral to the TEC.

4.5 Funding from Scottish Rugby for community projects – J McDonaugh explained that Friends of Roseburn Park (“FoRP”) had carried out financial and feasibility studies on the most popular projects identified in their 2023 survey of local residents. Funding is required for these projects and it is hoped that Scottish Rugby will contribute. D Dawson is pursuing this possibility.

5. Councillors’ Reports

Cllr Beal had sent a short written report to which the Chair had already referred.

6. Minutes of Ordinary Meeting held on 14 October 2025 and Actions Arising

6.1 The Chair reported that the talk on home security by PC Sam Campbell at Saughtonhall Community Association’s Rec Hall on 10 September had been attended by at least 50 people. The takeaway advice was to make house breaking as slow, noisy and difficult as possible.

6.2 **G Scott undertook to check whether MCC had been sent a copy of DCA’s email to the Council** querying the fact that Scottish Rugby ‘s licence now permits them to hold up to 12 events a year at SGM in addition to the rugby matches. This permission appears to have been disguised in an amendment to the licence relating to decibel levels. J Cunliffe proposed that MCC object to the number of events at the next round of licence applications.

6.3 “No Right Turn” sign for Murrayfield Gardens – J Cunliffe complained that the second sign has still not been reinstated and the prohibition is not enforced. The road marking is also very feint.

6.4 Community Speed Watch – J Bishop reported that he, J Forbes and Lorna Hudson are part of a Road Safety Group (“RSG”) considering 20 mph speed limits, their enforcement, speed management and reduction. Community Speed Watch could help with enforcement but would need the support of the Divisional Police Commander.

H Ross mentioned that the RSG has its own section of MCC’s website. He also reported that on the recently resurfaced section of Ravelston Dykes where there are a number of new 20 mph roundels, drivers do appear to be adhering better to the speed limit.

J Forbes and J Bishop approved roundels, speed activated signs and islands for slowing vehicles.

J Bishop, on behalf of the RSG, presented a Briefing Paper on “Enforcement of 20 mph” to members which is available on the MCC website.

6.5 Saughtonhall Community Association’s Rec Hall – J McDonaugh reported that work on the renovation project is progressing, but planning permission has not yet been granted.

6.6 Visit to Ice Arena – The Chair said he would take up the invitation to visit the Ice Arena in November.

6.7 PC Bent had sent the Police report but had yet to arrange to meet the Chair for coffee.

6.8 HMO Licence, 6 Hampton Terrace – D MacLennan reported the refurbishment of the Japanese restaurant and hotel is ongoing but he had no more information on the application for renewal of the HMO licence.

The Minutes were approved. Prop: J Yellowlees, Sec: H Ross.

7. Police Report

The Police Report for the period from 2 September to 12 October 2025 is annexed as Appendix 1.

H Ross reported that Blackhall Community Council’s Police Report contained information about traffic violations. He suggested that MCC could request the same sort of information in theirs.

8. Planning Report

8.1 Lansdowne House, 11-15 Coltbridge Terrace/Henderland Road – The Chair reported that he and J Brown had attended the Community Information Event at Lansdowne House on 2 October.

J Brown informed the meeting that the property had been purchased, subject to the grant of planning permission, by Vivere, who intend to redevelop it as an extra care facility. Her summary of the proposals and some of the concerns they raise is annexed as Appendix 2.

J Brown asked if MCC would be supportive in hearing the concerns of local residents regarding this proposed development. H Ross asked, and **J Brown undertook to find out**, whether any further pre-application events were planned.

J Cunliffe expressed concern about the security of the site and ongoing maintenance of the listed building. It was agreed that she **would draft an email to St George’s School** raising these concerns and **H Ross would send it**.

8.2 New café on Murrayfield Place – The property next to the laundrette, which formerly housed ID Hair, is awaiting planning permission for change of use.

9. Licensing Report

D MacLennan had nothing to report.

10. Engagement and Inclusion Report

10.1 H Ross’s Engagement and Inclusion Report is annexed as Appendix 3. He had attended a meeting of the Edinburgh Association of Community Councils. He confirmed that most of the hits on MCC’s website arrive via its Facebook page.

10.2 A Balgreen resident had raised concerns about the behaviour of the residents of Beechmount House. On a couple of occasions when waiting for the bus at the Balgreen Road stop (directly beside the entrance to Beechmount House), residents of Beechmount House had made the complainant feel uncomfortable, engaging in anti-social behaviour, including fighting between themselves and using threatening language to each other.

10.3 Eastbound bus stop in West Maitland Street – J Cunliffe complained about the fact that the 26 and 31 buses no longer stop there and pointed out that users of the Post Office in West Maitland Street are inconvenienced.

D MacLennan said that Palmerston Place Church had also complained and had been told by Lothian Buses that the volume of buses queuing at this stop had damaged their operating schedules. Out of town buses still use the stop.

11. Local Interest Groups

11.1 Donaldson Community Association – G Scott reported on the success of the weeding group who meet every two or three weeks to weed the streets in the area. The Council has provided tools and takes away the rubbish.

11.2 Friends of Roseburn Park

11.2.1 B Knowles reported that at FoRP's recent AGM Frank Ross stood down and Carole Tooley joined the Board, which otherwise remains the same.

11.2.2 The problem of overflowing bins was caused by the temporary absence of the regular bin team and the failure of the reserve team to step in.

11.2.3 She had been advised that the new Park Ranger will be in post only until March 2026.

11.2.4 The graffiti on the flood wall has at last been removed.

11.2.5 FoRP has a new project with Roseburn Primary School to plant 4,000 bulbs in the Park.

11.3 Saughtonhall Community Association – in the absence of Moray Rumney there was no further information (see Item 6.5 above).

12. Treasurer's Report

The Treasurer reported as follows:-

August 2025

Opening Balance £1,722.21

No Income Received

Expenditure: Bank Charges of £4.25

Closing Balance £1,717.96.

September 2025

Opening Balance £1,717.96

Income Received: CEC Administrative Grant of £865.90

Expenditure of £46.79 (Domain Name Renewal £10.79, CEC Planning Course for J Brown £31.75 and bank charges of £4.25)

Closing Balance £2,537.07.

Expected Expenditure for **October 2025**:-

£30.00 MPC Hall Hire Charges (Oct 2025)

£31.75 CEC Planning Course for Moray Rumney

£4.75 bank Charges for Aug/Sept.

13. Any Other Business

The following dates are proposed for MCC's meetings in 2026 (in person unless otherwise stated):-

13 January (online)

24 February (online)

7 April

19 May + AGM?

23 June

18 August

29 September

17 November (online)

Some felt that dates during the Festival should be avoided completely and meeting on 18 August was not a good idea.

14. Date of Next Meeting: Tuesday, 2 December 2025 at 7.30 pm by Zoom

Subsequent meetings to be confirmed.

Minutes approved at meeting of 2 December 2025.

APPENDIX 1

POLICE REPORT
for period from 2 September to 12 October 2025

Housebreakings:

3 x Attempted theft housebreakings

2 x Theft housebreakings

Vehicle Theft:

1 x Vehicle stolen

1 x Vehicle recovered

Other Theft Crimes:

No incidents of note

Antisocial Behaviour:

1 x Complaints have been received in regards to anti-social driving in Murrayfield Ice Rink

1 x report of youths engaging in anti-social behaviour at the tram stop.

2 x reports of youths on Suron bikes

Vandalism:

None of Note

Bogus Caller/Fraud:

2 x Fraud

Other:

None of Note

APPENDIX 2

SUMMARY of proposed redevelopment of Lansdowne House by Vivere

- *Lansdowne House will be refurbished for use as a centralised care/social facility.*
- *All unlisted buildings on the site will be demolished.*
- *The new build elements comprise two four storey blocks on Henderland Road on the site of the netball courts (they call it three storeys with a recessed fourth floor). There will also be new buildings (I think two storeys) along Coltbridge Terrace retaining the trees, plus a courtyard style development behind Lansdowne House replacing existing classrooms, which I believe will be 3 storeys.*
- *Some parking, but not on a 1:1 ratio with apartments because it's a care facility.*
- *The new buildings on Henderland Road are to be set approximately 3-4 metres from the wall and the proposed roofline will be at least as high as the houses opposite. The exact building height and proximity to the wall is unclear.*
- *The developers have had pre-application planning discussions with the council and anticipate putting in a planning application later this year.*
- *It will be a category 8 planning application which means the site can only be developed for a care facility. That does not preclude a future purchaser from applying for a change of use, but that seems unlikely.*
- *They anticipate beginning construction early in 2027.*
- *There will be one main traffic entrance at the Lansdowne House gate. Further access will be on Henderland Road (pedestrian gate) and Coltbridge Terrace (use unclear).*
- *I raised potential traffic issues during construction and was given vague reassurances, but I'm not sure how much thought had gone into this.*
- *I queried the potential overshadowing caused by the buildings on Henderland Road and was told these would be "compliant with regulations regarding privacy". Local residents were not reassured by this.*
- *I asked about security while the site is vacant/under construction - my impression was that as the site is still owned by St George's, the developers had not given much thought to this as yet.*

Juliet Brown

October 2025

APPENDIX 3

ENGAGEMENT AND INCLUSION REPORT

Liaison

- ⑩ 05-09-2025: Craigleith and Blackhall CC meeting
- ⑩ 09-09-2025: Police Home Safety and Security Talk
- ⑩ 25-09-2025: Edin. Assoc. CCs meeting
- ⑩ 01-10-2025: Granton-BioQuarter trams drop-in session
- ⑩ 02-10-2025: Extra care development proposals for Lansdowne House, St George's School
- ⑩ 03-10-2025: Balgreen Tunnel Project celebration
- ⑩ 07-10-2025: South Suburban line tram train meeting
- ⑩ 11-10-2025: Edin. Assoc. CCs meeting

Newsletter Circulation

- ⑩ 14-09-2025 Newsletter: 101
- ⑩ 14-10-2025 Agenda: 111

New website/email contact from individuals since last meeting

- ⑩ parking and access at bottom of Murrayfield Gardens
- ⑩ parking and access to Western Gardens and Murrayfield Court

Website anonymous survey responses since the last meeting

- ⑩ Too many Murrayfield concerts
- ⑩ Weeds on streets and pavements
- ⑩ Misuse of communal bins by non-residents of street

Facebook topics

- ⑩ Tram consultation
- ⑩ Roseburn Street/Place junction parking
- ⑩ What to do with Murrayfield Bar
- ⑩ Putting black bin liners into recycling bins
- ⑩ Water of Leith Walkway closure advertised
- ⑩ Water quality on Coltbridge Avenue (re works Coltbridge Terrace)
- ⑩ Appreciation of Balgreen Tunnel mural (suggestion of same for Union-Canal Link)

Website page views (01 – 30 Sept)

- ⑩ 1137

Facebook Data (28 days to 30 Sept)

- ⑩ Followers: 322
- ⑩ Views: 6649
- ⑩ Post reach: 1600
- ⑩ Interactions: 38

Hamish Ross 30 Sept 2025