

DDCC MEETING, 12 APRIL 2021 (by zoom)

Present: Constance Newbould, Helen McKay, Sarah Ritchie, Neil Johnston, Catriona Umpleby, Ian Barr, Heather Coulson, Ailsa Carlisle, Lynne Derbyshire, Gill McLeod, Jo Gillies, Victoria North, Pippa Thompson, Robin McBride, Anna Henly, Duncan McAuslan

In attendance: Paul Johnson, Pauline Winchester

1. Welcome and apologies. No apologies had been received.
2. **ALDI proposed development.** Euan Glen (Liberty One), Philip Johnston (Aldi), Rob Newton (Avidson Young), and Graeme Kelly (SWECO) attended and gave a short presentation on the pre-application proposal.

Background. Aldi had sent leaflets to local residents followed by a virtual on-line event. 92% of the responses from the two approaches had been supportive. Aldi's intention is to offer an alternative to existing medium/high price stores and their development model suggests there could be 3 stores in Midlothian (Dalkeith, Straiton, Gorebridge) + Shawfield. The standard unit is designed for 100 cars, with a service area at the back for efficient delivery (2 times each day) for indoor servicing, deposit/return area for plastic bottle and aluminium cans, and 4 electric charging points (although there could be more in the future). The Aldi store would be much smaller than the Asda or Sainsbury's. Landscaping will mirror hedges in the locality.

Aldi has still to address:

- a. The open land to the left (west). If it falls outside the local development plan Aldi's proposal must not conflict with site-specific open countryside policies. The proposed unit is low rise so would have limited visual impact.
- b. Transport implications. Aldi will complete a transport assessment. The owner of the development site also owns the caravan site and is trying to improve the caravan site's amenities. The owner will provide funding for these improvements but they require an access road off Old Pentland Road to the west of the Aldi store.

Members of the DDCC explained our concerns about the traffic implications particularly if store traffic is allowed to turn left on to Old Pentland Road. Neither route through Damhead is suitable with OPR having impossible junctions on to the A702 and the A703. Moreover the Burnside road is single track, with no passing places or pavements. The developers agreed to our suggestion to visit and drive around the wider area.

The developers explained that they could not exit on to the A701. Aldi in principle do not exit onto 60 mph roads. Philip Johnston explained that they're already contractually committed with the caravan site owner to have the main access west of the store onto OPR and in any case there is not enough frontage on the A701 to have the store exit on to the A701.

Aldi would support a speed reduction travelling west on Old Pentland Road and the Burnside. We agreed that the community would be supportive of that. Aldi can't offer to include any other ways (e.g. chicanes, speed bumps) of reducing speed. Councillor Winchester said she'd been refused both a 20 and 30 mph limit through Damhead so 40 mph is the best on offer at the moment. The Council's view is that Damhead is not classed as a residential area so it is hard to make the case for a reduced speed limit.

Aldi will complete traffic modelling using new traffic counts and pre-covid 2-year-old Sustrans data. Modelling will not include the impact of other possible stores or the cumulative impact of the wider adjoining New Pentland proposals currently being developed, even though this is likely to be a shared entry road to the site - their view is

that it is for the relevant developers to demonstrate the suitability of their respective proposals. Philip Johnston claimed that current modelling shows that the Aldi store will not have an adverse impact on local traffic.

Controls on their service vehicles were discussed. Aldi expect that their own drivers would use the bypass to the Straiton roundabout rather than come through Damhead. Aldi would accept introducing a traffic management plan to enforce this as a planning condition.

At the moment the exact route and junctions of the A701 relief road are not known and could, for example, lead to Old Pentland Road being blocked off.

The Chair thanked the Aldi representative for the presentation and for answering our questions.

3. Ratification of minutes, February 2021, by Constance Newbould and Duncan McAuslan. As part of the update on actions not on agenda, Catriona Umpleby provided an update on our application for the discretionary Councillor environmental grants. All councillors had been written to seeking joint funding for speed warning signs, but they had suggested they were collectively going to focus on doing fewer, larger projects. Councillor Winchester however is focussing on small projects so encouraged the DDCC to write to her. CU confirmed that this had already been actioned, therefore the proposal should be considered in due course.
4. Police Report. This had been received very late so the key points were read out. There were no questions/issues to be raised with Police Scotland. The full report is appended.
5. Traffic, roads and pavements. It was agreed that improving road safety continues to be the main priority and maintenance issues need to be constantly stated. The road options paper was an excellent basis to engage, but needs to be reviewed to include Burnside as well as Old Pentland Road and represent DDCC's consensus view of various options. A core set of concerns, issues and essential solutions were agreed (e.g. speed limit, pavements, etc) which can be supported by everyone.
ACTION: Neil Johnston to revise the paper on our priorities.

In relation to HGV restrictions, it was agreed that we should return to the position that was agreed some years ago whereby no HGVs would turn right on exiting MacKenzies Yard and Tarmac. This practice has not been followed since traffic to the landfill began to use Old Pentland Road in both directions. **ACTION:** Neil Johnston and Catriona Umpleby to contact MacKenzies Yard and Tarmac CPW directly, if possible knowing the terms of their planning permission beforehand.

6. Planning and Development:
 - West Straiton Mixed Use Development [20/00803/PAC] <https://planning-applications.midlothian.gov.uk/OnlinePlanning/applicationDetails.do?activeTab=documents&keyVal=QJXZKEKV08B00>
 - New Pentland Development [21/00055/PAC | [21/00055/PAC](#)] | [Proposal of application notice for mixed use development including Class 2 \(professional and other services\), Class 3 \(food and drink\), Class 4 \(business\), Class 7 \(hotel\), Class 8 \(residential institutions\) Class 9](#)
 - ALDI Development <https://aldiconsultation.co.uk/straiton/>

It was agreed that the three relevant CCs should jointly respond to all the above developments in an effort to get Midlothian Council to take an overview of the developments as a whole. The uncertainty about the route of the relief road makes it difficult to assess the impacts. **ACTION:** Jo Gillies and Constance Newbould to meet with the other two CC and respond to the three developments.

- Erection of 9 dwelling houses; formation of car parking and associated works at former filling station, Biggar Road, Hillend [21/00148/DPP] <https://planning-applications.midlothian.gov.uk/OnlinePlanning/applicationDetails.do?activeTab=summary&keyVal=QPDN8ZKVHFD00> Consultation ends on Tuesday 13 April. This is a revised proposal following that for 14 flats and 2 houses at the same location being refused on 5 January [2021 20/00477/DPP].

Robin McBride has objected on his own behalf, mainly because of road safety. If the buildings are too close to the road, sight lines will be affected, however the flat area of the old forecourt will be parking which would perhaps limit the impact on sight lines. **ACTION:** Constance Newbould will submit a DDCC objection on the basis of safety concerns.

Other development applications for awareness:

- Secret Herb Garden [21/00027/DPP] The application for the demolition of existing buildings and erection of a distillery and associated visitor centre is still awaiting decision (was supposed to be determined 15 March 2021)
- Housing north of Seafield Road [19/01039/PPP]. This is awaiting decision although it was supposed to be determined April 2020. SEPA is still not content re impacts on drainage in the surrounding area but no further information has been supplied.
- Snowsports Centre development [19/01018/PPP]. The proposal was granted with conditions on 4 February 2021. It includes traffic lights at the junction to the A702, but no measures to reduce impact on or improve the safety of triple junction.
- Calderstones Hotel [20/00441/MS 20/00466/MS]. This was supposed to be determined on 9/9/2020 but the decision has been delayed again because road safety issues.

7. AOB

- Litter pick - last chance challenge! Discussed as part of AGM.
- DDCC new email address. The Group email seems to work well but still check if all DDCC members receive emails this way. **ACTION** Jo Gillies to check.
- Regional Transport Strategy Consultation. Survey by transport dept looking for a single response from the whole Community Council. **ACTION** Jo Gillies to recirculate the survey.

8. Date of next meeting: 7.30pm, Monday 7 June (by zoom).

In general, meetings will take place at 7.30 by zoom on the 1st Monday in every second month.

Monday 2 August 2021

Monday 4 October 2021

Monday 6 December 2021

Damhead and District Community Council (MW02) Police Report

February 2021 and March 2021

Crimes & Incidents

- Between 14/02/21 and 16/02/2021 two emergency huts at Hillend Ski Centre were vandalised.

- About 10:00 hours, 28/02/2021 in a field near to Boghall Farm two Spaniel dogs were seen running amongst the sheep there. No sheep were injured. The dogs were with two adult females.

Vehicle Collisions

- About 12:00 hours, 11/02/2021 there was a three vehicle collision near to the Steading Inn. No injuries and all drivers exchanged insurance details.
- About 01:50 hours, 25/03/2021 on the A702 about ½ mile south of Hillend a vehicle left the road and came to rest in a field. Police and Fire Service attended. No injuries and no offences detected.
- About 20:20 hours, at the junction of the A702 and Old Pentland Road there was a collision between two vehicles. No injuries and minor damage to both vehicles.

Further Information

Police are continuing to receive reports of parking issues and potential covid-19 regulation breaches in the Hillend area and are maintaining patrols in this area.

You can now report breach of Covid Regulations via the Police Scotland Website – www.scotland.police.uk/secureforms/covid19

In addition to the clearway at Flotterstone detailed in the previous report, there is now a clearway in operation at Penicuik Estate. This covers a section of the A766 Carlops Road outside Penicuik Estate and part of the unclassified road known as Lowrie's Den opposite Penicuik Estate. Signs are in place to show the clearway area.

Any vehicle found parked within this area can be uplifted and the driver can be issued with a fixed penalty notice.

On 13th March 2021, Midlothian Police launched their Rural Crime Campaign. This campaign will run until 2nd May 2021. This aims to target Livestock Offences, Wildlife Crime, Acquisitive Crime and more. Police will be conducting mobile patrols at weekends in rural areas including The Pentland Hills and Penicuik Estate. If you see anything suspicious or crimes ongoing please contact 101 or 999 immediately.

Rogue traders and bogus callers operate throughout the year but become more frequent after Spring. Current restrictions mean more people are at home when they would usually be at work, and as a result they may encounter more doorstep callers who know householders will most likely be in when they ring the doorbell. Police Scotland is asking the public to follow its advice if they receive an unexpected, and unknown, caller at the door:

- Always ask for identification;
- Never feel pressured into making an on the spot decision;
- Never hand over money on the doorstep.

More advice can be found on the Police Scotland website and via Trading Standards Scotland.

If any person has any information about the incident(s) listed above or indeed any other issue please contact your Community Policing Officer PC 5177 Alan Forbes.

Police Scotland use social media to circulate the latest news, events and information to the public via Twitter (@policescotland) and Facebook (www.facebook.com/policescotland).

Hate crime incidents and domestic abuse incidents can now be reported online via the official Police Scotland website, www.scotland.police.uk. or by visiting a third Party Reporting Centre.

Information regarding crime can be passed to Crimestoppers on 0800 555 111 or through an anonymous Online Form - both of these routes are completely anonymous and available 24 hours a day, 365 days a year.

E-mail : LothianScotBordersPenicuikCPT@scotland.pnn.police.uk