

Craiglockhart Community Council Public Meeting

Redhall House Planning Consultation

Minutes of the Public Meeting held at Craiglockhart Parish Church on 22nd October 2018 at 7p.m.

In attendance:

CCC: Peter Mavor (PM -Chair), John Corbett, Paul Mowat (PTM), , Kevin McKay (KMckK), Anni McLeod (AMcL), Jim Brydon, Norma Hogg (minutes), Ursula Adams

ECC: Councillors Gavin Corbett. and Andrew Johnston

General Public: Circa 30

PM introduced the meeting by reminding the meeting that it is some time (over 2 years) since the last planning application had been submitted for this site. Since then there have been ongoing meetings between the Redhall Action Group and the Project team representing the site owners. The event today was the product of these meetings. PM confirmed that the majority of the audience had attended the presentation which had been made earlier giving details of the current plans (pre submission).

He introduced Scott Allan, architect, who summarised the new development proposal. Namely – 6 duplex apartments in Redhall House, and the associated enabling proposals for 2 detached villas taking their character from Redhall House. A total of 12 parking places plus 6 garages for Redhall House. Each of the 2 villas having 2 spaces plus integral garages. In addition 16 new trees will be planted. A controlled access to Colinton Dell will be added – controlled simply because of the access being in close proximity to the Redhall House garages.

PM added the following commentary regarding issues raised when the original planning application was submitted:

- It has been agreed to submit one planning application covering the house and the enabling project. A link between the enabling project and the Redhall House development had been established such that the 2 villas could not be occupied until Redhall House work had been completed.
- The remainder of the lawn would be owned jointly by Redhall House residents and the 2 villas and designated in planning terms as Public Open Space. This would be difficult to overcome in future.

However as an alternative, the lawn could be transferred to the shared ownership of the community. This offer had been made by the current owners. A suitable vehicle to make this possible is being explored and there is some optimism that this might prove the most attractive outcome for the remaining area of lawn.

- An assessment of the financial justification by the community council established that the enabling project was essential. Redhall House would not be renovated without this project.
- Landscaping of the remaining area would be attended to during the development and access to the Dell retained.

PM invited questions from the audience.

1. Regarding the number of parking spaces per villa?

Answer: Confirmed as 3 each inclusive of the garage.

2. Cllr Corbett asked for clarification of timescales?

Answer: Subject to the outcome of the consultation, application would be finalised and submitted mid November. Anticipated to take 3-6 months through planning, It would be around 12 months from submission to construction starting and build time approximately 18 months. Work would start first with the main house.

3. Cllr Corbett enquired further about the robustness of these timescales given there may be issues with the older building.

Answer: Redhall House had been overall well secured. There may be technical requirements forthcoming from the Council but consideration has been given to this in the planning.

4. Cllr Johnston noted his pleasure in seeing this proposal. He went on to ask if the parking spaces were allocated to apartments.

Answer: Yes

He also asked if, to avoid conflict in the future, prospective buyers would be made aware that existing Redhall estate residents have access to the lawn.

Answer: Prospective residents would be made aware of this.

Cllr Johnston further explored the need for a controlled access gate to the Dell and was advised this was a public safety issue as the access point is in close proximity to the garages.

It was also confirmed that the roof terraces referred to by the developer are on the villas and overlook the Dell.

5. A question was raised regarding the probable deterioration of the road during construction and as the road has not yet been adopted by the Council, this would be a significant consideration for current residents

Answer: Redhall Action Group will liaise with the Project Manager (Steve Cassidy) to ensure damage is made good. PM will take photographs before any work commences. A compound will be created within the site for construction vehicles.

6. Could a play area for children be incorporated within the lawn?

Answer: Resident should discuss with the Project Manager.

7. Could action be taken at the junction to Redhall Estate at the Gatehouse.

Answer: Attempts have been made to address this. Mirror is not allowed. CCC is concerned and will revisit matter to assess if an alternative can be found. Action: P Mavor

8. Is there possibility that in future the 8 owners (6 apartments and 2 villas) could come together and agree jointly to sell the lawn despite it being designated Open Space?

Answer: The current owner had offered to gift the land to the community and Cllr Corbett noted that this would provide a good solution to protect the lawn in perpetuity. However this needed to be thought through as the land will require maintenance i.e. money is involved. He cited the example of Craighouse where the land has been vested to the owners and cannot be sold for any other purpose. He suggested that planning designation is not enough – it needs to be contained within a legal agreement.

John Corbett, Community Councillor, noted that Community Trusts are being used all over the country and may be a suitable vehicle through which ownership can be transferred to local residents.

Philip Neaves, Consultant retained by Redhall Action Group, added that terms could be built into the deeds of new properties.

There being no further questions Peter Mavor asked for a show of hands of those in favour of supporting the plans as outlined during the day and evening, adding that only those living in Craiglockhart Community are eligible to vote.

32 hands were raised with no objections, so the vote was unanimous.

The Community Council would therefore note their support for the planning application.