

MURRAYFIELD COMMUNITY COUNCIL

Minutes of Ordinary Meeting
held on Tuesday, 13 May 2025 at 7.30pm
in Saughtonhall Community Association's Recreation Hall
Chair: J Yellowlees

Present: J Bishop, J Brown, R Brown, J Cunliffe, D Dawson, J Lamb,
J McDonaugh, D MacLennan, H Ross, M Rumney, J Yellowlees,
Ex officio: Cllr Alan Beal,
In attendance: 7 members of the public,
Apologies: B Knowles, S Macpherson, E Robertson, G Scott, Cllr Fiona
Bennett, Cllr Euan Davidson, 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, apologies and induction training

Apologies were received as above. The Chair welcomed those in attendance including Bev Donald of the Donaldson Community Association ("DCA") standing in for Gill Scott.

J Bishop and J Lamb had attended the induction training for new Community Councillors at the City Chambers and had found it useful. J Lamb intimated that the training had been recorded. J Brown had been in touch with the City Council and been told that some training materials would be made available to those who had been unable to attend either the in-person or online training. The Chair referred to the untimely death of Cllr Val Walker, who was to have been involved in the delivery of the induction training.

2. Award of funding to Saughtonhall Community Association

J McDonaugh reported that, working with M Rumney, MCC had made an application on behalf of Saughtonhall Community Association ("SCA") to the Place Based Investment Programme run by the City Council and had been successful in securing funding of £100,000 to enable SCA to refurbish the Recreation Hall. Once the funding award letter has been issued, SCA will have 18 months to spend the money. M Rumney described the refurbishment plans and thanked J McDonaugh for his help.

3. Scottish Water upgrading of Combined Sewer Outflow on A8

The Chair reported that Scottish Water are to carry out these works from 8 June 2025 for about 7 months. Three of the four lanes on the A8 will be closed; eastbound traffic, other than buses, will be diverted up Murrayfield Road; there will be a bus gate and the bottom of Ormidale Terrace will be closed. The Chair pointed out that the works will impact events at Scottish Gas Murrayfield ("SGM") and the building works at 37 Corstorphine Road. H Ross added that the annual children's taxi outing which goes along Corstorphine Road is due to take place on 10 June.

J McDonagh reported that he had raised several issues regarding (1) public transport and (2) the fact that the seven houses between Murrayfield Road and Ormidale Terrace will require access for their cars. He had suggested that they be allowed to register their cars and use the bus gate. Cllr Davidson was taking this suggestion forward.

In response to a question from a member of the public J McDonagh explained how a bus gate works.

A resident of Ormidale Terrace said that the Abinger Gardens Residents Association have a good contact at Scottish Water and are receiving ongoing information.

In reply to a question from D MacLennan about the person in charge of communications, J Cunliffe advised that the Caledonian Water Alliance are Scottish Water's partners. She had raised concerns about rat runs and had been told that the traffic would be controlled.

J Bishop shared his concerns and thought that many of the roads adjoining Murrayfield Road would experience significant congestion at the beginning and end of the working day.

J Cunliffe recommended abandoning the plan for a bus gate and controlling the traffic with traffic lights.*

It was agreed that someone who is in charge of traffic management be invited to attend MCC meetings for the duration of the works.

Cllr Beal suggested sending Scottish Water a copy of what had been discussed and **undertook to identify the appropriate person.**

*(N.B. Since the meeting Scottish Water have reversed the decision to divert eastbound traffic, other than buses, up Murrayfield Road. All vehicles will be able to travel eastwards. Traffic will be managed by two-way traffic lights between Murrayfield Road and Ormidale Terrace, which will be closed at the bottom. There will be no bus gate. The Chair has asked Gareth Barwell at the Council to attend the next MCC meeting on 24 June.)

4. Enforcement of 20 mph speed limits

The Chair reported that Caroline Booth, who had attended the previous MCC meeting, had contacted Angus Robertson, MSP about her concerns.

H Ross added that the open survey on MCC's website had so far elicited 12 responses. Traffic speed and road safety were the main issues of concern.

J Bishop asked whether MCC needed to "up its game" on enforcement of speed restrictions. He felt that there were several possible courses of action and **undertook to circulate a paper among the members to ascertain the level of support** for these.

Cllr Beal said that the Council can be asked to carry out speed checks over a period of weeks, as they had done in the case of Ellersly Road. He recommended reporting roads where there is an issue to the City Councillors so that these locations can be logged for future action.

5. Ellersly/Kinellan road safety measures

The Chair reported that he had passed on J Bishop's points about these road safety measures to the Western Neighbourhood Network and was waiting for Adam Malloy at the Council to contact the pressure group of which J Bishop is a member.

6. Councillors' reports

Cllr Beal reported as follows:-

6.1 Belmont Gardens – a motion in support of the installation of double yellow lines will go to the Transport and Environment Committee ("TEC") in June.

6.2 Craigleith Drive tunnel – the matrix system for the pedestrian safety measures has been costed and approval will be sought from TEC at the meeting next week. Cllr Beal asked whether the measures had been approved by MCC. H Ross explained that the original proposal had been put to MCC by Lorna Hudson. If there was a new proposal, it would be helpful if that came directly from the Council.

6.3 Parking reviews and issues – there is to be a review of parking in Roseburn and a separate citywide review into parking near stadia. H Ross added that at the last TEC meeting it had been confirmed that during games at the Hive stadium the Council should be ticketing illegally parked cars.

D Dawson added that Cllr Davidson had advised Saughtonhall residents to report all parking issues to the Council via the phone number on the Council's website, on the basis that the more complaints that were received, the more notice would be taken of the issues.

6.4 Glendevon Park – M Rumney said that there is a similar problem here. Cones are put out on match days to assist residents but they are not official and parking restrictions cannot be enforced.

In reply to a question from H Ross the meeting confirmed that MCC supports the enforcement of parking restrictions.

D Dawson suggested that the rubble left at the works site on Pansy Walk could be used to prevent parking on the verge of the Glendevon Park roundabout and on Saughtonhall Avenue. **Cllr Beal undertook to pursue this suggestion**, but pointed out that Pansy Walk is not in the Murrayfield/Corstorphine ward.

6.5 Parking on Roseburn Street raised pavement - The motion to redefine this area so that parking restrictions apply to it had been knocked back by TEC.

Cllr Beal has told Coltbridge resident, John Riddell that he will look at the damaged road surface in Coltbridge Gardens. He agreed that road repairs using microsurfacing are unsatisfactory.

The Chair relayed the contents of the report which Cllr Davidson had emailed prior to the meeting, as follows:-

6.5 Gullies - Four blocked gullies in the Glendevon area had been reported and action taken by the Gullies Team at the Council. In two cases parked cars had hampered cleaning. The whole area is scheduled for cyclic cleaning this year.

6.6 Public Access Officer – He has not received a satisfactory response to his enquiry about the appointment of a Public Access Officer.

6.7 Helmet wearing by motor cyclists – He has established that this is a Scottish Government matter.

6.8 Mobile CCTV cameras – He is looking into their deployment.

7. Minutes of Ordinary Meeting held on 8 April 2025 and matters arising

7.1 Defibrillator on Saughtonhall Drive – On advice from the Treasurer that MCC could not contribute to the cost of one project and not another, it was agreed that MCC could not, therefore, contribute to the cost of installing a defibrillator.

7.2 H Ross reported that at the request of Living Streets MCC had highlighted the fact that getting from Roseburn to Murrayfield Sainsbury's on foot was problematic. Not everyone at the meeting agreed that the current route is unsuitable.

7.3 Craigleith Road tunnel – see above.

7.4 Balgreen tunnel – work on the mural has begun and has prompted the Council to remove the graffiti. Some of the yellow rattle has been damaged and will be re-sown.

7.5 Community Grants Fund – The Chair reported that a panel induction session on 5 May revealed that partial awards will now be the exception, with running costs excluded, as before. The four questions for funding panels will be to what extent applications meet strategic priorities (more good places to live and work, end poverty, achieve net zero by 2030), address local needs and issues, are new and are well-costed. The application form will now be on the Consultation Hub, and marking may be according to sustainability, match-funding, community involvement, support to volunteers, risk of duplication and whether potential collaboration has been achieved.

7.6 Dog fouling in Saughtonhall – D Dawson confirmed that he had notified the Council of the affected locations and awaited action.

7.7 Pigeon mess near Roseburn House – The Chair reported that the Edinburgh Reporter had been interested in reporting on this issue but had found that residents were not willing to be interviewed. H Ross reminded the meeting that comments on social media showed that opinion was divided and suggested that MCC should discuss this issue no further.

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

8. Events in Murrayfield

8.1 The Chair reminded the meeting that the FLY event at the Ice Arena was due to take place on 17 and 18 May. New arrangements for handling the crowds leaving the event had been put in place. J McDonagh reported that local residents had received a useful letter from the organisers. A resident of Ormidale Terrace said she was impressed that the organisers had admitted mistakes the previous year and endeavoured to remedy them. She pointed out that the Ice Arena does need events of this type.

8.2 The same resident said that tickets for Robbie Williams's concert on 31 May were not selling well.

D Dawson confirmed that he would be attending the residents' meeting with Scottish Rugby. He thought that the fact that fewer residents now attend these meetings was a sign that Scottish Rugby were doing better at being good neighbours. In response to a complaint that late afternoon is not a convenient time for people who are working, he **undertook to suggest an evening meeting to Scottish Rugby.**

9. Police Report

9.1 The previous Police Report had not mentioned the arson attack in Saughtonhall. D Dawson said that the area seemed quieter. He did not know what action the Police had taken.

9.2 The Police had been prevented by an emergency from attending the presentation on home security at SCA's Recreation Hall which they were due to give on 29 May. The event has been re-arranged for Tuesday, 3 June at 7.30 pm at the same venue.

D MacLennan said that this clashes with Wester Coates Amenity Society's AGM, which PC Susan Fulton is due to attend. It is understood that the security talk will be given by a different officer.

9.3 The Chair went over the Police Report which had been received via email prior to the meeting and which is attached.

M Rumney reported that the wall near the bridge over the Water of Leith on Saughtonhall Avenue near the Recreation Hall had been damaged by a car.

D Dawson had emailed photographs of the damage to Scottish Rugby who had not replied. The wall is to be repaired by the Council, who will attempt to recover the cost.

10. Roseburn House - interest in community buy out

J McDonaugh reported on the proposed community buy out of Roseburn House, the home of the late Margaret Sturgeon. Katie Corrigan, a lawyer and Roseburn resident, had brought together a group of people interested in securing the property for community use. As the property was on the market and an offer had already been accepted, it was too late to take this forward now, but an interest in a community buy out at a later date could be registered and the registration renewed every five years. J McDonaugh read out the note which K Corrigan had prepared for the meeting. A copy is attached.

11. Planning

J Cunliffe reported as follows:-

11.1 21 Murrayfield Avenue – The recent planning application for a two storey building at the end of the rear garden to be used as “ancillary accommodation”, with vehicular and pedestrian access from the rear lane, was still “awaiting assessment”. No application for Listed Building Consent had been made. (Since the meeting the application has been withdrawn by the applicant.)

11.2 Lansdowne House – No pre-application notice (“PAN”) has yet been lodged.

11.3 The planning list contained several planning applications by homeowners, with which MCC, in accordance with their normal policy, would not be taking issue.

11.4 There had also been several applications for the removal of trees. This matter is governed by both primary and secondary legislation and there is not much scope for MCC to become involved. J Cunliffe suggested campaigning to the Scottish Government to get the legislation changed.

She mentioned the application to remove trees in the Campbell Avenue woodland and the proposal to replace them with ornamental trees. MCC consider that more mature forest trees would be more suitable and had supported the use of the Council's Tree Fund for this purpose.

12. Licensing

D MacLennan reported as follows:-

12.1 Scottish Rugby has applied for an amendment to their liquor licence for the Oasis concerts to accommodate a 4% increase in attendance. He did not consider this to be problematic.

12.2 U Beauty Therapy, 41 Roseburn Terrace – an application has been made for consent to offer tattooing and piercing. This service has always been available at Roseburn but has not been advertised. Again he did not consider this proposal to be problematic.

12.3 6 Hampton Terrace – Bev Donald reported that an application has been made for a licence to sell alcohol in the courtyard.

D MacLennan reminded the meeting that the Council had become aware that an HMO licence was needed and a temporary one had been granted without the appropriate notice. It was due to expire on 31 May 2025 and an application for renewal had been made. The property is undergoing renovation and the hotel and restaurant are closed. The current application is for the accommodation of 19 people and has nothing to do with housing the homeless. Neither the Bible Society nor the Ballet School has concerns and no worrying incidents have been reported. The other neighbours, however, are concerned and have instructed a solicitor. They will instruct an advocate to represent them at the licensing committee meeting.

13. Friends of Roseburn Park update

In the absence of B Knowles J McDonagh reported as follows:-

13.1 The artificial cricket carpet has been replaced.

13.2 The rugby season has finished and the cricket season has begun.

13.3 There are plans to do work on the pavilion.

13.4 H Ross spotted a new CCTV camera behind KwikFit fairly close to the playpark.

13.5 The Rosebean Café is now open on an additional day – Tuesday to Sunday.

14. Treasurer's Report

The Treasurer reported that the opening balance for April was £1,959.96, No income had been received. Expenditure of £158.25 for hall hire, Zoom fees, insurance renewal and email licence fees had been incurred, leaving a closing balance of £1,801.71.

15. Engagement and Inclusion Report

H Ross reported as follows:-

15.1 He was proposing to send out a regular newsletter and build up an email database to engage more effectively with MCC constituents. In order to do this MCC needed a proper email system, for which he was using Octopus Email.

15.2 He had requested photographs and biographical information from his fellow Community Councillors for the MCC website.

15.3 It was important to send all emails to a central point, copying in the Secretary, and keep records for a certain length of time.

15.4 He would email his colleagues to ask which topics were of interest to them so that he could forward incoming emails appropriately. This should increase expertise and information ahead of meetings and help with setting the agenda.

16. Any Other Competent Business

The Chair mentioned the following forthcoming events:-

DCA AGM, Thursday, 15 May

SCA annual fete, Sunday, 15 June from 1- 4 pm. M Rumney encouraged attendance.

EACC next meeting, Thursday, 26 June.

17. Date of Next Meeting: Tuesday, 24 June 2025

Subsequent meetings: 2 September, 14 October and 2 December 2025.

Minutes approved at meeting of 24 June 2025

for approval

Police report for period from 6 April to 24 May 2025

Housebreakings:

No note of Housebreakings

Vehicle Theft:

No note of Vehicle Thefts

Other Theft Crimes:

26/04/2025 – Intended Theft at Mary Erskine School – Unknown person entering the school premises and attempting to open lockers. Approached by staff and left

02/05/2025 – Theft of Pedal Bike at Roseburn Place – Unknown person(s) cutting lock by unknown means and thereafter stealing bike

There has been mention by local residents that someone has been in and around the area stealing bags – There is no further information on this.

Antisocial Behaviour:

Several calls were received in relation to youths wearing balaclavas on dirt bikes/motorbikes causing antisocial behavior around the following areas, which we do continue to tackle:

- * Carrick Knowe Golf Course
- * Corstorphine Road
- * Glendevon Park
- * Cycle Paths

Recent calls have been made by staff at Murrayside Care Home in relation to youths causing antisocial behaviour by trying to start small fires in and around their staff smoking area.

Youths have also been reported throwing stones near Saughton Park

Vandalism:

A vandalism report has been taken in relation to the youths on dirt bikes having caused damage to the greens at Carrick Knowe Golf Course

Bogus Caller:

No note of Bogus Callers

ROSEBURN HOUSE – COMMUNITY PURCHASE

OUTLINE PROPOSAL FOR MURRAYFIELD COMMUNITY COUNCIL MEETING 13 MAY 2025

1 PURPOSE

To secure Roseburn House for the community to:

- 1.1 Inform locals and visitors about the history of the house – the oldest surviving part dates back to 1587, Mary Queen of Scots and Oliver Cromwell both visited; and the social and industrial development of the area, i.e. the first paper mill in Scotland, with the top floor of the house being used for drying paper; the irrigated meadow covering what is now the park; and the mill lades serving Dalry Mills.
- 1.2 Provide a community focal point – currently lacking because the main road divides the high street and separates the churches from the park and the school;
- 1.3 School use – use of garden area for educational purposes, open space for play (playground is very limited). Potential future need for increased school capacity if the area behind Screwfix is developed as housing.

2 PROPOSED USE

House:

- 2.1 Similar to the Dower House in Corstorphine, the ground floor could be used as a café and the first floor partly as a local archive/museum and the large drawing room/gallery as a meeting/events space.
- 2.2 The oldest part of the house with the turnpike stair has a separate entrance and could be used as Air BnB type accommodation.

Grounds (see attached plan):

- 2.3 The formal landscaped area of the grounds (outlined yellow) could be used as a park, similar to Saughton Park Gardens (on a smaller scale).
- 2.4 The non-landscaped area (south west facing) (outlined red) could be allotments, or a community garden, or an adventure playground (the National Trust for Scotland Weehailes Playpark charges £4/child, and £1/adult).
- 2.5 The area outlined blue for Roseburn Primary.

3 COMMUNITY PURCHASE

- 3.1 A community purchase would give the community a right of first refusal if the current owner (it is just about to change hands) sells. The right last for 5 years and can be renewed.

- 3.2 It requires 10% of the community to support the project, using the Scottish Government's template petition. There are various ways to define the community, i.e. post-code, or part of a post-code.
- 3.3 Application is made to the Scottish Ministers, who have 30 days to make a decision.
- 3.4 There was insufficient time to make an application to stop the current sale. The selling agents Savills agreed to a cash offer from a purchaser who wished to complete quickly. The right to buy legislation is intended to be used before a property is put on the market. Late applications can be made but need more than 10% of the community to support it. But once a missive for sale has been concluded the Scottish Minister must reject a right to buy application.

