

DDCC MEETING, 2 AUGUST 2021 (by zoom) DRAFT MINUTES

1. Present: Constance Newbould, Jo Gillies, Helen McKay, Ailsa Carlisle, Stuart Clarke, Elsie Wood, Jim Telfer, Gareth Derbyshire, Heather Coulson, Tim Coulson, John McLean, Mark Hartree, Robin McBride, Anna Henly, Sarah Richard, Graeme Buchanan, Keith Burwell, Duncan McAuslan, Catriona Umpleby, Victoria North, Kate Marshall, Diane Graham

Apologies: Ian and Janice Milne, Stuart and Gillian Thomson

2. Ratification of minutes, June 2021. Proposed by Robin McBride; seconded by Ailsa Carlisle. Matters arising:
 - There has not been feedback from the ALDI developer re the 'no left hand turn' proposal for exiting the site **ACTION:** JG to chase up.
 - DDCC produced a joint response with neighbouring Community Councils to the consultation on Aldi's proposal. We noted that the statement made at the June 2021 meeting by developers about the lack of impact from shale workings is not consistent with the map CN found in a separate report.
3. Police Report. For details see Appendix 1. There was no police attendee and no matters were raised.
4. Traffic, Roads and Pavements: / new road proposals
 - No-one from DDCC had been able to attend the recent Midlothian roads and pavements (MTRAP) meeting but it had been clear at previous meetings that all the available money has been allocated to other projects so little action is likely to forthcoming to improve maintenance and safety within the Damhead and District area. Although there had recently been some hedge cutting especially around junctions (Burnside and Old Pentland Road), **ACTION:** CN to go back to the council about hedges particularly on the A703 bend and A702 Hillend junction.

- Realignment of A701.

Several residents have suggested that the CC may wish to take advice on the A701 realignment. CN noted that we'd paid for expert advice to use for previous responses and this should still be relevant. Once the relief road proposals are submitted formally, Community Council/residents will respond.

As far as we've been told the final option (of the 12) has not been decided yet. Arcadis is surveying all the road options. It is understood that surveys of bats, badgers and other protected species are being done on some/all of buildings on the route and 100m on either side the options (though the landowners have not been notified). We discussed putting up bat boxes, possibly with CC funding (£15 each). It was reported that surveyors had said they had been instructed not to seek views from the EcoWarriors and not to enter Cameron Wood.

Road route options are still at the scoping stage. Despite being posted on the consultation section of the planning portal with a timeline (which is misleading)

there is no direct mechanism for the community to comment. JG has spoken to Joyce Learmonth who made clear that she has no formal way of responding but she will pass our concerns onto the project team.

A resident with professional experience of scoping reports explained that a scoping report is high level and establishes which aspects need to be taken into account in a formal EIA. A major road is likely to require a full impact assessment which will be extremely thorough and is likely to have both a social and environmental component. She explained that the wider issues will be taken into account – something we could usefully add is about developments we know about but have not yet gone to planning (e.g. all 3 phases of the Taylor Wimpey development, etc). If there is no resolution, i.e. if the impacts cannot be mitigated, the road should not go ahead. On the other hand, it will be very difficult to get a change of mind later in the process. The grounds on which the road could be prevented include bats and other protected species, and homes particularly if people need to be relocated. Despite what surveyors are reporting, for the Scoping Report they will have to survey Cameron Wood. **ACTION:** Resident to highlight any other red flags.

Other points:

- It was agreed that if the DDCC were to object to all routes, then alternative proposals would also need to be made (e.g. another lane from Gowkley Moss to Straiton; fix the 3-way junction).
- It was not clear whether there was scope to identify one of the options that would be suitable – or at least the least bad. However, there were mixed views on this as different routes impacted on residents and the community in different ways, and all had negative impacts. It was agreed to wait for the Scoping Report before considering whether to attempt to provide a preferred option, and to wait until the EIA before responding.
- The EIA Scoping Opinion report does not refer to our Neighbourhood Plan, in fact there is little mention of Damhead at all.
- It was suggested that each land parcel is assigned a value for various criteria, and that the EIA should cover not only the road but also housing and should look at the cumulative impact of recent developments on the local area.
- When the realignment of the A701 was last discussed, Councillor Imrie garnered agreement from all the Councillors to support the original A701 route – it is not clear why this is not being proposed, nor why this has changed (we suspect this is to get more room for housing)
- It was suggested that the realignment could be used to improve conditions for pedestrians and cyclists, separate to making the A701 wider if required for other traffic.
- Irrespective of the proposed road realignment the 3-way junction at Hillend needs to be fixed to improve safety for traffic and other road users – many people changing travel route simply to avoid dangers of this junction.
- The ultimate solution to traffic issues is to widen the by-pass.
- The so-called need for additional housing should be questioned. Although access to land for housing to support developments at Bush is one of the

stated aims, the planned developments are not targeted at likely workers at Bush who're unlikely to be able to afford these houses.

- Proposals have a massive impact on agricultural land, at a time where a focus on environmentally friendly outcomes and climate change should be a clear priority.

ACTIONS:

- a. All residents to write to MSPs to raise awareness of views and detrimental impact of the proposed road.
 - b. Landowners to inform Savilles and RPS of local intelligence, ownerships and businesses, e.g., Jim Telfer's farm, Constance Newbould's livery yard, as well as other local knowledge, e.g. Pentland landfill, as well as Bing ancient woodland etc to ensure this informs the Arcadis EIA report and assessment of new road options.
 - c. JG to contact Transport Scotland to clarify plans for the bypass.
5. Planning and Development (list of current apps below).
- **ACTION:** CN encouraged attendance at webinar on improving effectiveness of CCs, further details to be provided.
 - McKenzie is building shed in the old school yard – risk raised re impact on road safety from forklift trucks crossing Old Pentland Road
6. AOB
- Superfast Broadband: no date for installation yet. Submission is needed by the 6th August – when signed off will give BT Openreach one year to complete installation for those identified within the community bid, with the forthcoming R100 dealing with the remaining people.
 - MFCC meeting: CCs asked for views on the potential alignment of CC AGMs (general acceptance of this being a sensible approach). CCs also asked for information on residential developments (number of houses) currently being built/proposed in their CC area – MFCC/PJ to confirm whether this is a formal action, though there was general agreement at the meeting to collate this information. If the original number of houses agreed by planning is being exceeded, this would indicate that some of the further developments being proposed are not required. Await Paul Johnston's minutes.
7. Date of next meeting: 7.30pm, Monday 4 October (by zoom).
In general, meetings will take place at 7.30 by zoom on the 1st Monday in every second month:
Monday 4 October 2021
Monday 6 December 2021

Planning and Development Current Applications

- West Straiton Mixed Use Development 20/00803/PAC <https://planning-applications.midlothian.gov.uk/OnlinePlanning/applicationDetails.do?activeTab=documents&keyVal=QJXZKEKV08B00> Pre-application

consultation agreed 7 January 2021. Followed by 21/00220/SCR | EIA screening opinion for mixed use development comprising residential, retail, business and employment uses | Site Ec3: West Straiton Loanhead. Screening/scoping issued Fri 04 Jun 2021.

- 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](#) Pre-application Consultation agreed Tue 09 Feb 2021.
- ALDI Development <https://aldiconsultation.co.uk/straiton/> . 21/00338/ DPP <https://planning-applications.midlothian.gov.uk/OnlinePlanning/applicationDetails.do?keyVal=QS99TCKVMJG00&activeTab=summary> | Erection of foodstore (class 1); formation of access roads and car parking and associated works | Land At Junction of The A701 and Pentland Road Old Pentland Edinburgh. Awaiting decision – target date Wed 30 Jun 2021
- Snowsports Centre development Proposals now submitted for 21/00536/MSC [Application for planning permission in principle for redevelopment of existing snowsports centre to include additional leisure facilities, tourist accommodation, hotel, function suite, ancillary retail and restaurant, formation of access road and car parking \(approval of matters specified in Condition 3 of Planning Permission 19/01018/PPP - phasing of development\)](#)  Standard consultation ends 3 August, with internal target decision date 28 October. Follows on from Snowsports Centre development 19/01018/PPP. Granted with conditions on 4 February 2021. Includes traffic lights at junction to A702, but no measures to reduce impact on, or improve safety of triple junction.

Other applications:

- Erection of 9 dwelling houses; formation of car parking and associated works at former filling station, Biggar Road, Hillend 21/00148/DPP Consultation end date Tuesday 13 April. <https://planning-applications.midlothian.gov.uk/OnlinePlanning/applicationDetails.do?activeTab=summary&keyVal=QPDN8ZKVHFD00> 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. Awaiting decision – determination deadline Mon 10 May 2021
- Secret Herb Garden 21/00027/DPP Demolition of existing buildings and erection of distillery and associated visitor centre. Granted with conditions 9 July 2021
- Potential housing north of Seafield Road – 19/01039/PPP – awaiting decision (was supposed to be determined April 2020, but delayed due to views submitted by SEPA)
- Calderstones Hotel 20/00441/MSC 20/00466/MSC Awaiting decision (was supposed to be determined 9/9/2020)

Appendix 1. Police report

Damhead and District Community Council (MW02) Police Report

June 2021, up to and including 21st July 2021

Crimes & Incidents

- About 10:20 hours on Sunday 13th June, Police were made aware of the lights at the temporary roadworks on Biggar Road being stuck on red. The lightening operator was contacted and requested to attend.
- About 23:35 hours on Thursday 24th June, Police were called to a report of a vulnerable person who was stranded near to the petrol station, Biggar Road. Officers attended and conveyed the person home.
- About 07:00 hours on Tuesday 13th July, Police received several calls regarding a cow at the side of the A702. Officers attended, however there was no trace of the animal.
- About 16:30 hours on Saturday 17th July, Police received a report of a wallet having been found outside the petrol station, Biggar Road. The owner was traced by police and the owner and wallet were re-united.

Vehicle Collisions

- About 15:30 hours on Thursday 17th June, a two vehicle road traffic collision occurred at a junction leading onto the A702. There were no injuries and both drivers exchanged details.
- About 15:15 hours on Tuesday 29th June, a two vehicle road traffic collision occurred on the A703 near to the A702. Police attended and carried out traffic management, and arranged for debris on the roadway to be cleared. There were no injuries and drivers exchanged details.
- About 16:30 hours on Saturday 3rd July 2021, a two vehicle road traffic collision occurred on the Old Pentland Road, near to the A702, where a vehicle rolled back colliding with a vehicle directly behind, which had been stopped in the queue of traffic. There were no injuries sustained.

Engagement carried out by Community Officers in June and July.

26th June Midlothian Partnership Against Rural Crime (MPARC) - Water Safety Awareness

Midlothian Community Officers, Sgt Michele Lindsay and Constable Keith Dolan in partnership with Lynne Bruce SFRS, Pentland Hills Natural Heritage Officers, Scottish Water and Glencorse Fishery attended at Flotterstone and Glencorse Reservoir on Saturday 26th June to raise awareness of Drowning Prevention week, taking place between 19th and 26th June. As well as Water Safety, Anti-social behaviour, Livestock Attacks and Distress, camping and fires were discussed and information and advice provided. Throughout the day officers and staff engaged with a large number of children, students, adults, and families. A big thank you to everyone who said they would share the Water Safety messages and video links highlighted by Scottish Water, Royal Lifesaving Society, Royal National Lifeboat Institution (RNLI), SFRS and Police Scotland.

Thursday 1st July Community Officers Constable Alan Forbes and Sergeant Michele Lindsay carried out bike marking at Penicuik Police Station on Thursday 1st July.

Saturday 10th July Food Facts and Friends Hub Open Day.

Penicuik Community Officers, Constables Graham Black and Tracy McShane joined staff from Food Facts and Friends, Health in Mind and Children 1st at the Food Facts and Friends Hub Open Day on Saturday 10th July. During the event officers discussed matters raised by the community and were able to provide support, information and advice on a variety of topics including personal safety, scams, home and bike security. Thanks to the team at Food Facts Friends and to the members of the community who stopped to speak to Police.

Further Information

There have been reports to police of person(s) trying doors in the Penicuik, Loanhead and Bonnyrigg areas. Can residents please be vigilant and ensure that houses, shed and garages are secure and items of property are securely stored away.

Rogue traders and bogus callers operate throughout the year, however 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.

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

Hate crime and domestic abuse can now be reported online via the official Police Scotland website at www.scotland.police.uk or by visiting a Third Party Reporting Centre – details of which are also on our website.

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

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.

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

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).