

Minutes of the annual general meeting of Leith Central Community Council, held in Leith Community Centre on Monday 19 October 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

Anne Finlay	LCCC treasurer	Jeremy Darot	Resident
Adrian Graham	LCCC	Kenneth Murthy	Resident
John Hein	LCCC chair	Ross Shields	Resident
Ross McEwan	LCCC	Richard Price	New Town & Broughton CC
Julian Siann	LCCC	Don Giles	Leith Harbour & Newhaven CC
Harald Tobermann	LCCC vice-chair	Cllr Marion Donaldson	Leith Walk ward (Labour)
Bruce Ryan	Minutes secretary	Ella Taylor Smith	<i>Broughton Spurtle</i>
Liz Ballantyne	Resident	Naomi Sandilands	Edinburgh Council

1.2 Apologies

Charlotte Encombe	LCCC Secretary	Malcolm Chisholm MSP	Edinburgh Northern and Leith
Cllr Nick Gardner	Leith Walk ward (Labour)	Cllr Angela Blacklock	Leith Walk ward (Labour)

1.3 Resignation from LCCC

Irene Sweeney tendered her resignation from LCCC for personal reasons. ACTIONS:

- (ACTING) SECRETARY TO THANK HER FOR HER WORK FOR LCCC
- (ACTING) SECRETARY CONTACT EDINBURGH COUNCIL BECAUSE LCCC IS NOW UNDER HALF STRENGTH.

2 Minutes of the meeting of 21 September 2015

2.1 Approval

The draft minutes were approved (proposed H Tobermann, seconded A Finlay, *nem con*)

2.2 Matters Arising

2.2.1 Open forum – advertising banners (item 2.2.5 in September minutes)

A Graham is still waiting for suitable images. ACTION: CARRY FORWARD TO NOVEMBER MEETING

2.2.2 Crime statistics (item 3 in September minutes)

J Hein has received no substantive reply from Police Scotland. ACTION: CARRY FORWARD TO NOVEMBER MEETING

2.2.3 Leith Decides (item 4.1 in September minutes)

A Graham attended the Leith Decides meeting. Relevant groups can apply for grants of up to £1000, so long as they have at least two signatories on their bank accounts.

2.2.4 Leith Walk stakeholder meeting (item 5.2 in September minutes)

See report in section 6.1 below

2.2.5 Potential demolition of grain silo in Leith Docks (item 9.2 in September minutes)

This application will go to Edinburgh Council (CEC)'s Planning committee because there are at least 11 objections. It was suggested that LCCC should push its CEC councillors to apply for a full hearing.

3 Leith Town Centre Supplementary Planning Guidance

N Sandilands reported that

- This process is in line with a national policy of making town centres the hearts of their communities.
- She leads preparation of this guidance (SPG) for Leith
- A draft Leith SPG will go to CEC's planning committee on 3rd December. The draft would then be put out for consultation in December 2015 to January 2016. Hence the final version could be in place in May 2016.
- It will focus on change of use of retail premises within Leith's town centre, providing more detail on retail policies in the 2nd proposed local development plan. The LDP states that each Edinburgh town centre (there are 8) should have its own SPG fitting its characteristics and local community needs and desires.
- SPGs would be updated every 2 years, while the LDP is updated every 5 years.
- Leith's SPG will also include what other arms of CEC are doing for town centres, including public realm opportunities. It is likely to be an options paper with some questions.
- The area covered in this SPG, defined in the current LDP, includes Great Junction Street to the top of Leith Walk – see map in section 13 below. Side-streets are not included in this area, apart from corner properties. The consultation on the SPG will ask for input on the boundaries. Suggestions for changes will be put forward during creation of the next LDP, so that area definitions and related policies become statutory. A

block of properties on the west of the foot of the walk junction is not included because these are currently not used for retail.

- H Toberman suggested that LCCC will make a strong case for including side-streets in the next iteration. NS stated that there is some scope to talk about adjacent streets.
- It is intended to undertake a detailed assessment of public life in Leith town centre, using Jan Gehl's 12 criteria (<http://gehlarchitects.com>).
- It may include some guidance on streetscapes, if needed. (LCCC has had issues on shutters and shop signs.)
- CEC seeks ideas on how it can work with LCCC to consult its citizens.
 - **ACTION: IF NS SENDS MATERIAL, BRUCE RYAN WILL TWEET IT AND PUT IT ON LCCC'S WEBSITE**
 - It was suggested that Saturday afternoons in McDonald Road library would be a good venue for local consultation.

H Tobermann suggested that the SPGs would hinder conversion of shops to residential use, a positive outcome.

D Giles asked for examples of CCs influencing changes to SPGs etc. NS gave an example in Corstorphine, where citizens were concerned over numbers of cafes. This was put into the SPG, and this basis of this an application for a new café was refused.

4 Community Police Officer's report

No police representative, hence no report.

4.1 Letter from CS Mark Williams to Malcolm Chisholm, MSP

CS Williams states that sharing of statistical information is both allowed and promoted. See actual letter in section 14 below.

4.2 Update on fire incident at Haddinton Place 07_10_2015

See <http://www.edinburghnews.scotsman.com/news/suspicious-leith-walk-blaze-causes-250-000-of-damage-1-3912694>. It was feared that arson tendencies may increase. There was also a report of an issue at the bus station in Annandale Street. **ACTION: CARRY FORWARD TO NOVEMBER MEETING**

4.3 Impact of CEC plans to cut current £2.6 million community police grant by £500,000 in 2016-17

See <http://www.edinburghnews.scotsman.com/news/crime/funds-for-community-police-set-to-be-slashed-1-3913395>

H Tobermann noted that Police Scotland (PS) had not attended this or the last meeting even though community police officers are funded by CEC, and there had been promises to several CCs that CPOs would attend every CC meeting, and asked what might happen if the grant was cut. He also asked why CEC is funding PS, suggesting that this is a tacit admission that PS is not adequately funded by central government.

It was noted that New Town & Broughton CC's recent meeting was very usefully attended by a CPO. It was suggested that local government should have some influence of local policing, but that LAs should not need to buy this influence. It was suggested that, because CEC has funded policing services for a few years, this change might be part of a transition towards PS paying for all policing in Edinburgh.

ACTIONS: CLLR DONALDSON TO PASS LCCC'S QUESTIONS TO CLLR DAY, (ACTING) SECRETARY TO WRITE TO CEC AND LCCC'S MSP

5 Office-bearer's reports

5.1 Nomination of LCCC councillor to take over overview of communications activities

Background: B Ryan will be unavailable for around 6 months in 2016. The CC members tweeted on behalf of LCCC are no longer available. Hence at least 1 person (ideally 3) are needed to eventually take on these tasks. These people do not need to be elected/co-opted members – they could become associate members, as BR is.

ACTIONS: B RYAN TO PUT ADVERT ON LCCC WEBSITE, TO TAKE OVER LCCC CELLPHONE PRO TEMPORE

5.2 Vice Chair: submitted issues to be investigated to Tram Inquiry

H Tobermann noted that the enquiry is now under way. (See <http://www.edinburghtraminquiry.org>) HT has requested on behalf of LCCC that the enquiry investigates:

- quality control by CEC, TIE around utility diversions, i.e. why issues raised in writing were not acted on.
- whether costs for works now taking place (i.e. repairs to Leith Walk) should have been included in the original tram budget

ACTION: B RYAN TO CIRCULATE HIS VIDEO EVIDENCE OF CYCLING ON LEITH WALK:

[HTTP://BRUCERYANDONTEXIST.INFO/2015/09/19/MODERN-STREET-LIFE-IS-RUBBISH/](http://bruceryandontexist.info/2015/09/19/modern-street-life-is-rubbish/)

D Giles queried whether the contractor was paid for the complete envisaged project (see https://en.wikipedia.org/wiki/Edinburgh_Trains#/media/File:Edinburgh_tramway_map.svg) even though only part has been built, i.e. was there poor contractual control. He has no documentary evidence of this

6 Transport: Leith Walk repairs and improvements

6.1 Leith Walk repairs stakeholder meeting

H Tobermann reported that final plans for the stretch from Pilrig St to McDonald Road should be presented at the next stakeholder meeting (26 October – this meeting has now been postponed twice.) He estimates that this stretch could be completed by May 2016, that the stretch from McDonald Road to Annandale St may be completed by October 2017, and that the final stretch from Annandale St to the top of Leith Walk might be completed in 2019, but that works on the St James quarter are likely to cause issues.

HT suggested that LCCC raises no further objections, so that as much as possible of Leith Walk is repaired before St James quarter issues and cuts to CEC's roads budget prevent this.

6.2 TRO/15/29 Leith Walk: Brunswick St to Dalmeny St: public consultation stage (20/10/15 to 17/11/15)

The last stakeholder meeting agreed to minimise conflict between pedestrians and cyclists. HT again suggested not making a formal objection, so that that the works start as soon as possible.

R Price stated that the St James work will go ahead, with demolition starting in Spring 2016. NTBCC is concerned about removal of material via LW to Leith docks – this might prevent further works on LW, so RP suggested getting done whatever can be achieved before St James works start. HT noted that John Lewis might prevent demolition starting in Spring 2016.

7 Planning subcommittee report**7.1 Shrubhill approved drawings vs. as built**

R McEwan reported that the building appears to be the correct height but that there may be discrepancies in the ground floor (e.g. pavement slop, an extra ramp, which may be for disabled access) from the plans. H Tobermann noted that the building is already occupied, even though building is ongoing – this may be illegal.

ACTIONS: H TOBERMANN/R MCEWAN TO WRITE TO CEC ASKING FOR ENFORCEMENT, AND TO CONTACT EDINBURGH'S FIRE-MASTER

7.2 to ratify: objection to Lidl's application at 234 - 248 Easter Road (15/04194/FUL)

H Tobermann noted that LCCC had been broadly happy with the scale of the original application. Lidl has now submitted an application for a taller building with underground parking, close to neighbouring properties. He has submitted an objection (see section 15 below), and noted that the likely effect of such a big store included either more traffic in the area or increased out-of-town shopping, potentially leading to this area becoming run down.

D Giles reported that Aldi has applied to develop a site on Commercial St, potentially affecting existing local shops. It was noted that other chain stores may be doing similar, and that the area already has enough alcohol vendors. R McEwan stated that big supermarkets are sited outside towns in Europe, not on high streets.

A resident asked about the process for the Lidl application. Cllrs Donaldson and Gardner have asked for a CEC planning committee hearing – this might over-rule decisions by planning officers permitting this application.

DECISION: LCCC WILL PRESUME TO OBJECT TO ALL BIG-CHAIN SUPERMARKET APPLICATIONS, TO PROTECT SMALL BUSINESSES

7.3 Consultation on draft revised student housing planning guidance (by Friday 20th November 2015)

H Toberman noted that this guidance is to 'is to provide clarity of the location of student accommodation to ensure the character of each site is considered'. He noted that this consultation gives LCCC an opportunity to influence downwards the amount of student accommodation.

R McEwan stated that student accommodation cannot be converted to flats, while a resident stated that HMOs can be a costly option for students. D Giles stated that a building near Holyrood that had been planned as student accommodation but is now a hotel. B Ryan suggested that students should be accommodated in university-owned residences – privately-owned flats rented to students tend to be substandard.

DECISION – TO BE ON NEXT MEETING'S AGENDA

8 Friends of parks' reports

A resident reported that there would be a 'zombiefest' in Pilrig Park on Sat 31 October.

Because S Brown had been unable to attend many LCCC meetings, and I Sweeney has resigned, it was suggested that this resident (who frequently attends LCCC meetings) becomes FoPP's representative to LCCC

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

Cllr Donaldson reported tht she is not yet a member of any CEC committees, because the rebalancing had not yet been done. Her background is in health, so this would be her preference.

Cllr Donaldson invited J Siann to speak on issues affecting Pilrig St. He reported that traffic is becoming an issue here because the street is used by heavy vehicles including buses. This, and parking on both sides of the road, makes it difficult to for vehicles to emerge from side-roads. A meeting of Rosslyn Crescent residents suggested investigating how such issues might be solved. They suggested that while extending parking regulations will not be a solution, traffic-slowng (e.g. road humps and/or another set of traffic lights near Dryden Street) may help.

Cllr Donaldson has referred this issue Cllr Hinds, who will forward it to CEC's traffic department. A resident reported similar issues occurring in Dalmeny Street, due to traffic noise from traffic driving fast on cobbled surfaces. He suggested that an investigation and solution was needed for the whole neighbourhood.

Cllr Donaldson has received correspondence about the Lidl application (see section 7.2 above) and high seats on bus stops in Brandon Terrace. She has been informed that these are due to issues under the pavement.

J Hein suggested that new bus shelters will be anachronistic, and hence unsuitable for movies set in Edinburgh at this time. H Tobermann replied that Edinburgh's film office will store some for this purpose. He also suggested that new bus shelters are shorter than the originals, and questioned whether CEC had specified sizes (i.e. was there poor contracting). It was asked who controls LED screens on bus stops. (probably JC Decaux).

Cllr Donaldson noted that a report on live music is going to CEC's culture and sport committee on live music. It turns out Edinburgh residents attend more live music than the Scottish average, and that they spend £40m per year in this way. The report includes details about CEC's process for resolving noise complaints.

10 Open forum

R McEwan reported several complaints about double parking on cycle lanes, especially by La Favorita, and that LF's owner is allegedly unrepentant about this. It was suggested that the cycle-lanes need to be enforceable (i.e. marked with solid, not broken, white lines.) Enforcement is apparently not occurring, despite this reportedly being promise. B Ryan noted that he had not seen any enforceable cycle-lanes in Edinburgh. It was suggested that TROs around cycle-lanes can be changed.

D Giles reported that there is currently a consultation about the character appraisal for Leith conservation area. He asked for LCCC's support to obtain an extension for his submission, which is taking a time to write.

A Graham stated that a biomass plant, which had been proposed for Leith, may now be built on prime agricultural land near Aberlady.

D Giles also reminded LCCC about the proposed demolition of the grain silo at Leith docks.

11 Dates of Future Meetings (3 Monday of the month):

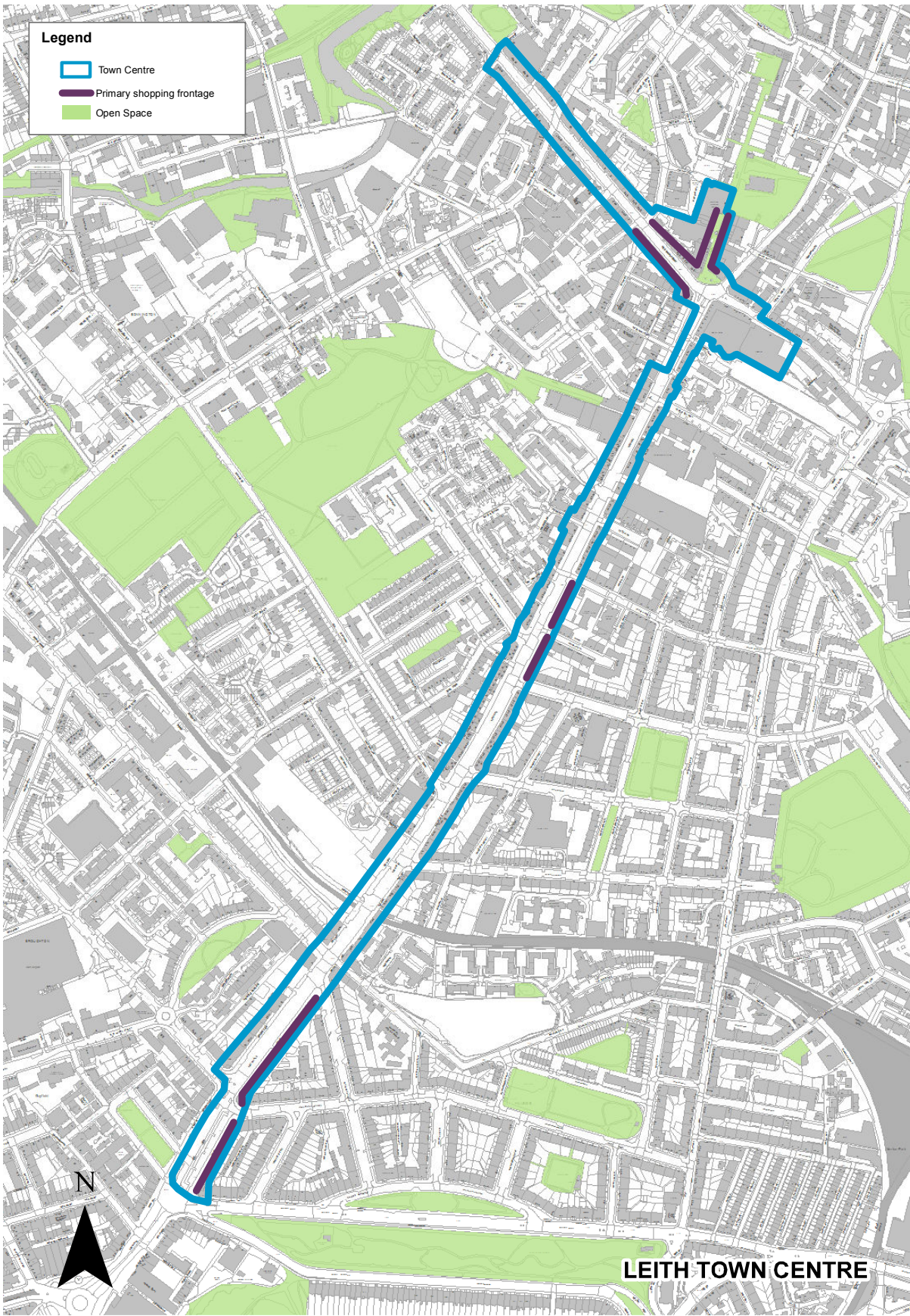
2015: 16 November, 21 December

2016: 18 January, 15 February, 21 March, 18 April, 16 May, 20 June (AGM)

12 Appendix 1: Income & Expenditure

DATE	DESCRIPTION	Cheque No	Credit	Debit	Bank Balance
2015-16	Balance b/f from 2014-15				£1,655.44
25.3.15	Minutes (Feb 2015) B Ryan	439		£50.00	1,605.44
1.5.15	Minutes (Mar 2015) B Ryan	440		£50.00	£1,555.44
22.6.15	C Encombe (gift+wreath)	442		£74.60	£1,480.84
22.6.15	Minutes AGM (May 2015)	441		£50.00	£1,430.84
9.7.15	Minutes (Apr 2015) B Ryan	443		£50.00	£1,380.84
3.8.15	CEC grant – bank transfer		£989.06		£2,369.90
21.9.15	Minutes (Jun 2015) B Ryan+invoice	444		£75.00	2,294.90
30.9.15	Minutes (Aug 2015) B Ryan	445		£50.00	2,244.90
TOTALS			£989.06	£399.60	
	Balance b/f	£1,655.44			
	Income	£989.06			
	Total Income	£2,644.50			
	less expenditure	£399.60			
	BALANCE	£2,244.90			

13 Appendix 2 – Leith Town Centre map



14 Appendix 3 – Letter from CS Mark Williams to Malcolm Chisholm, MSP

Date: 30th September 2015

Your Ref:

Our Ref: 3994/15

Mr Malcolm Chisholm MSP
5 Croall Place
Edinburgh
EH7 4LT



**POLICE
SCOTLAND**

Keeping people safe

Edinburgh Division
St Leonard's Police Station
14 St Leonard's Street
Edinburgh
EH8 9QW

RECEIVED
- 5 OCT 2015

Dear Mr Chisholm

Statistical Information About Crime at Community Council Level

I refer to your letter dated 20th August 2015, within which you raise concerns from Leith Central Community Council regarding the above subject.

I have reviewed the current information sharing protocol we have in Edinburgh and can confirm guidance has been given that both allows and promotes the sharing of such statistical information.

A standardised briefing template has been prepared which will allow officers from the various Community Policing Teams across the city to deliver the type of information requested and highlight the broad range of community policing activities undertaken at local and divisional level.

I hope this update provides clarity, reassurance and a further opportunity to promote strong links within the local community.

Yours sincerely

Mark Williams
Chief Superintendent
Edinburgh Division
Police Scotland

scotland.police.uk

@PoliceScotland

PoliceScotland

15 Appendix 4 – objection to Lidl’s application at 234 - 248 Easter Road (15/04194/FUL)
15/04194/FUL | Creation of retail development including associated parking. | 234 - 246, 248 Easter Road
Edinburgh EH6 8LE

From Harald Tobermann <harald.tobermann@gmail.com> 10 October 2015 at 15:29

To Barbara.Stuart@edinburgh.gov.uk, planning@edinburgh.gov.uk

Cc David Leslie <D.Leslie@edinburgh.gov.uk>, Angela Blacklock <angela.blacklock@edinburgh.gov.uk>, Nick Gardner <nick.gardner@edinburgh.gov.uk>, marion.donaldson@edinburgh.gov.uk, lewis.ritchie@edinburgh.gov.uk

Dear Barbara Stuart

I write on behalf of Leith Central Community Council to object to the [above application](#) in its present form for the following reasons:

1. due to **the increased the size and scale** of the application, the store is likely to have an overwhelming negative impact on the existing local (Easter Road) retail environment; unlike the applicant's original 2014 proposal which would have helped to revitalise this central section of Easter Road by generating "walking" footfall, the present proposal gets the relationship between competition and sustainable regeneration wrong
2. the **traffic impact**: the application markedly fails to provide a Transport Statement which would "identify potential Travel Plan measures to be implemented at the site, and discuss the implementation, monitoring and review processes that the development will undertake to reduce reliance on the private car and promote more sustainable modes of transport. The Travel Plan will also outline the level of commitment from the developer with regard to the implementation of specific measures." (from applicants 2014 TRANSPORT STATEMENT - SCOPING STUDY). The proposed car access arrangements are unsatisfactory, given the anticipated volume of traffic suggested by the parking provision. The proposal for delivery vehicle egress is highly unconventional.
3. **height, massing and material** of the development is disproportional and out of character for Easter Road. A Design Statement was not provided to justify any part of the proposal, which is set within a densely populated residential context.
4. **footprint**: the development seeks to maximise the footprint over the area in the applicant's proposal, which is particularly oppressive on the northern site boundary, and produces over-development of the site.

While we would still support a more modest and (sensitive) retail development on this site, in view of the weight and seriousness of the above reasons, we would ask you to refuse the application in its present form.

In addition and noting (1) that the application has substantially and materially changed from the proposal we discussed with Lidl representatives in 2014 (and which, at the time, received our tacit agreement), (2) that there have been no further substantive contacts from Lidl since then, consulting with LCCC. (3) that neighbour notifications were issued only on 25 September and (4) that the above application has attracted a substantial amount of local interest and - mostly negative - comment, **we would ask that this application is treated as a major application and LCCC assumes full consultative status and that it is decided by Committee (and not delegated).**

Thanking you in anticipation.

Yours sincerely

Harald Tobermann (on behalf of Planning Sub-Committee)

Vice Chair

Leith Central Community Council

www.leithcentralcc.co.uk