

# Minutes of the ordinary meeting of Leith Central Community Council, held in Nelson Hall, McDonald Road library on Monday 19 June 2017 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 Attendance, apologies, declarations of interest

### 1.1 Attendance

Jack Caldwell	LCCC	Michael Trail	Leith Links CC
Roberto Colasuonno	LCCC	Cllr Marion Donaldson	Leith Walk ward (Labour)
Charlotte Encombe	LCCC	Cllr Amy McNeese-Mechan	Leith Walk ward (SNP)
Andrew Harlick	LCCC	Cllr Susan Rae	Leith Walk ward (Scottish Greens)
Sheila Kennedy	LCCC	PC Joe Kennedy	Police Scotland
Iona McLeod	LCCC	PC Paul McNiven	Police Scotland
Damian Sefton	LCCC	Alan McIntosh	<i>Broughton Spurtle</i>
Julian Siann	LCCC	Michael Henderson	Places for People
Harald Toberman	LCCC	8 residents	
Bruce Ryan	Minutes secretary		

### 1.2 Apologies

Darius Garab	LCCC	Ben Macpherson MSP	Edinburgh Northern & Leith (SNP)
Lorraine Moore	LCCC	Deidre Brock MP	Edinburgh North & Leith (SNP)
Cllr Lewis Ritchie	Leith walk ward	Nick Gardner	Friends of Montgomery Street park

### 1.3 Declarations of interest

H Tobermann and J Caldwell declared an interest in item 6.2. They work for Out of the Blue, which currently occupies the building in question.

## 2 Minutes of 24 April 2017 meeting

Approved with no changes (proposed H Tobermann, seconded J Caldwell, *nem con*)

### 2.1 Matters Arising

No items

## 3 Community Police Officer's Report

### 3.1 Quarterly update to Mar17 from Police Scotland statistics unit

H Tobermann noted that this had been delivered, but not in the desired format. However levels of all serious crimes are reduced.

### 3.2 Monthly information (April/May), including relevant incidents and crimes outwith area or reporting period

#### 3.2.1 Recent notable events and local crime statistic

The officer who usually prepares statistics was unavailable, so the following are the notable events and statistics the PCs could obtain. They cover 5 April to 18 June 2017.

- 30 April – a cleanup on Anderson Place resulted in recovery of a handgun. Enquireies are ongoing.
- 9 May – a robbery in a paint shop resulted in a male being arrested and charged
- 14 May – an attempted break-in into the former B&Q resulted in 2 people being charged
- 9-10 May – a joint operation with CEC checked underground car-parks for abandoned vehicles. 9000 vehicles were checked. 0 were found to be stolen but many had been abandoned
- Mid May – £4000 was stolen during a robbery at a casino on Leith Walk. A suspect was arrested & charged.
- 10 June - following a rape in Anderson Place, a male has been arrested
- Leith gala day – this was a 'great' day, with 0 arrests (much better than previous years)
- 14 house-break-ins (7 domestic, 7 businesses), down 25% since last year
- 10 common assaults, 2 serious assaults, 2 assault with robbery (both solved), down 10% since last year

#### 3.2.2 Other notable points

- Following recent terrorist attacks, ACC Telfer assures citizens that Police Scotland (PS) is united with all communities. PS leadership's thoughts are with all affected. They urge citizens to remain united. PS will not tolerate any attacks on any community. The alert level is now down to 'severe'.
- PS caught someone pouring petrol over police cars at Leith police station. A week later, a police van was burnt at Gayfield Square.
- Neighbourhood Watch is being rebooted, following pilots in Perth & Kinross, and Dumfries (aka 'RuralWatch'). 'Modern technology' (i.e. Facebook) is being used to make neighbourhood alerts. The system gives alerts if there is a spate of thefts or antisocial behaviour. It does not replace phoning in complaints.
- A resident asked about break-ins in Shaws Terrace. The PCs could not respond about individual cases, but advised the resident to contact PS, quoting the incident number. The PCs confirmed there was not a crime wave
- Cllr Rae thanked PS for swift action following the rape on 10 June. The PCs stated that CCTV helped a lot here.

#### 4 **Shrub Place site construction plans and timetable; impact(s) on neighbours and the Leith Walk road works by Mike Henderson, Senior Project Manager, Places for People (PfP)**

Because the venues windows did not have blinds, Mr Henderson could not show his intended presentation. He made the following points either in his main presentation or in response to questions:

- So far workers have stripped the site, and moved a lot of earth to enable construction of the underground car-park. This is level with the railway line to the south of the site. The car-park will have capacity for 221 cars. Vehicular access will be via a ramp from Leith Walk – there will be no parking next to the listed buildings. There will be pedestrian stairs and lifts at various places.
- The 1<sup>st</sup> block (nearest Leith Walk is u-shaped, around a courtyard).
- This block contains the masonic club and gym on levels 1 & 2. Above these will be 5 levels of residential units.
- The development will have 7 blocks.
- The contractors (Allenbuild) have been on site since august 2016. They have nearly finished the ‘civil engineering’ aspects of the work. They will soon start building the blocks, working from the Leith Walk end of the site.
- Work should finish in spring 2020.
- The site will comprise 344 new apartments and the new masonic club and gym
  - This is in addition to ~ 30 units on Dryden St (design not completed)
  - Hence neighbour notification has not yet been made.
- PfPs’ responsibilities include looking after listed buildings on the site. Much clean-up has been achieved already. The next phase is to complete the design.
- PfP and its contractors are not touching the railway adjacent to the site.
- The many cement mixers travelling along East Claremont St definitely are not related to PfP or this site.
- The wall separating the site from the Colonies is listed, so it can’t be altered. It will be cleaned up on the site side, and the steel supports will remain in place.
- Mr Henderson demonstrated on the printed plans how the car-park will relate to roads adjacent to the site.
- The 1<sup>st</sup> block is due to be completed in May 2018.
  - The pavement on Leith Walk will be fully restored by May 2018. PfP is responsible for the pavement from the treeline back to the buildings, while CEC is responsible for the pavement from the treeline to the kerb.
- Pedestrians and cyclists will be able to move through the development from northwest (Dryden Street) end to southeast (Leith Walk) end along a path traversing the site.
- There has been no apparent progress on the 1<sup>st</sup> block for some time, but this is because work been progressing underground, e.g. drainage, acoustic decks. These are required because there are strict acoustic requirements.
- The only parking on the site will be for residents, not e.g. gym users. Security gates will keep out other vehicles
- Buildings overlooking the colonies will have 4 normal levels plus penthouses on level 5.
- Responding to a comment that piling has restarted by the railway line, causing colonies residents to fear that vibration will damage their homes, Mr Henderson stated that
  - monitoring of ground vibration is in place, giving early warning of issues
  - the sandy soil makes piling easier.
  - The rule for vibration near listed buildings is 10 units. Readings currently are 1 or 2 units, i.e. the piling is noisy but is not putting much potentially destructive energy into the ground.
  - A resident commented that she can feel her house vibrate if a JCB is moving near it.
  - J Siann asked whether vibration-measuring devices can be installed on potentially vulnerable houses, e.g. tell-tales on gable ends? Mr Henderson stated that he is happy to provide tell-tales or whatever is appropriate.
  - PfP will give notice of next phases of piling. Mr Henderson agreed that it would be good to have tell-tales etc in place before piling starts.
- H Tobermann requested that PfP/Allenbuild hoardings are made tidy.
- The building workers generally work week-days and on Saturdays. Weekday work is from 7am to 7pm. There can be no work on Sundays, unless it’s related to railways.
  - Despite the line not being in use, Network Rail says the line is still live, so PfP and contractors must act accordingly. **ACTION: MR HENDERSON TO PROVIDE RELEVANT CONTACTS TO H TOBERMANN**
- On-site visits cannot occur [presumably due to danger], but interested people could visit the site office – Mr Henderson will arrange this separately.

#### 5 **LCCC Office Bearers' Reports**

##### 5.1 **Welcome to new ex officio members**

The chair welcomed Cllr McNeese-Mechan and Cllr Rae.

##### 5.2 **Update on nominated representatives**

Nick Gardner has been invited to join LCCC as the nominated representative of Friends of Montgomery Street Park. Their AGM took place recently, but was not quorate. However, registration with CEC is in progress.

##### 5.3 **Treasurer's Report**

The treasurer was absent but had emailed that LCCC’s current bank balance is £2041.98.

## 5.4 Membership of subgroups

Various suggestions around potential working groups and officers were made before the following were decided:

- separate transport and parking working groups. HT noted that (poor) parking affects street-cleaning, and other transport and environmental issues
- appointment of an equalities officer, or making outreach/equalities duties part of the communications remit

### 5.4.1 Planning

H Tobermann, J Siann, D Sefton, maybe L Moore

### 5.4.2 Transport and clean streets

R Colasuonno, H Tobermann, S Kennedy

### 5.4.3 Parks & green spaces

C Encombe

### 5.4.4 Communications

J Caldwell, S Kennedy, I McLeod, B Ryan. J Caldwell is sorting email addresses, domain, online presence etc

### 5.4.5 Parking

S Kennedy, I McLeod, R Colasuonno, C Encombe, J Siann

### 5.4.6 Equalities officer

A Harlick

## 5.5 Remits

*ACTION: THE ABOVE GROUPS/OFFICERS TO DRAFT REMITS FOR THE AUGUST MEETING*

## 6 Planning

### 6.1 Refusal of proposed demolition of existing warehouse and erect purpose-built managed student accommodation (54 self contained studio flats over 4 levels) at 254 Leith Walk EH6 5EL (SCHEME 2) ([17/00619/FUL](#))

This refusal was noted.

### 6.2 Application for demolition of former tram depot building (CEC owned) at 165 Leith Walk EH6 8NR ([17/01898/LBC](#))

H Tobermann noted that this building is near Out of the Blue, which will be impacted by this demolition. Hence HT declared his interest in this matter. (He works for OOTB.). It was also noted that the building has been unused for a long time; that the wall around the site is the end wall for gardens in Smith's Place; that CEC would pay for this demolition from its tram budget; that CEC has secured Scottish Government funding for a 'Leith hub' from SG in this building. However, there are no plans about replacement of the building, hence HT is concerned about this plan. (It was noted that plans for demolition of listed buildings must have accompanying plans for their replacement.)

Cllr McNeese-Mechan noted that there will be a drop-in event on 28 June (4:30 to 7pm), concerning the building's 'meanwhile' use (i.e. prior to demolition). This project has already commenced, and will provide be low-cost art spaces, and other community uses, lasting until 2021. HT stated that the long-term aspiration for this site is housing. C Encombe stated that Leith has no large public spaces, but that these are necessary.

*ACTION: HT TO INSIST THAT CEC PRODUCES A PLANNING APPLICATION FOR THE MEANWHILE USE, AND SUGGEST OUTLINE PLANNING FOR POST 'MEANWHILE-USE', INCLUDING SOME COMMUNITY SPACE (agreed nem con)*

### 6.3 Application to sub-divide existing shop and form new flatted dwelling at 328a–330 Leith Walk ([17/01742/FUL](#))

It was noted that this plan is against council policy, and LCCC's preference for keeping streets in its area 'animated' with shops and other economically productive uses. *ACTION HT TO SUBMIT COMMENT SAYING THIS (agreed nem con)*

## 7 Transport and clean streets

### 7.1 Leith Walk Programme

H Tobermann noted the following

#### 7.1.1 Update Phase 4 (Iona to McDonald)

The original contractor has gone into administration. CEC has stressed that they had undertaken due diligence but HT stated that data from Companies House may suggest otherwise. A new 'framework' contractor (i.e. one that charges per metre, rather than tendering for the work) is now in place, but HT suggested that takeover of the works will not be seamless, and that the finish of the work will slip noticeably. Cllr McNeese-Mechan stated that 'supervisors' are in place to take in concerns about quality and timing, and that work will now go on through the festival. *ACTION: CLLR DONALDSON TO REPORT CURRENT TIMING PLANS TO HT/LCCC.*

#### 7.1.2 Update Phase 5 (McDonald to Montgomery)

The TRO for this phase is still awaiting approval by the SG reporter, but no-one has been allocated to this work.

#### 7.1.3 Update Phase 6 (Montgomery to pedestrian crossing by Playhouse)

This phase is at an early design stage but is not currently being progressed.

#### 7.1.4 Update on Leith Street closure (Sep 2017 to July 2018)

HT met with CEC on 8 June, along with CEC officers, and New Town & Broughton CC members. He did not obtain all the answers he wanted, but the upshot is that CEC's traffic modelling predicts that LS closure will cause less traffic in an area to the north of the closure. However, HT stated that reality is liable to be affected by unforeseen events.

Buses that normally come down LS will go via Regent Terrace, Abbeyhill, Montrose Terrace, adding 6 minutes to bus journeys. The model also predicts no impact on commuter traffic. J Caldwell suggested that many bus routes using LW are missing from modelling. C Encombe suggested that it would be easy for poorly parked cars to grid-lock the system. A resident stated that bus diversions were not 'set in stone', and would be changed if necessary.

*ACTION: B RYAN TO PUT THE INFORMATION ON BUS DIVERSIONS THAT LCCC HAS ON ITS WEBSITE.*

Pollution meters will soon be installed on LW and side-streets now, to obtain baseline data.

## 7.2 Update on LCCC working group on parking

I McLeod has been trying to meet with CEC traffic orders officer to resolve parking issues outside the controlled area. It has been suggested that ward councillors should be at this meeting but so far only one has expressed interest in this. Due to holidays etc, IM will now try to arrange this meeting for August

## 7.3 New [TRO/17/33](#) (Montgomery Street loading bay) and [TRO/17/36](#) (car club Montgomery and McDonald St); update on Dalmeny St and Balfour St (car club)

These were duly noted

## 8 Parks and green spaces

### 8.1 Friends of Pilrig Park

- It was noted that Sophie Brown, current FoPP chair, is moving away, and that N Gardner is to take over.
- Recent 'picnic in the park' was very successful
- FoPP will apply for funds to buy play equipment

### 8.2 Friends of Montgomery Street Park

- It was noted that the recent FoMSP meeting was not quorate.
- The MSP summer fayre had been very successful.

### 8.3 Update on contact with other Friends groups: Dalmeny Street and Hillside

Cllr McNeese-Mechan noted that an issue about a beech hedge has now been resolved: this hedge will be kept to 3 feet to minimise opportunities for muggings

## 9 Councillors' reports, MSPs' reports, MP's report

### 9.1 Cllr McNeese-Mechan

She reported that there are 44 high-rise buildings in Edinburgh. Cladding on these buildings is based on minerals and hence is non-combustible. Materials and procedures have been reviewed, leading to revised safety measures, proactive communications, public areas being checked 4 times a day. There is a rolling program on fire alarms. Sprinklers have been fitted as standard in buildings since 2005, but not all buildings have been retrofitted due to some residents objecting. Domestic appliance inspections are outwith CEC remit, but CEC/fire service will give advice.

## 10 Open Forum

- Linking Leith (business & voluntary sector collaboration) event on Friday 23 June at Citadel youth centre
- CEC's playing scheme: streets can be closed to allow children to play. See [CEC website](#) for more detail.
- The [Scottish Land Commission](#) is holding a meet and greet event on 22 June at Leith community centre.
- Funding is available from the Cats Protection League for neutering cats belonging to low-income owners.
- *ACTION: J CALDWELL TO TRY TO OBTAIN ANTI-GRAFFITI KITS*

## 11 Bulletin & AOCB

No items

## 12 Future Meetings (usually 3rd Monday of the month) and meeting topics/presentations

### 12.1 Meetings to May 2018

NO MEETING	July 2017	
Ordinary meeting	Monday 21-Aug-17	booked
Ordinary meeting	Monday 18-Sep-17	booked
Ordinary meeting	Monday 16-Oct-17	booked
Ordinary meeting	Monday 27-Nov-17	booked
NO MEETING	December 2017	
Ordinary meeting	Monday 15-Jan-18	booked
Ordinary meeting	Monday 19-Feb-18	booked
Ordinary meeting	Monday 19-Mar-18	booked
Ordinary meeting	Monday 16-Apr-18	booked
Ordinary meeting and AGM	Monday 21-May-18	booked

### 12.2 Future presentations/discussions

date TBC: North East Locality Manager Natalie McKail (or maternity cover)