

## Minutes of the ordinary meeting of Leith Central Community Council, held in Nelson Hall, McDonald Road library on Monday 19 December 2016 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 and apologies

#### 1.1 Attendance

Jack Caldwell	LCCC	Ella Taylor Smith	<i>Broughton Spurtle</i>
Jeremy Darot	LCCC	Michael Traill	Leith Links CC
Alan Dudley	LCCC	PC Fiona Brown	Police Scotland
Darius Garab	LCCC	PC Niall Corrigan	Police Scotland
Andrew Harlick	LCCC	Liz Ballantyne	resident
John Hein	LCCC chair	Colin Grenfell	resident
Sheila Kennedy	LCCC	Jane Howie	resident
Lorraine Moore	LCCC treasurer	Ross McEwan	resident
Gavin Rankin	LCCC	Richard Wilson	resident
Julian Siann	LCCC	Fraser Hines	Queensbury properties
Harald Tobermann	LCCC vice chair	Representatives of	Gilberts Architects
Bruce Ryan	Minutes secretary		

#### 1.2 Apologies

Roberto Colasuonno	LCCC	Ben Macpherson MSP	Edinburgh Northern & Leith (SNP)
Charlotte Encombe	LCCC secretary	Cllr Nick Gardner	Leith Walk ward (Labour)
Iona McLeod	LCCC	Cllr Marion Donaldson	Leith Walk ward (Labour)

### 2 Minutes of 11 November 2016 meeting

Approved (prop. L Moore, 2<sup>nd</sup> J Siann, *nem con*) subject to adding Albert Street to very end of item 11.

#### 2.1 Matters arising

Item 2: B Ryan has invited local groups to join LCCC via website but has received no replies.

### 3 Community Police Officer's Report

The PCs reported, either in their main report or in response to questions:

- November crime statistics were not yet available
- In November and December, the Community Police Officers (CPOs) had focussed on
  - retail crime (i.e. theft), e.g. in Ocean Terminal – such crimes tend to increase this time of year
  - educating drivers and enforce driving law (1 vehicle seizure), e.g. targeting antisocial behaviour of 'boy racers', liaising with primary schools re road safety.
  - high-visibility patrols in Bellevue and Bonnington to reassure residents and deter criminals
  - execution of a drugs supply warrant, resulting in arrest of heroin suppliers and a firearms offender
  - action on licensed premises
  - action on child abduction
  - making cyclists who don't have lights on their bikes at night to get off and push.
- In the case of fatal accidents, Police Scotland (PS) will interdict all work on the site until they have gathered enough evidence to show there is no criminality (or **presumably** have gathered evidence of criminality). If a fatality is an accident, PS will liaise with Health & Safety towards a Fatal Accident inquiry. If there is (evidence of) criminality, PS will act accordingly

It was agreed to request, via FOISA if necessary, quarterly area crime statistics – these had been provided previously by PS Disclosure Officer. ACTION: H TOBERMANN TO IMPLEMENT THIS.

### 4 Proposed residential development at Bonnington Mills, 70-74 Newhaven Road

Representatives of Queensbury and Gilberts reported, in the main presentation or in response to questions:

- This is only a proposal – there has been no planning application yet. (It will likely be submitted in March 2017.)
- Hence work would start towards the end of 2017.
- The site has been occupied by various types of mill since the 16<sup>th</sup> century (latterly a paper mill).
- While there are various listed buildings around the site (e.g. the bridge over the Water of Leith [WoL] is B-listed, the site itself has no listed buildings. Buildings on the site are from the 1930s, except for 2 cottages next to the WoL.
- Recently there have been several residential developments nearby, some up to 6 storeys.
- A design brief has been created for this area, to improve links from Bonnington Road to WoL.

- The plans envisage increased access to WoL.
- The current plans envisage 56 flats, of which would be 14 'affordable', in buildings of up to 5 storeys, with many having views over WoL. Hence balconies will mostly be on the north of buildings.
- The outsides of the buildings will be mostly brick, to match nearby bonded warehouses.
- Affordable flats will be for rent only, will be together in the same 4-storey block (for easier management) and will be managed by a suitable housing association.
- It was not possible to say yet whether the same company would also look after all of the site, including the trees by the north wall.
- 70% of the flats will have 2 bedrooms, the balance either 1 or 3.
- There would be '100%' parking, following CEC guidelines of 1 per private flat, 0.25 per affordable flat.
- There would be 1.5 cycle places per flat, within building lobbies, following CEC guidelines.
- Bin stores will be 15 metres from access points, following legal requirements.
- The developers will undertake flooding, tree, noise, transport and archaeology assessments and consult with the WoL preservation society.
- Access via a southern pend would be investigated, however it would be only 1 storey high.
- It is assumed the site is contaminated from previous industrial use. However, this is normal for brownfield sites, so the developers know how to deal with this.

LCCC members and residents suggested that

- because flood prevention measures were already in place, the developers should not benefit from public money for more flood prevention measures
- that the historical wall to the south of the site should be reinstated and retained as much as possible
- rendering would reduce the blandness of the current design
- views from existing properties around the site should be taken into account when finalising the plans
- the likely effects of more cars along Newhaven Road, Pilrig St etc should be strongly considered.

The developers will now submit these and other comments as part of the pre-application process.

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

The treasurer is trying to update bank signatories. Outstanding invoices from *The Spurtle* were submitted.

### **5.1 Training for CCLIs**

- Alcohol licensing training will take place on 13 February 2017 at 18:30 in McDonald Road library.
- Planning training will take place on 13 March (details TBC)

### **5.2 Edinburgh Association of CCs AGM - verbal report**

- B Ryan reported that the AGM had been presented with severely erroneous financial records, followed by a presentation from A Kerr (Chief Executive of CEC) on Edinburgh 2050, and some debate on Neighbourhood Partnerships and Localities.
- H Tobermann promoted membership of Edinburgh's Civic forum, given EACC's weakness.
- M Traill stated that all CCs are automatically part of EACC unless they actively withdraw, and hence are able to link into the North-east Locality. Leith Links CC wishes to liaise with other NE CCs to work out how to work with police etc, starting with a social event for CCLIs in Leith Dockers Club on 17 February at 19:00.

### **5.3 LCCC digital reach December 2016**

This compares favourably with that of nearby CCs, if Wordpress statistics are to be believed. (Basic statistics are 517 posts, 57,434 total views by 23,765 visitors and 744 total followers.)

## **6 Planning**

L Moore noted her interest in planning. H Toberman will revive LCCC's planning committee if possible.

### **6.1 CEC's closure of enforcement request re Shrub Place (but not Murano Place)**

LCCC had argued that using student housing for holiday lets changed their class use and so was not allowed. CEC has refuted this for Shrub Place, but did not include Murano Place in its response.

Following on from this, it was agreed *nem con* to ask CEC to consider dual usage of student accommodation as holiday lets, and relevant enforcement, in its forthcoming report on short-stay commercial leisure apartments.

**ACTION: H TOBERMANN TO PURSUE BOTH OF THE ABOVE.**

### **6.2 Withdrawal of 13/01070/FUL (proposed mixed-use development, redevelopment of Tram Workshops)**

It was agreed *nem con* to ask CEC to inform LCCC about the masterplan for Shrub Hill and Shrub Place

## **7 Transport**

### **7.1 Leith Walk: Phase 4 (Iona to Brunswick)**

It was noted that there have been many barriers, road blockages and other issues, causing progress to be very slow, and that the junction of Pilrig Street and Leith Walk (LW) will be closed for some time when work reaches there. H Tobermann has asked CEC how progress is envisaged in 2017.

### **7.2 Leith Walk: Phase 5 (Brunswick to Montgomery)**

It was noted that this is at TRO stage. It is uncertain when this go to CEC's committee but work is due to finish by the end of 2017. Other phases are 'in limbo', awaiting a decision about whether trams will go down LW.

### **7.3 Temporary patching works (Picardy to Brunswick)**

It was noted that these 'quick fixes' are supposed to last a year.

### **7.4 Traffic impact from other works**

It was noted that

- The entrance to Montgomery St will be closed while Scottish Gas Networks seek underground hardware.
- The Place for People work at the Shrub Place/Dryden St drew no comments from residents at the meeting.
- H Tobermann has been promised further information on demolition at St James.

## **8 Environment**

It was noted that

- There have been large flocks of waxwings. This allegedly implies cold weather.
- There has been poor/late re-instatement of public parkland and footpath boundaries at the Tennant Street/Stanwell Street development.
- There has been continued lack of progress on the buddleia problems and abandoned Hera fencing at Dryden Street, and poorly secured site from the rail bridge. It was agreed *nem con* to write to CEC's Director of Place deploring these issues, which might be injurious to refuse disposal, and lack of response to a report of a malfunctioning streetlight. **ACTION: H TOBERMANN TO IMPLEMENT THIS.**

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

No reports

## **10 Open Forum**

J Caldwell had attended Leith Neighbourhood Partnership's environment committee meeting. He reported that it was a productive meeting, focussing on overflowing public bins and fly-tipping. Cllrs and residents ideas to combat these would be very welcome.

## **11 Bulletin**

It was noted that the *Evening News* had reported on 17 November *Council announces fresh drive in the battle against litter (in Leith Walk, 'dirtiest street in Edinburgh') which will address 'deep clean' and 'just over half of businesses in the Leith Walk area were found to be failing to properly deal with their trade waste.'*

Information on the IDEAL energy project in conjunction with Univ of Edinburgh and Changeworks was circulated. **ACTION: B RYAN TO PUT THIS ON LCCC'S WEBSITE**

## **12 AOCB**

It was noted that

- Office-bearers aim to create and circulate meeting agendas at least 1 week before meetings. LCCC members are very welcome to submit agenda items.
- LCCC's noticeboard is in place outside McDonald Road library but the key is AWOL.
- More publicity of LCCC in other parts of its area would be productive.
- **B RYAN TO PROVIDE DRAFTS OF MINUTES TO LCCC'S NASCENT PUBLICITY/ENGAGEMENT GROUP, SO THEY CAN CREATE POSTERS TO ATTRACT MORE ENGAGEMENT.**
- **H TOBERMANN TO ADD CREATION OF SUCH WORKING GROUPS TO LCCC'S JANUARY AGENDA**

## **13 Future Meetings (usually 3<sup>rd</sup> Monday of the month) and meeting topics/presentations**

- future meetings: 16 January 2017, 20 February 2017, 20 March 2017, 17 April 2017, 22 May 2017.
- future presentations/discussions:
  - date TBA: North East Locality Manager Natalie McKail (or maternity cover)