

**DRAFT MINUTES OF A MEETING HELD ON MONDAY 27th August 2018 AT 7pm
IN ROSEWELL PARISH CHURCH HALL**

PRESENT:

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

COUNCILLORS: Cllr. Pauline Winchester

POLICE: PC Keith Dolan

GUEST SPEAKER: Colin Anderson (Managing Director, Banks Property Development)

RESIDENTS: 22

**PLEASE CLICK ON THE [BLUE LINKS](#) TO VIEW BACKGROUND INFORMATION VIA THE
RDCC WEBSITE OR AN EXTERNAL SOURCE**

1	POLICE REPORT	
1.1	PC Keith Dolan reported the Rosewell Crime Statistics for June-July 2018. These can be viewed on the RDCC website CRIME REPORTS page.	Police/ Residents
1.2	PC Dolan Informed Residents that during this time period there had been 20 crimes recorded with 13 solved and there were 75 calls to Police Scotland.	Police
1.3	PC Dolan confirmed it was a house window smashed in Victoria Street.	Police
1.4	A resident asked what will happen to the 11 & 14-year olds who committed the vandalism (spray painting) in the park. PC Dolan explained officers apprehended and charged them with the offences and have been reported to the juvenile liaison officer, who will review and decide if it will be reported to the Procurator Fiscal.	Police
1.5	A resident commented about cars speeding up after they pass the 30mph sign going down the hill towards the T junction onto the A6094 (at white bog). The meeting was reminded of the recent serious accident which occurred there. Comments were also made about drivers ignoring the 20mph speed limit on part of Carnethie Street. PC Dolan will feed this back to the Roads policing team and said that checks had been carried out on this road. Concerns were also raised about vehicles parking on pavements around St Matthews – prams, etc cannot get past and sometimes buses have to mount the pavement to get past parked cars.	Police roads policing team
1.6	A resident was under the apprehension that lorries were not allowed to come through the village & asked if this were the case. Cllr. Winchester stated that lorries were now allowed to drive through the village.	
1.7	A resident (from Roslin) who had a near miss on the Roslin Glen road asked why this road has a 60mph speed limit? She emailed Midlothian Council, who have not yet replied and Police Scotland, who for safety reasons are unable use speed guns on this stretch of road. PC Dolan confirmed the road was the national speed limit. What was also very concerning is that there is no pavement for pedestrians at the Roslin side. PC Dolan will look into this matter. The meeting was reminded about the ongoing Active Travel Strategy and that residents should feedback their concerns through this consultation.	Police/ MC / Residents
2	GUEST SPEAKER	
2.1	1. Colin Anderson, Managing Director, Banks Property Development updated the meeting that with the planning application having been in the system for a few months, they wanted to give the CC and residents the opportunity picks up on any other questions they may have. Colin explained this site had taken a lot of years to get to this stage and how it was allocated in Midlothian's Local Development plan, so effectively has planning in principle and cannot see any major issues with planning committee	Banks Property/ Midlothian Council/ Residents

decision due in November. One of the key issues was noise from the kennels and a lot of work has been done, with fairly detailed measures to deal with it. The Section 75 has still to be agreed with council.

2. *Resident – what do you mean is going to committee?*
3. CA- this is when planning committee make decision about the development.
4. *Resident - has the development been recommended by the planners for approval?*
5. CA – we are a little bit away from this yet, the planners have still to look at all the responses before they make recommendation and could possibly take a couple of weeks before planning committee meet to make decision. There haven't been any major issues regarding the detail of the application.
6. *Resident – quoted the coal authorities recommendation to extract the coal rather than fill in grout. 'Where development is proposed over areas of coal and past coal workings at shallow depth, The Coal Authority is of the opinion that applicants should consider wherever possible removing the remnant shallow coal. This will enable the land to be stabilised and treated by a more sustainable method; rather than by attempting to grout fill any voids and consequently unnecessarily sterilising the nation's asset' - What was your response to that?*
7. CA –a bit of background, the last coal mining company left the UK and the UK Government has decided that come 2025 will be the last time coal will be burnt in British power stations for power generation use, so we are very much on the running down on the history of coal.
8. *Resident is more concerned about the stabilisation if the coal is not removed, because of previous problems in the village.*
9. CA – to the south of the village there was a stabilisation at the time and there was grouting with cement on the Chapel field site, so the same will happen in the Doctors field. We've done a full site investigation and there were two mine shafts, which will be capped and cement grouting carried out before any houses are built. Banks do not build the houses, we are developers, we often do the infrastructure and grouting, then the builders come in and build the houses. So initially we are in the process of marketing the site and assuming we can secure planning in November, we will be looking to be on site late spring. There is a shortage of housing in the area, so we are fulfilling that demand.
10. *Resident – is it your intention to upgrade the infrastructure? approaching from Bonnyrigg, the T junction entering Rosewell from A6094 has a camber which pushes cars onto other side of the road. Would you anticipate putting a roundabout there?*
11. CA – there is no plans for a roundabout and the road designs have been put in. The only entrance in to the development will be from Cemetery Road.
12. *Resident – do you not think that is dangerous after talking with the police earlier about speeding cars and the recent accident. There will be around 200 cars coming from both developments onto this road.*
13. Chair – asked if these comments and views have been made known to the planning officer?
14. *Resident had been waiting to hear what the proposal is before submitting comments.*
15. CA – these are issues not necessarily related to our development, quintessentially speeding is a matter for the Police.
16. *Resident – problem is you are planning to build a hundred houses which will exacerbate the traffic problem.*
17. Chair – this is what the planning process is about. Residents like yourself writing to the council with your concerns to make them known.
18. *Resident - will the community still have a chance to view their concerns and feedback to the council?*
19. CA.- I think this is something you should be feeding back to the council. This is where the community has to pressurise the council. The Council has a policy, which is still

under review (they are using old policy). You need people power to influence the council.

20. Resident – If enough people in the community ask, can the CC do this on behalf of the community?
21. Chair – so, the question, is about the infrastructure of the roads. CC has not yet submitted comments to council, so can still receive feedback from residents about their concerns.
22. *Resident has not yet seen comments from council on their website – who do we contact?*
23. Secretary – Adam Thomson is the case officer for this development.
24. *Resident has submitted concerns to council about buses turning at junction, especially swinging onto other side of road. There haven't been any serious accidents, but with increase in traffic, there is more likelihood of an accident happening, especially at the blind corner.*
25. *Resident – appreciates Colin is not here to answer about the many objections logged on the website for the development, but the development and local infrastructure are completely interlinked – they are not two separate matters. Question is if this is going to planning in November for a final decision – when will these objections be addressed? There have been many made, but you give the impression that this is very much on its way through. When will local residents get responses?*
26. Secretary informed the meeting that to date, there were 22 letters of support submitted and showing in the planning portal. The Chair explained this was in the form of a template letter, all worded the same, saying it's a fantastic idea.
27. Cllr Winchester stated this is normal.
28. *Resident – there clearly has been canvassing, because it is the same letter, but aside from that letter there has been many objections, and asked the question - when will they be answered?*
29. CA – there is 7 objections on the website last week, although there could be more now.
30. *Resident – There are lots of points on all the letters of objection, whereas these letters of support are clearly lacking credibility because the wording clearly isn't what somebody would write.*
31. CA – clearly if there are objections, the council case officer must review these, certainly in his final report he will comment and if there are specific issues that his experts from the council, roads, environment, etc that are poised to answer, then questions come back to us and we have to provide information to support that.
32. *Resident – Committee is not just council members, it's a broad coverage of every person in working day life. Planners are planners, who decide if they approve, then it goes to committee, who can be a member of the Police Force, etc.*
33. Cllr. Winchester – That is not the case now. In Midlothian all of the 18 Councillors are on the planning committee – They make the final decision. We get recommendations from the planning officers and we get to know the number of objections, and the amount of people who are for it. The final decision is made by councillors.
34. *Resident – do you read all the for/against comments?*
35. Cllr. Winchester – Yes, we do.
36. *Resident – Although you say there are only 7 objections, if you look at the addresses, these are the people who are most likely to be directly affected by the development, whereas these letters of support that have been canvassed come from the other end of the village and nowhere near the site, so really won't have the same effect on their lives, so I'd like to know if the council weighs up these objections and not just look at the numbers, because there has clearly been a big effort made to make sure there is more in favour than objecting to try and weigh the argument.*
37. Secretary – A poll was put on the Rosewell Neighbourhood Facebook page, asking Do you support a recently submitted application for a proposed major development of 100

new houses in Rosewell? - 66 voted No and 6 voted Yes.

38. Planning will not accept the result of a poll – there must be reasoning behind the answers and each must come from different addresses before it would be accepted. Therefore, residents must submit their own views and comments to planning.
39. Chair – I think we have experienced over the years, it's always better to work with developers and housebuilders than you are to fight them, because in a years' time, or however long it is when the building is going to start, they will be there, so I think it's better to work with these people and try and get some things sorted in advance of the building starting.
40. *Resident – We went to the consultation to look at the plans and proposals. When I was there, most residents viewed their concerns with exactly the same things that are being talked about now – the road, the junction, the general infrastructure, schooling, the bus service. Everything has been mentioned for the past two years, so why hasn't it been taken on board.*
41. Cllr. Winchester – the buses have nothing to do with the council, but you are right, people will say this isn't right, this isn't good enough, but what have you done about it? Buses have had a few comments, but there are empty buses running up and down here – they will not put on anymore until the buses are used, because they are losing money. The schools in Midlothian are all planned out now till 2039/40 so there is going to be enough school places. The roads have nothing to do directly with the development.
42. *Resident – but doesn't this impact on people's lives in the village, surely that should be taken into consideration?*
43. Cllr Winchester – Yes and it should, but the council won't take it into consideration unless people write to tell them. For example, a lot of people wrote to the council about the dangerous junction at Maurice wood Road, so they are having traffic lights put in. There are ways around things, but people have to write to the council to tell them what they are thinking, because no one's mind readers.
44. *Resident – but people have written with a lot of it itemised points, in considerable detail, but nothing has come back.*
45. Cllr. Winchester – not a lot, there's not been enough, if it's one or two people they won't consider it.
46. *Resident – So is it just purely letters that need to be put in.*
47. Cllr. Winchester – letters, emails, phone calls.
48. Secretary – you can also go onto MC's planning portal to submit comments.
49. *Resident – a lot of people in the village are not computer literate.*
50. *Resident – do the comments from the CC hold any more sway than the individual.*
51. Chair – yes it does, the community council is a statutory consultee on major planning applications in the village, so the secretary has made notes and if you would like your comments to be included in the community council's response, then send your comments to RDCC be added, or you may want to write yourself, or do both.
52. CA – if there are valid objections against the detail of the application, then that will be taken account of – if it's an objection to more housing, there has been a mapping exercise across all communities in Midlothian, where they decided that field is accepted in the local plan for housing, if there are safety issues not necessarily against our development, in relation to highways - the experts say there is not an issue with the number of houses or number of movements. As far as the junction and points you are making, I really understand, but there are two different things at play therefore if you have objections to our application, then you must make them known to the council, but if there are wider issues then you need to make a very strong case for that through the council.
53. *Resident – If you were to actually read the objections that have been submitted, the majority of people have accepted the local plan has gone through and that site is going*

	<p><i>to be built on, but the majority of objections are to your actual plans and if you want to engage with the local community like you say you do, then you should read through them, because people are not really happy the way you have designed it and several items about the design are an issue to people, which you really should take into account.</i></p> <p>54. CA – The comments are with the council now about the design.</p> <p>55. <i>Resident – vehicles will come out of Cemetery onto road at cat and dog home, which is in an atrocious state and floods. Would you be asked to upgrade the road?</i></p> <p>56. CC member – stated that developer contributions should contribute toward infrastructure.</p> <p>57. <i>Resident – question for Colin and the council – given that the government has said we will all be driving electric vehicles and they're going to ban petrol & diesel in 2030, why do we see nothing in the development for future proofing this new deal with electric cars with charging points and alternative energy sources, etc. you did a report, which did not look at other possible renewable energy sources for this housing study – it looks to me like this was done to tick a box to say that you've looked at sustainable. If we are building houses now for the future, should we not be looking now at futureproofing them now?</i></p> <p>58. CA – There is a disconnect with sustainable energy and development planning at the moment and the reality is housebuilders will not add in things to make them sustainable because they're having to compete with the development down the road, so people at the moment don't pay extra for sustainability, but that will change over the next few years.</p>	
3	Minutes of Previous Meeting 04.06.18	
3.1	The minutes of the previous meeting held on 4 th June 2018 were read and approved.	
4.	TREASURER'S REPORT.	
4.1	<p>We have £1543.44 in our Bank Account, which includes Rosewell Neighbourhood Group's money being operated separately from RDCC monies. Breakdown of account is:</p> <p>RDCC Balance - £1028.44</p> <p>RNG Balance - £515.00</p>	Treasurer
5	LOCAL COUNCILLOR REPORT.	
5.1	<p>Cllr. Pauline Winchester reported it was the first council meeting last week after recess. Last year the funding for the Christmas lights was re-introduced just for last year only, but has now been re-introduced for this year, but that will cost £70k which will have to come off somewhere else. MC are 3 million overspent in the first quarter. In future there is to be a cross party group to be made up to decide how in future, every Community Council can be treated fairly monetary wise as well as population wise. So, you wouldn't expect Rosewell Christmas lighting fund to receive as much as Bonnyrigg and Penicuik for example. What the temporary proposal is at the moment that a set amount is given to each CC, then a bit per population per head, then the CC along with local Councillors and other interested groups will decide how that money is spent in their area. So Bonnyrigg spend a lot on their Christmas lights, but don't have a gala day. Loanhead have a gala day & raise money for it. So, there are differences throughout Midlothian and each community is different, therefore the council are trying to make it more equitable for everyone.</p>	
5.2	A resident asked if the bus stop opposite Midfield House on Poltonhall Road West could be attended to – The hedge is overgrown and the sign cannot be seen.	
5.3	A resident asked if the priority sign has been missing at the bottom of Polton Road for some time now could be attended to.	
5.4	A resident has emailed the council twice about the pavements from Rosewell to Roslin having overgrown vegetation which is making pedestrians step out onto the road where speeding cars are passing– the councils reply was to contact the land owner.	

5.5	Cllr. Winchester will look into these issues and has asked that if anyone has any problems to please get in touch. email is a lot easier.	Cllr. Winchester
6.	SECRETARY'S REPORT	
6.1	Christmas Lights – Good News Midlothian Council are going to fund the Christmas Lights this year. We will keep everyone posted about future funding.	Midlothian Council
6.2	Midlothian Council – At our last meeting in June, we told you about MC meeting with the children from the primary school and them being in favour of a small wheeled sports facility than a MUGA. MC have now informed us that Ground Investigation are scheduled for mid-September and they will appoint contractor thereafter. The children weren't keen on the flying fox, so it may be replaced with something more exciting, when the council have funding.	Midlothian Council/ RDCC/ Residents
6.4	Midlothian Council – due to financial restraints the community glass recycling bank at the bus terminus will be removed towards the end of the year. Glass bottles and jars are collected from all households at the kerbside. Residents can request a new or additional glass box by calling 0131 561 5284 or by completing an online request form.	Midlothian Council/ Residents
6.5	Midlothian Council - Brown Bins - How Midlothian Council will levy the charge for the kerbside collection of brown bins is still being determined by the Finance team. They should know more by the end of the year. There will be no obligation to pay the charge and residents can return their brown bin if they do not wish to pay. It will remain free to take garden waste to the Recycling Centres	Midlothian Council
6.6	Midlothian Active Travel Strategy (draft) 2018-2021 – Consultation to Help MC improve walking and cycling in Midlothian by sharing your views on our draft active travel strategy. Closing date Tuesday 18 September 2018, again as was spoken previously, it would be very worthwhile for residents to put in comments about pavements, etc because that is what it is there for.	Midlothian Council/ Residents
6.7	Scottish Water's – six-month consultation, Shaping the Future, closes 31 August. Details can be found on our website or directly at www.yourwater.scot	Residents
7.	UPDATE ON MAJOR AND LOCAL PLANNING APPLICATIONS	
7.1	Rosslynlee Hospital – (17/00980/DPP) Oakridge have submitted application for planning in principal for residential development of up to 280 dwellings. – AWAITING DECISION . Comments have been submitted from the Moredun Research Institute who lease Firth Mains Farm, which includes the un-adopted road which runs through the farm. They have requested construction traffic to only access on the east side from Roslin/Rosewell and also that farm staff & scientists to continue safe access through the hospital. In the long term they would not like to see new residents accessing their roadway and would consider erecting signage or even barriers if the council agreed this could be done. Oakridge have signed off Section 75 Developer Agreement which can be seen on MC planning portal. Oakridge told us at one of our CC meetings that they would supply a bus service, but this has now changed to a ring and go service. A resident asked what the ring and go service was and it was explained MC operate it for people living in rural areas where there is no bus service – they can phone and get taxi at a set cost. Cllr. Winchester was asked if this applied to all rural residents and she thought it did, if there was no bus service, but Oakridge might yet supply a bus service.	Oakridge Developments/ MC Planning
7.2	Upper Dalhousie Quarry – 18/00081/DPP Extension to existing area of sand and gravel extraction - AWAITING DECISION . Updated map shows the restoration after the extraction of the sand and the advanced hedgerow planting along the top of the grassland suggests they won't quarry down to the burn nor block the existing (informal) access routes used by walkers and horse riders.	Tillicoultry Quarries/ MC Planning

7.3	Rosewell Mains (Land East of Gorton Loan) (14/00471/PP) Crown Estate submitted a SECTION 75 AGREEMENT on 3 rd April for a proposed development of 7 residential units. DECISION NOTICE (CONSENT) for maximum 14 dwellings. This is the land being advertised, which is next to the proposed new community hub.	Crown Estate/ MC Planning
8.	UPDATE ON ROSEWELL DEVELOPMENT TRUST	
8.1	<p>The meeting welcomed Robert Scott, who was appointed as the new manager and started at the trust in July.</p> <p>The summer saw groups and activities for children, who made use of the woodland classroom, a summer lunch club, as well as another successful T in the park.</p> <p>A new group for primary 1-3 called mini rascals on Wednesdays, Rascals on Thursdays, and Kids World Citizen group and chatter and clatter baby and toddlers' group on Fridays. The Lunch Club has resumed on Tuesday and Thursdays, and the History Group have increased to now meeting on the last Tuesday of each month.</p> <p>The Trust is holding a Pizza and Prosecco Night on 19th October - a night of musical entertainment, followed by a quiz. Tickets cost £8 and are now on sale from the RDT office.</p> <p>Two community events coming up in September are the Maze Day on the 15th, a family fun day with the adults helping to tidy up the community maze – all the family included, even the family dog.</p> <p>Also, the following Saturday 22nd the trust holds one of its keep Rosewell Beautiful litter pick days with refreshments available afterwards – meet at the resource centre at 09.30</p> <p>Finally, the Trust hope to hear soon on the final stage of funding for the Community Hub, but as you may be aware demolition has started on the old Rosewell Steading and the Community hub will soon be on the horizon.</p> <p>If anyone has any questions, or needs more information, please contact the RDT office or Robert Scott for more details on any of the groups and projects run by the Trust. RDT's website – http://www.rdtrosewell.org.uk/eventcalendar/</p>	RDT/ Residents
9.	UPDATE ON ROSEWELL NEIGHBOURHOOD GROUP	
9.1	<p>A big thanks goes to the members of the Neighbourhood Group, who braved the rain at RDT's car boot sale on Saturday 16th June. £93 was raised by their efforts. A further £90 was raised at RDT's T in the park event in July, along with £20 for sale of DVDs.</p> <p>The Group are always looking for more volunteers. Next meeting is Thursday 13th September at 7pm in the Resource centre. Meeting dates are in calendar.</p>	RNG/ Residents
9.2	<p>The Scouts were unable to carry out the anti-dog fouling campaign over the holidays, but will be starting tomorrow evening, so you may see highly coloured dog poop around the village and in the park. The paint is temporary chalk paint & has been approved by MC.</p> <p>This exercise will be repeated in one months' time with a different colour paint to gauge if there has been any improvement in offender behaviour.</p>	RNG/ Scouts/ RDCC
9.3	<p>The Group are looking for photo contributions for the calendar – please submit to RDCC@email.com</p>	RNG/ Residents
10.	ANY OTHER BUSINESS	

10.1	<p>Chair introduced Steven McCluskey (Development Manager) from Health in Mind, which is a mental health charity.</p> <p>Steven explained the services and programmes they provide and said he was doing a roadshow across the 16 community councils in Midlothian and wanted to start a conversation/dialogue with communities about mental health issues. Steven commented that he had seen all sixteen neighbourhood plans and praised the format of our plan as a calendar, being one of the best he had seen. He was particularly pleased to see our October page 'Rosewell the place to stay healthy' which also mentioned mental health, as 1 in 4 people in Scotland will experience mental health problems at some point in their life. Guidance and support are available at the Orchard Centre in Bonnyrigg. Health in mind is an adult service 16+ and service is available through self-referral. A big issue is loneliness and social isolation, the Scottish Government is about launch a strategy about this, which is the first strategy of its kind in the world, which we are now starting to describe as a public health problem. Health in mind have a website available, but are looking at other ways for people to access and make contact. Information will be available at the resource centre.</p>	Orchard Centre/ Residents
10.2	<p>Dave McKay (Director, RDT) made the following comments:</p> <p>As was said earlier, the back site has nothing to do with development trust. It's not us who are marketing our land for sale for housing, it's the Crown Estate – just to make it clear it's got nothing to do with the community hub at all, also I heard yesterday there has been some interest shown in it. It could be up to 14 houses built on it. It will also be that part of the site which will contain the safe route to school coming from Avant homes to the village. It's policy now that new developments must have a safe route to school.</p> <p>The 2nd point is a bit more serious actually - is about developer contributions. I just want to make it clear that it was mentioned at the AGM, but some people might not have picked it up. Any developer contribution which is put toward the development of the community hub is retained by Midlothian Council and paid directly to the contractor by Midlothian Council, so none of that money shows up in RDT's account as some people questioned! so in future if anybody wants to question anything about finances for the hub or whatever, I'd prefer that they contact our treasurer rather than speak to our staff about it, as it is our treasurers job to reply to any these questions and our staff is far too busy doing other things, so any questions about finances regarding the hub, contact our treasurer – Robert has the contact details. Just to make it clear that none of the funding we receive from the hub comes into our bank account whatsoever – it remains with our funders and the funders pay the contractors directly, so that's why none of that money will ever show up in our accounts because we don't actually get it.</p>	RDT/ Residents
11.	DATE OF NEXT MEETING	
11.1	<p>The next meeting will be held on Monday 1st October 2018 at 7pm in Rosewell Parish Church Hall. MEETING DATES for 2018</p>	Chair

UPDATES ARE ADDED AT REGULAR INTERVALS TO THE RDCC WEBSITE TO KEEP RESIDENTS INFORMED OF PROGRESS ON MAJOR PLANNING APPLICATIONS, COMMUNITY NEWS, AND EVENTS. INFORMATION IS ALSO POSTED ON THE COMMUNITY NOTICE BOARD IN THE PUBLIC GARDEN AT THE CORNER OF CARNETHIE STREET/GORTON ROAD

www.community-council.org.uk/RosewellandDistrict

If you would like to discuss any matter relating to Rosewell with RDCC, or add your address to our mailing list, please contact our Secretary – details below:

EMAIL rdcc@email.com

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