

DDCC MEETING MINUTES, 7.30pm, 7 OCTOBER 2024 by Zoom

Present: Constance Newbould, Andy Anderson, Alasdair McKenzie, Catriona Umpleby, Ritchie Umpleby, Pippa Thompson, Graeme Buchanan, Tommy Telfer, Bobby Newbould, Jo Gillies, Julian Holbrook, Kate Holbrook, Duncan McAuslan, Michael Gray, Gaetan Richard, Ana Marques-Anderson, Gordon Gray, Helen McKay.

Colin Anderson (Fairmilehead Community Council).

Gordon Johnston (Cala Homes); Patrick Dunne (Allanvale), Barrie Cunning (Pentland Communications) for agenda item 2.

1. Welcome and apologies.
Apologies: Ailsa Carlisle; Paul Johnson (Midlothian Council)

- 2 Proposal for land north and south of Old Pentland Road east of Cameron Wood. Presentation by Cala Homes East Scotland
 - Early stages, mixed development to the north, private and affordable to the south. Will take account of the proposed relief road; plan to submit planning proposal early 2025.
 - Would like to take the community with them, including DDCC's views about what the development should look like.
 - Land is owned by Allanvale;
 - If granted permission, Cala Homes would contribute to facilities.
 - To the south indicative up to 400 houses, including affordable, but still to do lots of survey. To the north proposal is for commercial mixed uses but the exact nature is dependent on demand and economics; there is no plan for houses on the north.
 - Developers will not tell us of the minimum number of houses they're planning but admitted it would not be 50 or 100. At 100 they would need to look carefully at other issues.
 - Will work with Midlothian to help deliver the road, expect to provide part funding.
 - For active travel will link to networks and will incorporate with any other consented developments.
 - Expect to apply for Planning in Principle next spring; determination likely to take 12-15 months. Preparation of MLDP2 may delay a decision for 2-3 years. If unsuccessful with PPP the developers will work to influence MLPD2. If PPP successful, Midlothian will come back with the requirement and then another detailed phase will follow taking 2-3 years.
 - The infrastructure would be put in *before* the road.
 - Would not intend for Cameron Wood to be affected.
 - The farm buildings would be knocked down.
 - Geological surveys have not been done so far. Allanvale, with partners, will survey the north area first; it is zoned for mixed development.
 - They'd submitted their proposals for consideration in MLDP2.

Residents at the meeting made the following points:

- Cala Homes are not known for being ecofriendly. There should be more space and bigger gardens.

- As seen from our LPP we're against the relief road. By-pass is the problem.
 - Plans incongruous to local area and Damhead delivers Scottish Government climate change priorities. In the area to the north of Old Pentland Road we would like to see the community Straiton Bing proposal taken forward and for the area to the South to be kept as open countryside to support climate and biodiversity targets. We have already made our views clear – developers not listening.
 - If this does go ahead how will services be provided, e.g. GPs? The developers' response was that Section 5 of the application will determine the community benefit and there is no way of influencing education or health provision.
 - The area is not currently zoned for housing – it is green belt.
 - Midlothian Federation of Community Councils are clear that there is no requirement for additional homes.
 - Nurseries are full and schools no longer offer afterschool care so an additional 400 homes cannot be accommodated.
 - What about active transport?
 - What about quality of the community?
 - It seems as though the developers can provide funding for the road but what can be offered to the community? Why cannot Cala force the council's hand to provide schools, nurseries. The response was that the problem is finding a long-term financial solution although they could for example make the case for allotments - this would not take long term funding and Community Council could help upkeep.
 - The proposal is very distressing. The Damhead and District Local Place Place represents our wishes to remain a viable community. This feels like open heart surgery without the anaesthetic.
 - The road is not needed whereas the community has other needs.
 - Previous proposals have discovered structural problems especially with the area to the north - the development may not be deliverable.
 - 20-minute community principles mean that future housing developments are likely to eventually affect our DDCC.
 - Perhaps the developer will fund DDCC to develop the nature network rather than the houses. We need creative ideas and solutions.
 - The original Roslin community has been significantly impacted upon by the major developments there.
 - There is not supposed to be access to the relief road.
 - If 400 houses are to be built, there will not be enough room so the relief road will need to go to the West of Cameron Wood.
 - There is another sink hole in the caravan field.
 - The farm buildings are full of bats. The previous bat survey was done when bats are dormant. It was pointed out that when an EIA requirement is needed as part of the planning application a bat assessment would be done at the right time of year/day.
3. Ratification of minutes, meeting of 5 August 2024, and update on actions not on agenda
 Proposed: Graeme Buchanan
 Seconded: Duncan McAuslan

Actions have been completed in the main, with action underway with the 'Hit Squad'.

ACTION: CN to remind Wayne about 40mph signs at A703 Bush junction.

4. Police Scotland Report (see Appendix 1 for full report)
There were no serious items, although there were 5 records of fuel stealing.
5. Strategic planning and developments:
 - MLDP2 and the Damhead and District Local Place Plan (LPP): HM had submitted the priorities from our LPP via the questionnaire to the consultation for the MLDP2.
 - Bush Loan roundabout (North of Junction A702 Bush Loan Road), 24/00520/DPP; Concerns had been passed on at the consultation event and submitted via the Council portal as part of the planning consultation process.
 - Land North of Seafield Road Bilston Roslin, 19/01039/PPP. Concerns had been submitted by DDCC, but it has been approved in principle so there is a possibility of Phase 3 of the housing development.
 - 21 Damhead. There is confusion about whether the proposed changes have been permitted or not. **ACTION:** JG to check 23/00679 DPP
6. Traffic and road safety
 - Burnside flooding and barriers: **Action:** Hit Squad to arrange to meet Wayne Clark to progress resolution of issues.
 - MTRAP update: DDCC has been asked to send on two priorities for 'small repairs' to be included on the list of actions for 25/26. We suggested i) the drains on the A703 and ii) cleaning the pavements. Sections of the A703 have been cleaned by a volunteer and Old Pentland Road was cleaned previously by Haig Hamilton. Some sections could be done by our community hit squad though the A702 is generally too busy. Machinery is needed to do heavy work initially.
ACTION CN to pass on our suggestions.
 - Burnside is being used as a rat run to avoid roadworks and traffic lights.
 - JH is planning to add soil to the verges along the Burnside to prevent further erosion.
 - JG has contacted Wayne about repairing the bridge. Project will be put out to tender and will explain about time frame once that has been agreed.
 - **ACTION:** CN to make the case for a weight limit from the 3-way junction along the Old Pentland Road as far as McKenzies and along the Burnside; lorries would be permitted for local delivery.
7. Community activity:
 - Summer Gathering had been a great success as was the women's night out.
 - Community map and newsletter have been distributed.
8. DDCC Budget
HM reported that our account had £3511.16 (note that statement to the end of September had additional interest taking the amount to £3524.15). There was strong support for getting hard copies of the LPP sufficient to give a hard copy

to all houses, community councillors and developers. **ACTION:** HM to follow up.

Other suggestions were to:

- replace the acrylic panel in our bus stop. **ACTION:** the hit squad to investigate.
- bat assessment. **ACTION:** JH to ask for a copy of bat survey done for RTS and to contact Midlothian Bat Groups. HM pass contact details of bat survey for Erraid Wood to K&JH.

9. AOB

- **ACTION:** HM to send article about Henry Marsh to CN to upload on our website.
- **ACTION:** JG to organise a litter pick for Nov 9th. There was a short discussion about the bins in the layby south of Tigh na Geat – we would like to know how often the bins are supposed to be emptied and when? If the bins are not regularly emptied, we would prefer that they are removed altogether.
- Roslin and Loanhead CC want to know if we support their idea about naming the school. We supported this idea. **ACTION:** JG to pass on our support
- Japanese knotweed. HM mentioned that she'd noticed knotweed on the banking beside the A702 between the 3-way junction and the Snowsports Centre. JH reassured us that the group responsible for spraying the knotweed knew of this.
- GR has finished the bat boxes. **ACTION:** any volunteers willing to put up bat boxes to get in touch with JH at damheadclimateaction@gmail.com
- Meeting dates 2025. We agreed to continue alternating online/in person meetings until the AGM at the end of May and then review.

10. Date of next meeting: 7.30pm, Monday 2 December 2024 at the Steading.

In general, meetings take place at 7.30 on the 1st Monday in every second month, and alternate between zoom and in person meetings. The last meeting for 2024 will take place at 7.30pm on 2 December 2024 at the Steading Inn.

DDCC Website <http://damheadcc.org/>

DDCC Email: damheadanddistrictcc@googlegroups.com

"Damhead Community" Facebook page: <https://www.facebook.com/groups/134821255247393>



Incidents of note 5th August to 30th September 2024
Meeting Date - 7th October 2024
Damhead Community Council
Beat Area MW02



Incidents of Note

Inc 3207 (16/08/2024) Theft of Fuel. Esso Service Station, Hillend.
£30.16 worth of fuel stolen. CR Submitted

Inc 1351 (18/08/2024) Theft of Fuel. Esso Service Station, Hillend.
£35.14 and £77.74 worth of fuel stolen. 2 x CR's Submitted

Inc 1149 (24/08/2024) Theft of Fuel. Esso Service Station, Hillend.
£60.03 worth of fuel stolen. CR Submitted

Inc 3230 (30/08/2024) Suspected Misuse of Drugs Act Offence. Near to Esso Service Station, Hillend. Report of a male believed to be smoking Cannabis in his vehicle. Area searched, no trace. Intel Log submitted.

Inc 1319 (01/09/2024) Theft of Fuel. Esso Service Station, Hillend.
£10 worth of fuel stolen. CR Submitted

Inc 1079 (19/09/2024) Theft of Fuel. Esso Service Station, Hillend.
£39.41 worth of fuel stolen. CR Submitted

If any person has any information about the incident(s) listed above, or indeed any other crime, please contact your Community Police Officer PC Ross Young via 101 or email: - LothianScotBordersPenicuikCPT@scotland.pnn.police.uk

Additional Information

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.

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

TELEPHONING POLICE SCOTLAND

If you need to contact Police Scotland then the number you use will depend on whether what you are reporting is an emergency or not.

You should always use 999 when:

- * there is a risk of injury or loss of life
- * a crime is in progress
- * someone suspected of a crime is nearby.

For non-emergency calls please use 101 to contact Police Scotland.