

Minutes of the ordinary meeting of Leith Central Community Council, held in the McDonald Road Library on Monday 17 November 2014 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	Penelope Philipson	resident
Charlotte Encombe	LCCC (secretary)	Sarah Marsh	resident
Anne Finlay	LCCC (treasurer)	Cllr Deidre Brock	Leith Walk ward (SNP)
Adrian Graham	LCCC	Cllr Nick Gardner	Leith Walk ward (Labour)
John Hein	LCCC (chair)	Malcolm Chisholm MSP	Edinburgh North and Leith (Labour)
Ross McEwan	LCCC	Jim Scanlon	Leith Links CC
Julian Siann	LCCC	Richard Price	New Town & Broughton CC
Harald Tobermann	LCCC (vice-chair)	Ella Taylor-Smith	Broughton Spurtle
Bruce Ryan	minutes secretary	Sgt Mark Coull	Police Scotland
Liz Ballantyne	Resident	Lisa Paton	Edinburgh Council
Jeremy Darot	Resident/Greener Leith	Graham Connor	Cupar Cromar
Peter Mellors	Resident	Alex Chan	Cupar Cromar

1.2 Apologies

Irene Sweeney	LCCC	Cllr Angela Blacklock	Leith Walk ward (Labour)
Alex Wilson	LCCC	Mark Lazarowicz MP	Edinburgh North and Leith (Labour)
Leah Lockhart	Greener Leith rep		

2 Minutes of the meeting of 20th October 2014

2.1 Approval

Approved as-is (proposed C Encombe, seconded A Finlay)

2.2 Matters arising

- 2.2.1 Police interventions at HMOs across Edinburgh (item 9.1 [point 3] in August minutes)
H Tobermann has not heard back about this – HELD OVER UNTIL DECEMBER
- 2.2.2 Community Empowerment Bill (item 2.2.8 in September minutes)
RM awaiting information – HELD OVER UNTIL DECEMBER
- 2.2.3 Port of Leith Development Framework
This framework has not yet been published – Secretary following this up. HELD OVER UNTIL DECEMBER
- 2.2.4 Edinburgh council budget (item 9 in September minutes)
Budget links were posted: <http://leithcentralcc.co.uk/2014/10/14/edinburgh-council-proposed-budget-cuts/>,
<http://leithcentralcc.co.uk/2014/10/25/city-of-edinburgh-council-budget>
- 2.2.5 Proposed prices rises for Edinburgh allotments (item 10.1 in October minutes)
The Secretary is writing to Edinburgh Council about this.

3 Graham Connor of Cooper Cromar re PAN 14/03607 Shrubhill

Mr Connor made the following points, either as part of his main speech or in response to questions:

- Cooper Cromar's client is Places for People.
- The basis of the project is a 2008 approved planning application for housing (326 flats) on the brownfield site. This 2008 application is still valid because groundwork had been started by the site's previous owner.
- However, a fresh application must be made because there are material changes from the 2008 plans: 14 extra flats instead of 1st-floor office, changing some materials, other configuration changes (e.g. to follow current space standards) to achieve ~345 flats. Otherwise, the new plans follow the existing 2008 plans.
- The exact number of flats will be confirmed in the actual application, due in December 2014.
- Building would start in June 2015 (retaining work may start earlier), with completion due 2018.
- Various listed retaining/boundary walls, e.g. tram shed walls, will be retained as assets to the development
- The masonic hall is being moved, probably early in the building process – the building schedule to enable this is still being worked out. There will be a courtyard above the hall, and noise-pollution features.
- Cooper Cromar has engaged building contractors to help develop a schedule to minimise inconvenience to nearby residents, e.g. in Dryden St. However, inconvenience cannot be entirely ruled out, although Places for

People strive to be considerate developers. Mr Connor will be happy to supply detail when it's available.

- There will be a mixture of affordable, mid-market rental properties and for-sale properties. Mr Connor did not know the exact numbers, but Places for People should be able to advise here.)
- There will be pedestrian public spaces, along with semi-private and private spaces of differing sizes, forming a tramline effect. The only above-ground vehicle access will be for service/delivery vehicles. All motorcycle- and car-parking will be underground. (This assumes 3% of residents will have motorcycles.)
- The car park entrance & exit will be via Leith Walk – they will allow for future tram-stop installation.
- Each block will have a secure bike store (not in the underground car park), allowing around 1-4 bikes per flat. (This assumes that valuable bikes are likely to be stored in owner's flats.)
- The development's scale will be split: 5 storeys on eastern side, 4-6 on the opposite site.
- There will be factoring by Places for People: this will be part of the planning application.
- Duplex flats will overlook a proposed cycle route (a former railway line) at the back of the site.
- The housing associations to be involved are Port of Leith and Castle Rock (a subsidiary of Places for People).
- Application for National Housing Trust funds have been made – this would arrive in February 2015. As Mr Connor understands it, NHT-funded properties would be bought back by the developer after 5 years to maintain availability of affordable properties.
- In response to a suggestion that the project could accommodate site cabins from a neighbouring project, Mr Connor stated that this might give rise to legal/insurance issues (e.g. due to 3rd parties being able to access the site) and schedule issues. (The masonic hall movement and car-park building would occur at the same time to maintain the mason's guaranteed' parking – a phasing drawing is in progress.

HT reiterated that minimising disruption to residents during is important. Mr Connor will consult with Places for People and report back to LCCC. Mr Cooper agreed to feed back as per LCCC's Planning General Principles and Procedures.

4 Bill Cook, Vice-convenor of Finance and Resources re Council Budget

This was held over until December.

5 Community Police Officer's report

Sgt Coull made the following points, either as part of his main speech or in response to questions:

- Bonfire night passed reasonably well for Leith. There were joint patrols with the Fire Service and council community safety officers. Bonfires were checked for safety, adult supervision – if deemed safe, they are left alone. If not, the fire service extinguished them.
- PC R Hooper remains on the citadel youth centre board. Police Scotland are keen to work with such groups.
- The biggest recent local crime problem is bike theft. Sgt Coull advised locking bikes, marking them with owner IDs and phoning PS if suspicious characters were seen hanging around bikes.
- Concerning bullying in schools, the local high schools have community police officers attached to them. They will take on school-related issues even if they occur outwith schools.
- There will be additional patrols for the Scotland-England football match.
- There have been other break-ins using the technique used at Out Of The Blue, by backing a car or van into the large wooden gates.

A resident asked about action against cycling on pavements – he had been knocked down this evening. Members had also observed cycling on pavements, including a parent setting a bad example of this, and cycles not having lights. Sgt Coull said that PS can take action against such cyclists.

6 Lisa Paton, Business Manager, City Centre/Leith Neighbourhood Partnership

Feedback on recent trade waste pilot; planned roll-out and issues around communal domestic bins

Ms Paton (LP) reported that over 10-15 years, business waste storage on pavements grew, exacerbated by recent legislation requiring recycling. This led to, for example, 132 **business** waste bins on Leith Walk (LW).

To combat this, a pilot trade waste scheme was started in LW (Foot of the walk to Annandale St/ Montgomery St) and two other areas on 3 March 2014. Edinburgh Council (CEC) had consulted with businesses, police, emergency services, Lothian Regional Transport to establish morning and evening collection times. There was enforcement, with some tolerance for some food and glass bins. Frequent collection was also enforced to reduce bin sizes. This reduced business bins on LW to 15. Some businesses had reacted favourably to the pilot– they were being charged less for landfill due to reduced sizes/numbers of bins. Also, this had eased pavement cleaning. Also, there was more space for food outlets' tables and chairs, leading to increased economic activity.

Since the pilot's finish, there has been some slippage, due to removal of CEC's dedicated officers. A project report went to CEC's committee on 28 October.

Concerning city-wide roll-out, LP reported that this is difficult to implement, but the pilot's principles will apply. City-wide refuse collection times will not be specified, but businesses will be responsible for waste until it is collected, and will be required to remove it from pavements if it is not collected. The roll-out will start with the city centre and arterial routes, including LS, and would focus on problem areas.

Business should always use trade waste bags. A resident reported a business not doing so – LP requested details of such issues so that LP can initiate action. Enforcement will be part of the roll-out – business waste must not be left out overnight.

Domestic/communal bins on LW will be replaced when the repairs are done (due 19 December). Refuse bins will start being replaced at that time, starting in the Dalmeny St area. There will be a pilot in the Hillside area of recycling in tenements in February 2015. Large communal black bins will be retained, but blue and green bin will be merged and glass recycling will be introduced due to high demand, despite historical reluctance due to noise. This pilot will inform potential roll-out. LP stated that she was aware of an email about potential phasing out of red and blue boxes, but that this matter was handled by CEC's waste services function.

H Tobermann thanked LP for this update and the pilot's achievements, and Cllr Brock for ensuring the pilot was on LW. He stated that waste control needed to be embedded into commercial activity, and that the trade waste scheme should be rolled out ambitiously, including focus on LW. LP agreed that behaviour change is needed, and noted that other areas had wished to be part of the pilot scheme they had felt disadvantage.

7 LCCC office-bearers' reports

7.1 Chair

The chair had been invited to open a shop in Kirkgate.

7.2 Vice-chair

A motion to investigate illegal/obstructive parking has been passed by CEC's transport committee. Reports of incidents directly to Cllr N Bagshaw were requested, ideally accompanied by suggested solutions (to 0131 529 3291, nigel.bagshaw@edinburgh.gov.uk, @nigelbagshaw). Cllr Brock and M Chisholm MSP reported that the Scottish Government is currently legislating on this. Sgt Coull stated that blocking emergency vehicles is illegal.

7.3 Secretary

The secretary reported that she had attended a meeting about the development of a Leith museum (in the former customs house building on Commercial St). There is an active campaign, headed by Mark Lazarowicz MP to establish this venue. CEC's purchase of the building is in progress, however matters are complicated by CEC appearing to dedicate only a small part of the building to museum use. Hence many local groups have met with Cllr R Lewis. It turns out that CEC are now not asking a private company to rent part of building. Instead the community can bid for to take over the building, but it would need to raise £250,000. Claude Groves-Raines (owner of Lambs House) is keen to lead the project, while the Scottish Historic Buildings Trust may put up some or all of the money. CEC cannot afford to maintain the building. There will be another meeting on 4 December.

There is an Edinburgh Community Mediation Service - see <http://bit.ly/1zP93EJ>

7.4 Treasurer

LCCC's account balance is £1973.78 balance. LCCC's bank has refunded a £10 charge.

8 Leith Walk repairs and improvements

H Tobermann stated that work is in progress between Crown Place and Pilrig St, although there are debates over quality. However, work from Pilrig St to Picardy Place is now in limbo, due to planned remodelling of the St James area (StJ), plans to remodel Picardy Place roundabout – it has been argued that because the future shape of roads down to London Road/LW junction is unknown, plans for south of that roundabout cannot be made. Also, there are ideas to extend the tram route from York Place down LW. This may be an attempt to increase tram and StJ revenue by tapping into the 40,000 inhabitants of and around LW.

HT's opinion is that such works should not be allowed to continue to affect LW, which has been in severe disrepair since 2007. Hence he asked LCCC's permission to

- have an option to withdraw from LW stakeholder meetings, as continued support may deliver an incorrect message. (J Siann has already done withdrawn from these meetings.)
- push CEC to deploy existing resources to implement acceptable repairs from Pilrig St to Picardy Place **now**.

J Siann reported that he withdrew from the stakeholder meetings due to (i) members not being given information, plans etc (ii) the poor quality of the work currently in progress. As an engineer, he cannot condone the poor-quality construction works or CEC's lack of scrutiny/quality-enforcement. He fears that the installed work will not last 2 years. HT noted that Cllr Hinds had told LW stakeholders 2013 that the finished work would

be good for 15 years. Hence CEC may have wasted money, while there is likely to be further disruption on LW.

JS noted that recent work on Constitution St had been done well, so that the road surface etc would last a long time. However, LW is not receiving such quality work (e.g. ungrouted paving slabs, lack of underpinning buildings) despite being overseen by the same council. He wishes to see the contract and other documents to find out whether contractors can be and have been taken to task over these issues. The secretary noted that stakeholders have been invited on walkabout on 26 Nov at 2:30pm, and requested LCCC's engagement with that, to keep pressuring CEC. (She will go as a representative of Greener Leith.)

A resident asked whether the limbo period could be used to ensure that Pilrig Place to Picardy Place was done well. HT recounted LW's history of disruption and disrepair, leading to his opinion that further delay was unacceptable. Cllr Brock noted that a report on tram options will be considered by the full CEC on 11 Dec. It will be made public a week before that.

MOTION: LCCC SHOULD PRESSURE CEC TO REPAIR PILRIG PLACE TO PICARDY PLACE NOW, USING THE £9 MILLION PREVIOUSLY ALLOCATED TO LW REPAIRS (PROPOSED C ENCOMBE, SECONDED A GRAHAM) PASSED NEM CON.

A Graham (with HT) will now represent LCCC at stakeholder meetings. JS was asked to attend as a consultant.

9 Friends of Pilrig Park

No FoPP representative present, hence no report.

10 Planning sub-committee (PSC) report

10.1 Developers' charter

The PSC's General Principles and Procedures was adopted *nem con*

11 Councillors' reports, MP and MSP reports

Cllr Brock noted that

- a property conservation report will be placed before CEC's finance & resources cttee on 27 Nov: it will be on CEC's website before that
- Alcohol Focus Scotland has a meeting on 25 November at 6:15 in McDonald Road library about harm-reduction techniques
- Citizens' input on CEC's budget is strongly requested
- Pilrig St Paul's Hall has applied for a public entertainment license - deadline for comments 10 Dec

12 Open forum/AOCB

- There is a Leith CC's get-together in the Windsor Buffet (6-8pm, Thursday 20 Nov)
- LCCC twitter activity has been increased by 176%. LCCC now has 341 followers. Summary minutes are now displayed in a local delicatessen as well as McDonald Road library.

13 Dates of next and subsequent meetings

Mostly 3rd Monday of the month

2015: 19th Jan, 16th Feb, 16th Mar, 20th Apr, 18th May, 22nd Jun

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
?8.14	Edinburgh Council grant		£989.06			£2,222.04
16.9.14	Mins(Jun14)BRyan+noads 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
	TOTALS		£989.06	£448.26		
	Balance b/f		£1,432.98			
	Income		£989.06			
	Total Income		£2,422.04			
	less expenditure		£448.26			
	BALANCE		£1,923.78			