

Cammo Estate Advisory Committee

Edinburgh 5 December 2017

Present:-

Representing the National Trust for Scotland – David Chamberlain (Convener).

Representing the City of Edinburgh Council – Councillor Work.

In Attendance:- Peter Scott (Cramond and Barnton Community Council), Nick Bengel and Simon Gillam (Friends of Cammo), Bert Scott (Cramond Association), Paul Vine (Trees and Woodlands Officer), Velda Weir (Natural Heritage Officer), David Kyles (Natural Heritage Officer) (Place) and Blair Ritchie (Committee Services).

Apologies:- Councillor Hutchison and Steven Webley.

1. Minute

Cammo Estate Advisory Committee of 10 February 2017.

Decision

To approve the minute as a correct record.

2. Matters Arising

Item 2.2 – Former Member of Friends of Cammo (item 7)

The Friends of Cammo (FOC) indicated that they had been unable to contact the former member, who was resigning from the FOC.

3. Cammo Home Farm

The Advisory Committee had previously considered the sale of the Home Farm.

The Natural Heritage Officer reported that there had been minimal liaison with the new owner. The retained access towards North Field was currently blocked, with access being through the building site for large plant/machinery. Once the boundary features were established, access would be cleared.

There would be engagement with the Heritage Service and the National Trust for Scotland would indicate when boundary details would be available.

Discussion took place regarding the timescales and the boundary for the new development.

Decision

- 1) The Friends of Cammo to check out the boundary for the new development.
- 2) The Natural Heritage Officer to supply the contact details of the developer and Committee Services to contact the developer to ask them what their intentions were along the boundary, regarding the height of the fence and the type of trees.

(Reference – Cammo Estate Advisory Committee 10 February 2017 (item 4).

4. Cammo Estate Management Plan

The Natural Heritage Officer gave an update on the Cammo Estate Management Plan.

4.1 Cammo Estate Management Plan

He reported that management prescriptions had been undertaken in line with underlying principles contained within the plan and established maintenance routines. The Work Plan was updated with such specific actions and associated estimated cost for the 2017 period was the £18k average. Activities included amenity and biodiversity grass cutting, canal works, gate installations, drain clearance, Copper Beech failure to the rear of the Pinetum, and the removal of overhanging vegetation. This description of activities did not include additional resource deployed towards the Heritage Lottery Fund (HLF) bid.

4.2 Heritage Lottery Funding Bid

It was reported that Senior Parks Management had approved the intention to increase the Cammo Home Farm capital receipt through application for HLF funding. The initial dialogue was discussed at the last Cammo Advisory Group with considerable progress being made since then:

- The HLF Management Group had been established.
- Liaison, with assistance from CEC Estates and Legal Services, had been undertaken with adjoining landowners who held important and related historic landscape features to discern likelihood for these to be included in the proposals.
- A questionnaire by the Friends of Cammo had been undertaken.
- A scaled down electronic survey had been produced.
- Public consultations had been held in Cammo Lodge and Cramond Kirk Hall.
- Tenders had been put out for Landscape Architecture, Consultancy and HLF “Parks for People” Stage 1 application. A consultant had been appointed to produce the Stage 1 application, detailed drawings associated with the proposal, they had undertaken an analysis of

consultations/surveys and questionnaires and applied estimated costings to each level of proposal.

- Public consultation events would take place to present draft proposals accepting the comment on 19, 20 and 21 January 2018 in Cammo Lodge.
- Further works were required regarding partnership development, especially in relation to the walled garden, sourcing of third party funding and car parking/surrounding development. The final proposal for Stage 1 application was to be decided, which meant that the proposed submission of end February 2018 was now likely to be at the end of August 2018.

4.3 Car parking

Initial enquiries suggested that HLF funding would not cover car parking enlargement, improvement or development. It also seemed unlikely that some favourable third-party funders would be available to fund anything related to car parking. It was imperative that the bid revised current car parking arrangements. The Heritage Service had investigated if it was possible that improved car parking could be included within the proposed Cammo Walk development with Cala/BDW Homes engaged. No land parcel within the adjoining development was to be considered, there could be boundary improvements included along Cammo Walk with new access and upgraded physical boundary. There could be a contribution towards improved infrastructure within Cammo Estate Local Nature Reserve. This could be an “in-kind” contribution, a legally binding contribution or possibly included under Section 75. A decision should be with the Heritage Service at the end of January 2018.

As a result, the Heritage Service had been reviewing proposals for improved parking with the knowledge that external parking improvement was unlikely and have concluded a larger internal car park within the footprint of South Field (accessed via the existing car park). Consequently, enlargement of the car parking at the North entrance into North Field were the most suitable options. These had yet to be factored in to the draft design proposals.

4.4 Surrounding Development / Environment

As indicated previously, there had been liaison with the adjoining private landowner regarding the interest associated with Cammo Tower, Mauseley Hill and the former Portugal Garden. A formal proposal was made to include these features within the HLF bid to a greater or lesser extent. An interest for improved car parking provision was also stated.

As previously indicated, engagement with neighbouring developers through the Planning Division had occurred relating to car parking, increased footfall on site, non-motorised access, boundary improvements of which a decision was awaited.

In respect of the Management Plan, discussion took place about work that was taking place on neighbouring land and work that was being carried out by the Friends of Cammo.

In relation to the proposed car park, discussion took place about a possible Section 75 Agreement, the HLF bidding process and the public consultation. There was further discussion about funding options, parking options, access, concerns of residents, provision for disabled drivers, and concerns over road safety. It was thought that the availability of funding for a car park might be beneficial and that certain consultants, who might provide a design, had a good knowledge of the site however it was necessary to be aware of deadlines. Discussion took place about developer contributions, the type and location of parking, the time frame for this and the need for a good quality of design for the car park, locations

With regard to the surrounding development, there was discussion about linkage to the walkways, the benefits of access from one section of the walkway to the estate and the breadth of the walkway. There was further discussion about fencing and the neighbouring landowner and the path which encompassed the site.

4.5 Edinburgh Archaeological Field Society

The Natural Heritage Officer reported that the Edinburgh Archaeological Field Society (EAFS) have been conducting investigations at Cammo throughout 2017 and had further works planned. The Council Archaeologist and Chair of EAFS had worked closely with the group, the Heritage Service and the Friends of Cammo to develop a suitable works agenda. One priority was Cammo House with explorations towards the stables and piggery being scheduled. The work of the EAFS would continue to uncover useful information that would support the funding application and also demonstrated the high level of community interest in the history and archaeology of Cammo. These interests would help direct the management and future of the site.

Decision

- 1) To note the report.
- 2) To congratulate the Natural Heritage Officer for the work on the HLF bid.
- 3) The Natural Heritage Officer to investigate quotes for the car park.
- 4) The Natural Heritage Officer (VW) to ask the Roads Section to provide an estimate of the cost for the car park.
- 5) The members to meet in the two locations for the proposed car park to consider the best way to proceed with the design.

5. Interpretation of the Estate

At the previous meeting, discussion took place about the progress being made by the Interpretation Working Group with work on the Interpretation Panels.

Due to the nature of the HLF bid and the likelihood of an interpretation plan being developed for the site as part of this, it was agreed to postpone any activity towards this aspect of site improvement.

Discussion took place about the following:

- The need to balance the architectural aspect with nature conservation.
- The availability of funding for interpretation panels.
- Preparation by the Friends of Cammo of the Wildflower and Hedgerow design for the panels, which would be sent to the Council design team for checking.
- Work which had been carried out by the Edinburgh Archaeological field Society.
- The encouragement of members of the public to be involved with work on the estate, which would support the HLF bid.
- The need to get sufficient information before opening up an archaeological site.
- The benefits of getting advice from the Royal Botanic Garden Edinburgh on the Arboretum.
- The necessity of considering the possibility of micro management for the Arboretum.

Decision

The results from Architectural Field Society on their discoveries would be given to the Natural Heritage Officer.

(Reference – Cammo Estate Advisory Committee 4 November 2016 (item 6)).

6. Work of Friends of Cammo

The representative of the Friends of Cammo informed the Advisory Committee of the work which was being carried out on the estate.

It was reported that a book on a short history of Cammo had been written by a former member of the Friends and that they were working on a replacement for the Self-Guided Walks booklet to make it more user-friendly. The dredging of the canal had been successful and now wildlife and certain species of rare plants had returned. Ongoing work included the replanting and protection of trees, litter picking, the application for a grant for bird boxes, and the purchase of Yellow Rattle Seed. It was also reported that the bee hive had been restored, the bees had returned and were thriving.

It was indicated that the book “The Private World of Cammo” was about to be re-released and that the author wanted to include the Vision Statement for the Friends of Cammo in his book.

The Natural Heritage Officer also reported that support had been offered by the Friends, where required, in relation to site boundary issues, reports of anti-social behaviour and wildlife recording. They had also provided assistance with biodiversity project improvements, tools/material provision, reporting to OGM's and heavy involvement with HLF process from the outset.

Decision

- 1) To thank the Friends of Cammo for their ongoing work and to acknowledge that Cammo was fortunate to have such an active group carrying out work on the estate.
- 2) To note that the Friends of Cammo had invited members of the Advisory Committee to the Christmas meeting on Wednesday 5 December at the Lodge at 7.30 pm.

7. Nature Conservation

The Natural Heritage Officer reported on nature conservation and outlined the following:

- Considerable beneficial effects had been noticed with the introduction of Yellow Rattle. The extent of this was that Cammo had been used as an example of best practice in opening up grass swards for the benefit of wildflowers. This approach had now been adopted city wide through the Living Landscape initiative.
- Although private, the Owl Box in Cammo Tower had been found to be not fit with Barn Owl Chicks falling out. The Barn Owl Trust and Raptor Study Group had offered remedial advice – the box was upside down, therefore, the hole should be blocked, a new one made further up, and additional boxes should be put on the Local Nature Reserve boundary.
- A replacement honey bee hive had been located.
- There had been a Copper Beach failure to rear of Pinetum, with deadwood retained, and as much standing tree as possible retained, including areas with cavities apparent to a safe standard.
- Canal improvements had taken place through bank clearance, de-silting, removal and reintroduction of both plants and animals. Wildflower seed had been broadcast on the North Bank.
- Canal silt had spread on Low Meadow. Comfrey Plugs were planted to suppress rank vegetation growing.
- Meadow reinstatement works had been undertaken in the South West and Larch Tree Meadow. Large field cutting had been undertaken all at appropriate seasonal timings.
- The Dutch Elm sanitisation programme was continuing.

- There had been monitoring of Ash Dieback, but no direct action had yet been taken. Some failing Standard Ash has had substitute adjacent planting of Horse Chestnut and Sycamore

Discussion took place regarding the benefits of surveys, the possible benefits of a “bio blitz”, possible funding for time spent on work on the estate, path maintenance, work undertaken by community service workers, volunteers and possible help from corporate groups.

Decision

- 1) The Trees and Woodlands Officer, to approach the Royal Botanic Garden Edinburgh for advice on the Pinetum and micro management of the site if required.
- 2) The Royal Botanic Garden Edinburgh to carry out some work relating to “the urban environment” if required and the Natural Heritage Officer to contact them if necessary.
- 3) The FOC to provide the Natural Heritage Officer with an estimate of their activities over the last 5 years.

8. Date of Next Meeting

Tuesday 13 March 2018 at 1.00 pm in the Cammo Lodge.