

Minutes of the ordinary meeting of Leith Central Community Council, held in the McDonald Road Library on Monday 19 January 2015 at 7:00pm

Actions and decisions are RED ITALIC UNDERLINED SMALLCAPS. NEM CON means that no-one spoke or voted against a decision. URLs added by minutes secretary.

1 Introduction, attendance and apologies

1.1 Attendance

Marion Donaldson	LCCC	Peter Mellors	resident
Charlotte Encombe	LCCC secretary	Stuart Graham	McLaren Murdoch & Hamilton architects
Anne Finlay	LCCC treasurer	Mike Towers	McLaren Murdoch & Hamilton architects
Harald Tobermann	LCCC vicechair	Rick Palmer	EMA architects
Bruce Ryan	Minutes secretary	Craig Main	EMA architects
Jeremy Darot	resident	PC Samantha Campbell	Police Scotland
Zoe Harle	resident	Cllr Nick Gardner	Leith Walk ward (Labour)
David Jacobsen	resident	Alan McIntosh	Broughton Spurtle

1.2 Apologies

Adrian Graham	LCCC	Malcolm Chisholm MSP	Edinburgh North and Leith (Labour)
John Hein	LCCC chair	Cllr Angela Blacklock	Leith Walk ward (Labour)
Ross McEwan	LCCC	Cllr Maggie Chapman	Leith Walk ward (Green)
Julian Siann	LCCC		

2 Minutes of the meeting of 15 December 2014

2.1 Adoption

The minutes were adopted without changes (proposed C Encombe, seconded H Tobermann, *nem con*)

2.2 Matters Arising

2.2.1 Police interventions at HMOs across Edinburgh (item 2.2.1 in December minutes)

FOI reveals that Police Scotland does not record attendances by type of presence.

ACTION: H TOBERMANN WILL CONTINUE TO ENQUIRE, USING RELEVANT ADDRESSES.

2.2.2 Port of Leith Development Framework (item 2.2.2 in December minutes)

See secretary's report

2.2.3 Advertising in Broughton Spurtle (item 6.2 in December minutes)

This payment has been made.

2.2.4 Keyboard for LCCC online engagement work

Sourcing an appropriate keyboard is in progress

2.2.5 Edinburgh Council officials to speak on Leith Walk and other development plans (item 8 in December minutes)

ACTION: THE SECRETARY WILL INVITE THEM TO SPEAK AT THE FEBRUARY MEETING

2.2.6 Croal Place signage (item 11.2 in December minutes)

See Cllr Gardner's report

3 South Fort Street/West Bowling Green Street PAN Application 14/04538/PAN

Representatives of EMA architects made the following points, either in his presentation, in response to questions or after the meeting.

- The Bonnington area is now mostly industrial but the Bonnington Development Brief (BDB) includes more residential use. The BDB has no specified amount set aside for commercial use. Being within the BDB area, this application must be considered within Edinburgh Council's masterplan.
- This development will have 86 flats over 6 storeys (mix of 1 and 2 bedrooms = 120 people), including 'affordable' flats.
- Full planning application is due Spring 2015. (A previous application about a neighbouring site to the north (ref 11/04095/FUL) was withdrawn in Feb 2012.)
- Although the Bonnington Development Brief requires sites to include areas for new small businesses, the Local Development Plan only requires this of sites larger than 1 hectare. This site is 0.365 ha, so omission of commercial/light industrial space is acceptable.
- On submission of a planning application the capacity of the local schools would be considered by Edinburgh Council – if necessary it will request a financial contribution from the land owner towards school expansion.
- The developer owns this land – he/she/it may sell on the land if/when planning permission is obtained.

- The open space on the plans is located to the north of the building because positioning the building adjacent to the road is a BDB requirement to provide frontage onto West Bowling Green Street.
- Underground car-parking is not feasible due to site constraints and the proximity of the Water of Leith.

4 **14, 16-18 Bothwell Street PAN Application 12/01212/FUL**

Representatives of McLaren Murdoch & Hamilton architects made the following points, either in his presentation, in response to questions or after the meeting.

- This application is based on a 'minded to grant' proposal from 2012 for 71 three-bedroom flats, with some underground parking. Exteriors were to be buff brick, timber cladding, grey metallic cladding, to tie in with surrounding architectures.
- The site now has a new owner, who wishes to change the use of the site – hence the new full application, submitted in January 2015.
- The site will provide accommodation for 240 students, in clusters with shared kitchens. Student leases will include no-car clauses, so only 18 parking spaces are planned. This policy has been successfully applied elsewhere by the managers, the Downing group, who will have an on-site office providing 24/7 cover. If the original plan for residential flats had gone ahead, many could have become HMOs with no control over cars. Also, 50% cycle spaces are provided with a link to the new cycle route on the railway line adjacent.
- Plans include remaining within the existing 'minded-to-grant' scheme, improving and on-going maintenance of the currently run-down public park. This will remain the same size – satellite photos give misleading impression of size.
- The timber cladding originally envisaged will not be used due to maintenance issues.
- There will be green space to the south of the site, as amenity for student residents and as a buffer between this development and others. The scheme will not have balconies.
- The only public access will be through the site to the cycle route and to the public park, which is being offered as a public facility by the owners. The owners will not provide other public facilities e.g. gymnasium.
- Although there are several other student accommodation developments in progress, Edinburgh Council allocates each area a ceiling on student numbers. This area's ceiling has not been reached.
- Concerning the site's distance from educational institutions and apparent lack of public transport, the site is not far from Easter Road and London Road that do have good transport links, and is within 30 minutes' walk of Edinburgh University. Also, Edinburgh Council encourages the growth of institutions and provision of purpose-built, well-managed student accommodation to reduce the pressure on unsupervised student HMOs. This site will have CCTV, in part to prevent issues seen in other student accommodation.

H Tobermann also reminded Cllr Gardner of potential issues with Edinburgh Council's mapping of student accommodation (<http://leithcentralcc.co.uk/2014/12/01/poor-mapping-poor-planning-hmo-homelessness-issues/>) and asked whether developers have looked at such concerns.

A resident expressed concern that the presenters had been briefed about what to say in this presentation. HT explained the negotiating/fact-finding role of the PAN process. A Finlay expressed concern that the flats were very small. Cllr Gardner noted that it would be difficult to find material objections unless the accommodation was definitely too small. C Encombe suggested that the originally-planned 3-bedroom flats would have been more welcome. It was suggested that 240 residents moving at the same time (at beginnings and ends of terms) would be problematic. PC Campbell was asked whether railway bridge use might contribute to security concerns – she suggested that students will naturally do unsafe things but that more lighting would help matters. A resident suggested that student residents were likely not to bring cars, and that they would be working hard to pay for their studies. HT responded that such concerns will be included LCCC's planning subcommittee discussions.

5 **Community Police Officer's Report**

PC Sam Campbell made the following points:

- Car crime is being combatted by dedicated staff, dedicated backshift patrols and bail checks of people associated with car crime in Leith & Drylaw. These have already resulted in arrests.
- There have been issues with shop-lifting and boy-racers in Ocean Terminal (not in LCCC area)
- There will be more Campaign against Violence (CAV) days, involving extra foot patrols on appropriate days.
- There is continuing action against cycling on pavements.
- 'Pubwatch' action, in concert with council licensing officer, is encouraging licensed premises to group, and exchange information on Duke St & Leith Walk.

PC Campbell was not able to advise when the 20mph speed limit is due to be introduced. H Tobermann suggested it was due to be rolled out slowly. M Donaldson reported that citizens were having difficulty finding

having reasons for the new limits, to which HT responded that this was Edinburgh Council's responsibility. HT noted that city-centre 'pubwatch' schemes had been successful.

HT asked about a police helicopter that had been flying at 5am recently, questioning whether it would help search for missing persons in built-up areas. PC Campbell replied that helicopters could help in such searches using thermal imaging techniques. The helicopter had been owned by Strathclyde police but is now available to all of Police Scotland.

6 LCCC Office Bearers' Reports

6.1 Secretary

Leith Walk post office is closed for refurbishment. It will reopen on 23 January.

The secretary attended the recent Leith Economic Forum meeting – a report on this subject is due. 3 delegates were from Forth Ports – FP had been absent from such meetings. The secretary has circulated Leith Development Framework papers. Comments on these papers can be made on or before 17 February.

A resident asked whether LCCC could produce a magazine. LCCC doesn't have the necessary resources.

6.2 Treasurer

See appendix 1 – financial statement

6.3 Online communication

Online conversation has been slower this month due to the holidays. There has been talk about Leith Economic Forum and refuse collections over holidays. (Collections on Edina St and Elgin Terrace had been late.) C Encombe noted that residents should phone 0131 529 3030 about refuse collection issues.

There had been a suggestion for a celebration of an OBE awarded to an LCCC resident – is there a forum for organising such things? Cllr Gardner noted that occasionally civic receptions are held, while H Tobermann noted that LCCC does not have a position on honours.

Respondents asked whether, now that the Leith museum building is controlled by Edinburgh Council, the community can now be involved? C Encombe noted that the building is now under the control of the Leith Trust. She and H Tobermann commended the digital engagement work.

7 Leith Walk repairs and improvements

H Tobermann has asked Edinburgh Council to deal with contractors' portakabins encroaching on pavement at Shrub Place, and has been told they may be there for 14 months.

ACTION: CLLRS GARDNER AND BROCK WILL TRY TO GET PROPER ARRANGEMENTS (DECKING AND BARRIERS) INSTALLED

HT has looked at his email records – about a year ago, he had asked Cllr Hinds to accelerate LW matters, noting that in November 2011 Edinburgh Council's transport committee agreed works should be completed in 2012. There has been a hiatus in stakeholder meetings for 2 months.

At the moment, contractor has completed works on the stretch from Iona St to the bottom of LW (quality issues notwithstanding). Another contractor is due to be appointed for the junction at the foot of LW. However repairs to the stretch south of Pilrig St are likely to be delayed due to the St James Centre developments. HT estimates that of the money allocated by Edinburgh Council to repair Leith Walk, over £4 million should remain – this money should be used now, no matter what else happens. Cllrs Hinds, Burns, McVey of the transport committee have been prompted about this. However, the issue has been remitted to an expert group to investigate business case for options around tram extensions. This group has a budget of up to £400,000. It will report in March 2015. The next stakeholder meeting has been postponed at short notice, such that LCCC representatives can't attend.

HT noted that Edinburgh Council official I Buchanan had charged with informing LCCC but has not done so. There was discussion of the work done years ago to move services from under the section of LW likely to be used for trams. There have been at least two radar surveys to map such services. There is an enquiry into the tram costs over-runs (<http://www.edinburghtraminquiry.org>). It was asked how long the materials used in the current repairs would last. HT also noted that Audit Scotland had stated that no money allocated for LW repairs may be used for tram works.

ACTION: SECRETARY TO INVITE IAN BUCHANAN AND IAIN MACPHAIL TO THE NEXT MEETING

Meanwhile, HT has asked Edinburgh Council for more patch repairs. A council official (roads manager) has replied that there is no budget for these, even though Cllr Hinds was in favour of them.

ACTION: SECRETARY TO ASK CLLR HINDS TO INSIST ON THIS.

8 Friends of parks reports

No report

9 Planning sub-committee report

All matters covered in items 3, 4 and 7.

10 Councillors' reports, MP/MSP reports

10.1 Cllr Gardner

An enforcement notice has been issued over a too-bright advert on the Croall Place illuminated advertising sign. Cllrs Gardner and Brock will chase further enforcement. They will continue to press for LW to be repaired soon, as tram options will take time to implement.

11 Open Forum

A resident stated that the *Evening News* had reported that development at Shrub Place had been cancelled due to issues with entrance gate, car parks. H Tobermann responded that this is unlikely.

12 AOCB

The *Leith decides* event will take place on 7th February at Leith community centre, Kirkgate. Community Groups can be awarded up to £1000 each. More details are at <http://www.edinburghnp.org.uk/neighbourhood-partnerships/leith/about/leith-decides/>

Cllr Gardner noted that a report on the Leith Economic Framework (which is principally about job creation) is going to committee on 28th April. There is an 8-week consultation period.

13 Dates of future meetings

Mostly 3rd Monday of the month: 2015: 16th Feb, 16th Mar, 20th Apr, 18th May, 22nd Jun

14 Appendix 1 – financial statement

DATE	DESCRIPTION	Cheque No	Credit	Debit	Balance	Bank Balance
2014	Balance b/f					£1,432.98
19.5.14	Minutes(Mar 2014) B Ryan	425		£50.00		£1,382.98
16.6.14	Marion Donaldson	429		£100.00		£1,282.98
25.6.14	Minutes(Apr 2014) B Ryan	426		£50.00		£1,232.98
15.7.14	Edinburgh Council grant		£989.06			£2,222.04
16.9.14	Mins(Jun14)BRyan+roads upgrade	431		£68.56		£2,153.48
16.9.14	M Donaldson inv+receipts	432		£79.70		£2,073.78
24.9.14	Minutes (Aug 2014) B Ryan	433		£50.00		£2,023.78
23.10.14	Minutes (Sept 2014) B Ryan	427		£50.00		£1,973.78
20.11.14	Minutes (Oct 2014)B Ryan+WPCH	434		£58.34		£1,915.44
22.12.14	Minutes(Nov 2014) B Ryan	435		£50.00		£1,865.44
30.12.14	Spurtle sub for 2015	436		£60.00		£1,805.44
	TOTALS		£989.06	£616.60		
	Balance b/f		£1,432.98			
	Income		£989.06			
	Total Income		£2,422.04			
	less expenditure		£616.60			
	BALANCE					£1,805.44