



**DRAFT MINUTES OF A MEETING (AGM) HELD ON MONDAY 23rd April 2018 AT
7pm
IN ROSEWELL PARISH CHURCH HALL**

PRESENT:

RDCC: John Sime (Chair), Ann Montague (Secretary), Sandra Muir (Treasurer), Helen Blackburn (Committee Member)

GUEST SPEAKER: Rupert de Klee (Oakridge Group) and Phil McLean (Geddes Consulting)

APOLOGIES: Mike Anderson (Committee Member)

POLICE: PC Scott Robertson

RESIDENTS: 20

COUNCILLORS: Cllr. Pauline Winchester

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1	POLICE REPORT	
1.1	PC Scott Robertson reported the Rosewell Crime Statistics for March-April 2018. These can be viewed on the RDCC website CRIME REPORTS page.	Police/ Residents
1.2	PC Robertson Informed Residents that during this time period there had been one crime recorded with one solved and there were 42 calls to Police Scotland	Police
2.	GUEST SPEAKERS: Rupert de Klee (Oakridge) & Phil Mclean (Geddes Consulting)	
2.1	<p>Rupert de Klee from Oakridge Group gave an overview of their proposed plans for the former Rosslynlee Hospital which is the largest listed building in Midlothian. Perhaps as early as 2005 Midlothian Council and NHS made the decision to save the building and had plans drawn to build 60 houses on the former nurses and 70 homes in the former hospital building. MC identified further land on the Midlothian Local Development Plan for more housing, otherwise this would be a small hamlet.</p> <p>Two things have worked against this building – being in the countryside and passage of time. The infrastructure is no longer connected to utilities and is tired and broken and has also deteriorated since 2010. Costs are rising with damp/dry rot and thefts from the building, also with building standards rising. This is not a conventional development; therefore, we need to work hand in hand with the local authority as they want to save the building and do not want to build more houses than necessary. Noted RDCC concerns and comment about pro financially assisting developers, but as the hospital figures are in the zero figures, there is no lining developers pockets - it needs the extra houses to break even, without the extra houses it wouldn't be happening at all. Ideally this should be a win win win situation, where the building gets saved, some lucky families live in a very beautiful place and meaningful contributions to the essential services on which it relies.</p>	Oakridge Development

2.2	<p>Phil McLean from Geddes Consulting gave his presentation regarding the planning applications –</p> <p>Initial planning application phase1 a small part of site of 13 homes, 8 of which were conversions and 5 rebuilds and an office, which has now been approved. Now working with council to discharge conditions and start work on site soon. Larger planning applications for whole site have now been lodged with MC in a phased report due to the size.</p> <p>3 applications at the moment - detailed application for main hospital building and planning for the two fields.</p> <p>Comments have been coming in from consultees and are awaiting comments about key issues. Continuing meetings & feedback from MC. May be a couple of months before MC make a decision.</p> <p>For more detailed information, please look at the design statement of MC website, where there is a huge amount of information. Graphics/pictures, etc.</p>	Geddes Consulting
2.3	<p>Questions from the floor:</p> <p>Q. How many homes in total.</p> <p>A. In the hospital area 37 houses and 26 apartments with 9 new builds adjacent to hospital. (72 in total). At the old farm buildings 29 homes and an office. The two fields, one is known as North Park 166 (indicative). Similarly, the other area 114. Making the overall total 381.</p> <p>Q. Wouldn't the cost of this be able to come from the immediate hospital grounds without going into greenfield area.</p> <p>A. The way the finances work out, the costs of restoring the building, the value of selling the properties, then the deficit gap, then how much the developer needs to fill that gap, so essentially the area is not big enough, in simple terms. All costs have been submitted to MC for scrutiny.</p> <p>Q. What's going to happen with the road system</p> <p>A. We're looking for feedback from the council. Transport Assessment has been submitted, which tries to predict how many vehicle trips and some issues with particular junctions – try to flag up possible measures to improve them.</p> <p>Q. What could be the possible measures – anti skid strips at the Gourlaw junction will not help visibility at the hidden dip and the transport assessment claims it can only take 3 seconds to get through this junction.</p> <p>A. No real response</p> <p>Q. What will happen at the private road. It is already a well-used road.</p> <p>A. Initially thought about blocking it off, but farm residents need it to stay open, therefore we designed the development so it is not a natural route resident would want to take.</p> <p>Q. Transport is a main concern because the roads are narrow and there could be 200+ cars coming down the Avenue 1st thing in the morning. Are you planning improvements to the infrastructure?</p> <p>A. Transport is a big concern and we will be advised by MC.</p> <p>Q. MC can't look after the road just now & we get snowed in, how will you cope with this. Bucket lorries, deliveries, etc.,</p> <p>A. In terms of what we can do, obviously within the site – the access road will be improved.</p> <p>Q. There's farm fields on either side - are you going to take away the little pavements that are there? Are you going to take down the trees?</p> <p>A. Waiting on council feedback, because it is the councils' road network.</p>	Oakridge/ Geddes/ Residents

	<p>Q. What is the idea of constructing a pavement to the end of the road which then leads onto country roads with high hedges and no pavements?</p> <p>A. One of the things on the table, but do not have the councils formal view yet, but through prior discussions they are keen for this to connect to the cycle network. There will also be tree planting and landscaping carried out.</p> <p>Q. There are already trees along this area, have you asked Crown Estate if this is permissible?</p> <p>A. We plan to fill gaps within the site area.</p> <p>Q. Are you planning to tarmac over paths? Tyne esk trail.</p> <p>A. We are aware the council want more people on the green cycle way and MC want to improve surfacing, but we are also aware other needs. (horses)</p> <p>Q. School Catchment area - A resident asked a stranger, who turned out to be from MC if she could help him (he was walking up and down the road down to the railway path). He replied I'm looking to see if it's possible for children from St Margaret's Village to walk to school in Roslin.</p> <p>A. The catchment area for St Margaret's is Rosewell and Lasswade High.</p> <p>Q. Why is there no safe route to school in Transport report?</p> <p>A. Given the distance, children will be taken by bus.</p> <p>Q. Have SEPA been made aware there are going to be 381 houses? Not just the 5 and then 8 that they have been made aware off?</p> <p>A. SEPA and Scottish Water in terms of water and drainage capacity are consultees in terms of this planning application and their views will be given.</p> <p>Q. Is it only housing, or will there be amenities, shops, doctors?</p> <p>A. An office, and a piece of land has been left for commercial use and a careful balance is necessary given the scale of the development. There will be further discussions with the council.</p> <p>Q. The roads will not cope with further HGV's as the glen road is collapsing again.</p> <p>A. Cllr. Winchester informed the meeting that 'apparently this road is not slipping'</p> <p>Other Comments:</p> <p>A neighbouring farm to this development has never received any notification about this major development on its doorstep, but noted that houses along the High road, which have been derelict for the past 8-10 years were sent notification! Concerns were also raised about moving sheep and cattle with at least 400+ more cars on the road, along with the possibility of children from this development wandering into the farm and yard.</p> <p>A resident asked why Midlothian Council had not used some of the housing development money taken by them be put towards developing the hospital site in a much smaller scale in keeping with the present road and local infrastructure.</p>	
3.	Minutes of Previous Meeting 22.01.18 and 24.04.17(AGM)	
3.1	The minutes of the previous meetings held on 22 nd January 2018 and 24 th April 2017(AGM) were read and approve.	Residents
4.	TREASURER'S REPORT.	
4.1	<p>Our accounts have been independently examined and shows £17.53 was brought forward from previous year.</p> <p>We received a grant of £782.00 from Midlothian Council's Small Grant Funding and after core running costs and Hall hire, the balance of our account was</p>	Treasurer

	£211.94 Today's balance is £1118.44 which includes the 2018/19 grant. Rosewell Neighbourhood Group's monies are held in our Bank Account but are ringfenced and operated separately from RDCC monies.	
5	LOCAL COUNCILLOR REPORT.	
5.1	<p>Cllr. Pauline Winchester reported on the following: The recent by election in Penicuik was won by SNP, which now changes Midlothian Council elected councillors to 7 SNP, 6 Labour and 5 Con. Due to the untimely passing of Cllr. Adam Montgomery a provost has yet to be elected. There is an ongoing £1.3 - £2 million-pound fraud investigation ongoing within Midlothian Council, which internal auditors are working on and it is the roads department which is involved. This incident was brought to the attention of MC by staff in this area. There is also a Police investigation ongoing. The CEO of Midlothian Council is taking up a new post in Falkirk. Police CAT teams are now operational. 2 teams of 6 officers with a Sgt on each team. Midlothian Council pay for these teams; therefore, they only work within the Midlothian district and cannot be deployed elsewhere unless there is a national emergency. This frees up our Community officers to work closer within our communities. De-criminalised parking came into effect on Monday 16th April – there are 3 parking wardens operational. <i>A Resident reported local business would be affected by these restrictions.</i> Potholes are a major problem after our severe weather and because the list is so extensive, temporary repairs are underway and residents are encouraged to report pot holes to MC, who are responsible for damage to vehicles, if the pothole has been reported. <i>Residents commented that temporary repairs were false economy & the filler was out of the hole the next day! also once a report is submitted, there is no way of tracking it.</i> Cllr Winchester said once report had been submitted, there would be a note of it with MC. Scottish Government will be giving money to Local Authorities to assist with these repairs to roads.</p>	Midlothian Council/ Cllr. Winchester/Police/Residents
6.	CHAIR'S REPORT	
6.1	Chair read out annual Chairs Review 1 st April 2017 to 31 st March 2018.	Chair
6.2	Chair thanked Sandra Muir (our Treasurer), who would be standing down from RDCC committee this evening and took the opportunity to acknowledge and thank her for the work and commitment she has given to RDCC over the last 10 years.	
6.3	Helen Blackburn has agreed to take over the role as Treasurer.	
6.4	Chair also welcomed anyone who may be interested in joining our CC to speak to the secretary at the end of the meeting	
7.	SECRETARY'S REPORT	
7.1	RDCC CONSTITUTION - In accordance with Midlothian Scheme for Community Councils, we are currently updating our Constitution and have produced new RDCC Standing Orders. These documents will be available to view on RDCC's website once approved by Midlothian Council.	
7.2	Midlothian Council – new de-criminalised parking came into effect on Monday 16 th April. The new system will see penalty charge notices (£60 reduced to £30	Midlothian Council/

	if paid within 14 days) issued to any vehicle found to be committing a parking offence in Midlothian. Further information on MC & RDCC website.	Residents
7.3	GP Services – As part of wider primary care transformation, a new GP contract was agreed that will change the way of accessing patients GP teams. Due to Midlothian having the fastest growing population impacting on GP list sizes, 8 of the 12 surgeries have requested agreement from Lothian NHS to alter their practice boundary and are seeking OUR views on this proposal. The Secretary showed slides of the 4 boundary changes which will affect this area. Roslin, Quarryfoot, Newbattle & Newbyres – our comments must be submitted by 11 th May, so please contact RDCC with your views.	
7.4	Scottish Water – is asking its customers in communities throughout Scotland to help shape water and waste water services in a major consultation. This is a six-month long programme which will define service and spending priorities over the next 25 years. Details can be found on our website.	Scottish Water/ Residents
7.5	VOCAL Midlothian – are offering support to carers, by offering free courses & sessions with the aim to develop skills and knowledge to support carers in their caring role, increase confidence and carers own health and wellbeing. There's further information out front and on RDCC website.	Police Scotland/ RDCC
8.	UPDATE ON MAJOR AND LOCAL PLANNING APPLICATIONS	
8.1	Rosslynlee Hospital – Oakridge Group have now submitted (planning in principle) proposals for a new village community named St. Margaret's (former Rosslynlee Hospital). RDCC have submitted comments on this proposed development. Details can be found on RDCC & MC website.	Oakridge Developments
8.2	Avant Homes (14/00518/DPP) development is currently under construction. It will comprise 290 dwelling houses (including 40 affordable) and provision of land for business park.	Avant Homes
8.3	Rosewell Mains (Land East of Gorton Loan) (14/00471/PP) Crown Estate have submitted a SECTION 75 AGREEMENT on 3 rd April for a proposed development of 7 residential units.	Crown Estate
8.4	Banks Developments – haven't yet submitted planning application for their proposed development to build up to 120 houses on the Doctors field, north of Carnethie Street.	Banks Developments
8.5	Upper Dalhousie Quarry - Tillicoultry Quarries are awaiting decision to extend their existing quarry. This extension area is designated as an 'Area of Search' for minerals within the proposed Midlothian Local Development Plan.	Tillicoultry
8.6	Hopefield Hs12 Proposal of application for residential development; community facilities, primary school, open space and associated infrastructure. Held a recent public consultation event was well attended. All of the feedback will be reviewed before finalising Planning Application in Principle to Midlothian Council later this year	Taylor Wimpey
9.	UPDATE ON ROSEWELL DEVELOPMENT TRUST	
9.1	There is a funding meeting taking place this week about the Community Hub and if all goes well construction could start as early as October. Demolition of the old steading may start early May. This Saturday Litter picking group at 09.30 at Resource Centre – all welcome. Next coffee morning - 13 th June in the Resource Centre 9.30-11.30. Funds	RDT/ Residents

	<p>raised for groups in the village – this one is for the Guides.</p> <p>History Group meet – 23rd January in the Resource Centre 13.15-14.45</p> <p>Car boot sale – Saturday 16th June at Resource Centre. Stalls are £10 and entry free. Calendar Group are looking for donation for their table.</p> <p>A new upcycle project is starting in May at the Resource Centre – this will take place on a monthly basis up till the end of the year – Saturdays 10 – 2pm.</p> <p>The toilet at the Woodland classroom has now replaced. The classroom has been very popular with schools and Alzheimer Scotland are looking into how this could support people with dementia.</p> <p>Details for all events can be found on RDT's website - http://www.rdtrosewell.org.uk/eventcalendar/</p>	
10.	UPDATE ON ROSEWELL NEIGHBOURHOOD GROUP	
10.1	<p>The 2019 Rosewell Calendar production is now underway.</p> <p>Tennis courts were discussed at April meeting & although RDCC's insurance would have adequate risk liability, the group decided not to take this project forward because there would need to be a comprehensive maintenance schedule in place, which the group could not provide.</p> <p>The Group are always looking for more volunteers. Meeting dates are in calendar.</p>	RNG/ Residents
11.	ANY OTHER BUSINESS	
11.1	<p>A Resident commented about the sign coming into Rosewell taking visitors into the Avant homes sight. Secretary will contact MC to ask if a sign could be erected pointing to village centre.</p>	Midlothian Council / Residents
12.	DATE OF NEXT MEETING	
12.1	<p>The next meeting will be held on Monday 4th June 2018 at 7pm in Rosewell Parish Church Hall.</p> <p>MEETING DATES for 2018</p>	Chair

PLEASE VIEW THE RDCC WEBSITE BETWEEN MEETINGS. UPDATES ARE ADDED AT REGULAR INTERVALS TO KEEP RESIDENTS INFORMED OF PROGRESS ON MAJOR PLANNING APPLICATIONS, COMMUNITY NEWS, AND EVENTS
www.community-council.org.uk/RosewellandDistrict

PLEASE ALSO VIEW THE COMMUNITY NOTICE BOARD IN THE PUBLIC GARDEN AT THE CORNER OF CARNETHIE STREET/GORTON ROAD

IF YOU WOULD LIKE TO DISCUSS ANY MATTER RELATING TO ROSEWELL WITH RDCC, OR ADD YOUR ADDRESS TO OUR E-MAIL DISTRIBUTION LIST, PLEASE GET IN TOUCH WITH THE SECRETARY:
CONTACT DETAILS
TEL 07462 808 444
EMAIL rdcc@email.com