

## Minutes of the ordinary meeting of Leith Central Community Council, held in the McDonald Road Library on Monday 22 September 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	Bruce Ryan	minutes secretary
Charlotte Encombe	LCCC (secretary)	Liz Ballantyne	Resident
Anne Finlay	LCCC (treasurer)	Andrew Bell	Resident
Adrian Graham	LCCC	Jeremy Dardt	Resident
John Hein	LCCC (chair)	Chris Ogden	Resident
Ross McEwan	LCCC	Ella Taylor-Smith	Broughton Spurtle
Julian Siann	LCCC	Kirstin Welsh	Police Scotland
Irene Sweeney	LCCC	Gavin Pope	Cala Homes
Harald Tobermann	LCCC (vice-chair)	Ross Carruthers	Cala Homes
Leah Lockhart	Greener Leith	Peter Cruickshank	Visitor, Social Informatics Researcher

#### 1.2 Apologies

Alex Wilson	LCCC	Malcolm Chisholm MSP	Edinburgh North and Leith (Labour)
Cllr Nick Gardner	Leith Walk ward (Labour)	Janis Brown	Leith Harbour & Newhaven CC
Cllr Deidre Brock	Leith Walk ward (SNP)		

### 2 Minutes of the meeting of 18<sup>th</sup> August 2014

#### 2.1 Approval

Approved with no changes (proposed A Graham, seconded R McEwan, nem con)

#### 2.2 Matters arising

##### 2.2.1 Management of online comments/removal of adverts from website (item 2.2.2 in August minutes)

- Minutes secretary has circulated a draft comment-handling policy (appendix 1) and has arranged oversight by L Lockhart (a professional digital communicator).
- Adverts have been removed from the website – cost £18.56

##### 2.2.2 Raising of Leith Walk issues at stakeholder meeting (item 5 in August minutes)

Handled in planning (item 8)

##### 2.2.3 Local development plan briefing (item 7.1 in August minutes)

Handled in planning (item 8)

##### 2.2.4 Submission of objection about HMO at 9 Pilrig St (item 7.2 in August minutes)

Construction work is still going on. LCCC awaits feedback from Edinburgh councillors.

##### 2.2.5 Police interventions at HMOs across Edinburgh (item 9.1 [point 3] in August minutes)

Not yet done – **HELD OVER TO NEXT MEETING**

##### 2.2.6 Further news on new Lidl store (item 9.1 [point 5] in August minutes)

Cllr Garner not present – **HELD OVER TO NEXT MEETING**

##### 2.2.7 Signing of Constitution

Chair, etc signed the model constitution on behalf of LCCC. **ACTION: SECRETARY TO RETURN IT TO EDINBURGH COUNCIL**

##### 2.2.8 Internet use by CCs – how is LCCC doing?

B Ryan presented his research into Community Council's online performance. Many CCs are not using the internet, let alone using it to engage with citizens. LCCC is among the top performers, due to its website and its soon-to-be started use of Twitter. BR pointed out some other possibilities for extending LCCC's engagement, in particular how it would react to the Community Empowerment Bill and tap into the newly politically active people from the Independence referendum. Details of all of these are on the website at <http://leithcentralcc.co.uk/2014/09/26/research-into-ccs-online-performances-how-is-leith-central-doing/>

**ACTION: R McEWAN TO ARRANGE PRESENTATION ABOUT THE COMMUNITY EMPOWERMENT BILL NEXT MEETING**

**ACTION: M DONALDSON TO KEEP PHYSICAL FILE OF MINUTES IN LIBRARY UP TO DATE**

### 3 Community Police Officer's report

PC Kirstin Welsh is new to Leith, having come from another area of Edinburgh. She reported that

- It has been a busy month for PS – they are catching up after leave-cancellation for the commonwealth games.
- The Mela and Leith Festivals had passed with no real problems.
- Police Scotland (PS) are currently investigating a murder in Restalrig Curcus. This operation is led by a local DCI, with ongoing reassurance patrols and house-to-house enquiries.
- Ongoing issues include drinkers in Molton Crescent. Leith Police have secured use of a flexiteam for this matter. (A flexiteam is a national, plain-clothes resource whose remit is reduction of violence and antisocial behaviour. It deals with one-off issues, then regular local police liaise with relevant officials, e.g. environmental wardens to carry on dealing with on-going issues.) it reported that it has been quite successful in targeting tackling alcohol/antisocial behaviour, along with positive stop-searches for alcohol and drugs. PS wishes to continue such work, including uniformed officers.
- They have also secured use of a violence reduction unit. (This is a divisional/city-wide deployable resource.)
- PC K Weaver hosts weekly surgeries at McDonald Road library. This has produced intelligence leading to actions, joint council visits to address housing issues etc.
- Bonfire night will be a lot of work. Sgt M Wilson is in charge of the usual joint initiative with the fire service. This year, there will be a plain-clothes car to provide rapid response to assess matters, to avoid wasting resources. PS are working with schools/environmental wardens.
- There have been big issues with 'legal highs' (e.g. injected bath salts). PS is conducting joint raids with Trading Standards on retailers of these highs. (They are currently being sold on Leith Walk.). Trading standards is involved because while the products are legal, they are outwith production standards, and can cause major mental health problems.
- There is currently a community survey, consulting the public about local priorities. (e.g. what can be done better, where are PS not doing enough?)

**ACTION: MINUTES SECRETARY TO PUT SURVEY URL ON WEBSITE**

H Tobermann pointed out that Leith is Scotland's most densely populated area – he asked whether PS distribute resources by population.

C Encombe noted that there is a lot of drug-taking in the Pilrig area. For example, operators of a garage in Arthur St are finding lots of needles etc. CE has found batches of drug paraphernalia and seen drug traffic in the bushes in Pilrig Park. She asked what's happening – whether addicts have moved into the area? PC Welsh responded that as of tomorrow Arthur St would be targeted, using the flexiteam, following complaints from residents.

A resident reported finding a syringe and a plastic container of (possibly) methadone. She contacted Fiona Devlin but it was still there a day later, so she put it in a bin. She then through Pilrig Park woodlands and observed that environmental wardens have removed many needles, leaving mostly empty packaging. She did found 16 needles, 5 near the Gaelic school. She sent a photo of these to the authorities. Later, 4 needles had gone – a 'half-hearted' job. She also reported that the Gaelic school is advising people not to use the playpark because of drug-related dangers.

### 4 Gavin Pope, Cala Homes, Brunswick Road Development (former Post Office)

Please also see Cala's designs on LCCC website at <http://leithcentralcc.co.uk/2014/09/23/brunswick-road-development-cala-homes-illustrations> and follow-up letter from Mr Pope (appendix 3).

Mr Pope thanked LCCC for the opportunity to talk about this proposed development. He noted the principles and features of the proposed design (some of these points are responses to questions from LCCC members):

- building on previous plans, including reviewing heights of proposed building
- drawing on traditional tenement styles
- creating a stronger mix of properties – a 'community within a community'
- strong corner blocks addressing the pavement and key focal buildings
- incorporating strong landscape, shared amenity space, traditional courtyards.
- private and shared amenity spaces
- only one vehicle access/egress, from Allenfield, to prevent the site becoming a rat-run and to avoid access/egress near a primary school.
- pedestrian access to flats from front/Leith Walk (1<sup>st</sup> floor) and rear/Allenfield (ground floor) and to development via other pedestrian walkways
- railing around the buildings will not block these accesses. (C Encombe asked for final drawings to show this.)

- around 1 parking space per unit – this is potentially overprovision, considering there is council-permit parking along the frontage, but this tends to prevent arguments. Parking will be overseen by the factors, using earmarked spaces and badges for residents' cars. The factor for this development has not been decided yet. (Cala has used Trinity in other developments.)
- mixtures of affordable housing and private units, and 1, 2 and 3 bedroom units, with access from front and back. (private: 1 bed – 9 units, 2 bed – 69 units, 3 bed – 52 units. Affordable: 1 bed 16 units, 2 bed – 27 units)
- 3-bed units will be above ground floor, so will not have ground-floor access.
- affordable housing in a block at northwest
- less delineation of roads from pavements
- there would be a commercial unit, on the ground floor in the thoroughfare.
- arguably 0 to 9 single aspect units
- courtyard, benched areas in the development
- residents will control the open space via a deed of conditions.
- all roofs will be flat, membrane – no 'green' roofs.
- access to roofs (for repairs) via main stairwells
- integrated cycle-stores in each block – around 1 bike per unit (C Encombe asked for cycle storage, refuse storage and recycling facilities to be included on the plans.)
- 5 separate above-ground refuse stores (integrated, not wooden sheds)
- materials are yet to be finalised but are likely to be architectural (high quality) brick and zinc cladding
- building would start with the affordable homes, if other factors allow
- the site is currently owned by Atilla BR but would be bought by Cala if the development goes ahead
- unit prices might start around £140,000, depending on how price houses change over time

Cala has started a dialogue with Leith Walk school & parent council.

R McEwan asked how the ends and corners (key focal points) will be handled. Response: mixture of hard and soft landscaping. Private gardens are 3m wide by width of property. RM suggested that the design isn't very near traditional tenements, e.g. non-traditional difference between front and rear elevation. He also asked for a sun diagram (to show whether gardens would get sun) and for north-points to be included in plans

Concerning satellite dishes, which are often retrofitted in ugly manners, the deed of conditions will prohibit these so the development will have a built-in TV services via a contract with a provider such as Telewest. (Some developments – not this one – have communal dishes.)

## 5 LCCC office-bearers' reports

### 5.1 Chair

LCCC may now use the Leith Neighbour Partnership coat of arms

*ACTION: MINUTES SECRETARY TO OBTAIN THIS FROM LNP, AND PUT IT ON LCCC WEBSITE AND DOCUMENTATION*

### 5.2 Secretary

- lower London Road post office will move to 56-60 Easter Road – date to be confirmed
- LCCC members are strongly requested to respond to the 20mph consultation ([http://www.edinburgh.gov.uk/info/20089/roads\\_and\\_pavements/1024/20mph\\_consultation](http://www.edinburgh.gov.uk/info/20089/roads_and_pavements/1024/20mph_consultation)) or via leaflet.
- There is another planning application for student accom – see item 8 below
- According to an email from Kyle Drummond, the Shrub House site was sold to Ziggurat in May 2014. Ziggurat will deliver 260 student bedrooms and 5 commercial units (18,000 square feet total), to be complete in 2015. Shrub Place was sold to Places for People in June 2014. PpP will develop between 130 and 350 units. The Leith Walk frontage will be converted to a small number of retail units, while the Edinburgh Masonic club will be moved to new premises. New planning consent may be required, building standards have changed since the planning consent was obtained in 2005.
- M Chisholm MSP has raised concerns about reinforcing bus-stops on Leith Walk. It has been accepted that Edinburgh Council have considered this issue carefully, and will make reinforced bus-stop foundations.

### 5.3 Treasurer

LCCC currently has £2073.73. See appendix 3 for details.

## 6 Leith Walk repairs and improvements

H Tobermann could not attend the last LW stakeholders' meeting. However, he submitted some questions (appendix 4), none of which had yet been answered. J Siann had raised these issues, but the meeting concentrated on contracts and related performances, so it was hard to raise other issues. He noted that

timetables have slipped, while paving finishes are deplorable. For example, parking on some paving has broken the slabs, hence necessitating replacement. From now on, a rep from LCCC will now be invited to inspect areas considered complete.

Also, streetlights are being moved as an 'afterthought' – some will be moved away from the new pavement centre to the street-edges but others cannot be moved due to lack of suitable electricity supplies, leading to a 'random' overall arrangement. These – and HT's – issues will be pushed at the next meeting.

## 7 Friends of Pilrig Park

- FoPP's AGM will be in October. They are devising a new management scheme, and signage for the 11 entrances.
- There was a clearance day on 23 August, clearing bushes from behind a children's park to allow planting of flowers.
- On 21 September there was a very successful dog show.
- There will be a Balfour Botany event on 27 September (5 pm onwards). This will include a shed talk by R Givier, followed by a biodiversity barbeque.

ACTION: I SWEENEY TO SEND PHOTOS FROM DOG SHOW TO C ENCOMBE/B RYAN, TO PUT ON WEBSITE

## 8 Planning sub-committee (PSC) report

### 8.1 Edinburgh Local Development Plan feedback

C Encombe has received 2 copies of the proposed LDP. She noted it's all about more housing in North Edinburgh (including LCCC area). Edinburgh Council proposes to put more housing in the Leith docks area, due to a housing shortage. It is now up to LCCC to comment on this (e.g. exactly where new housing should be built). J Siann has written a comprehensive response about brownfield site availability. (appendix 5)

CE also suggested LCCC using part of Greener Leith's response, e.g. on better active travel routes, joined up cycle routes. A Graham noted issues such as preventing inefficient biomass units (small ones are more efficient) promote less car-parking space, Edinburgh car club. A resident noted that Leith docks is one of few industrial areas that has a rail link – perhaps this should be conserved.

If such principles **were adopted** into the LDP, Edinburgh Council would be bound to follow them in future developments. ACTION: ALL LCCC MEMBERS TO INDIVIDUALLY RESPOND TO THE LDP, OR TO INPUT TO PSC

The deadline for responding to the LDP is 4 October 2014, so CE has circulated ideas to LCCC's Planning subcommittee. DECISION/ACTION: MATTER DEVOLVED TO PSC, PSC TO SUBMIT COMMENT ON BEHALF OF LCCC

### 8.2 20 mph consultation

See item 5.2, point 2

### 8.3 Demolition on Shrub Hill

R McEwan reported that demolition work was starting at 7:30am or earlier, and that workers told him said they had permission for this. H Tobermann also noted undue removal of trees from land owned by Edinburgh Council. He has contacted the relevant manager about this and is highly annoyed that this person has not replied, and has not spoken at the previous LCCC meeting, as had been arranged. However, HT suggested that maybe LCCC has to accept that work is at last happening, after 15 years' wait.

Concerning the Shrub Place site (see also item 5.2, point 4), HT reported that Places for People has just submitted a Pre-Application Notice – exhibitions are scheduled for 21 October and 11 November (3-7 pm in McDonald Road Library). HT has asked for them to speak at LCCC. The development will be mostly residential, some for rent/shared ownership, some commercial. Currently there is no available information on PFP's plans for relevant listed buildings. The architects are Cooper Cromar (possibly <http://www.coopercromar.com>)

### 8.4 Others

There are plans for more student housing on Bothwell St (by Hibernian FC stadium). HT has asked the developers to speak to LCCC. There will be a public exhibition on 30 October, 11-4pm.

The formal planning application for Haddington Place has now submitted. HT is not yet sure whether this application has taken in points raised by LCCC. If not, now is the right time to make a submission to Edinburgh Council.

**9 Councillors' reports, MP and MSP reports**

No councillors, MP or MSP present

**10 Open forum**

No items

**11 AOCB**

No items

**12 Dates of next and subsequent meeting**Mostly 3<sup>rd</sup> Monday of the month

20th October 2014, 17th November 2014, 15th December 2014

19th January 2015, 16th February 2015, 16th March 2015, 20th April 2015, 18th May 2015, 22nd June 2015

**Appendix 1 – draft online comment-handling policy**

- Be polite – always! The website complements the other ways we communicate with our community – face to face, by email or phone – but remember the conversations are permanently publicly available
- Always be mindful of the CC's reputation – try to give a good impression.
- If commenter becomes unacceptably impolite or rude, politely terminate the conversation. But remember that on-screen text can't physically hurt you.
- Reply within 24 hours if possible, even if it's just to say 'Thank you for your comment. I can't answer fully just now but will do so asap.
- DO NOT OVER-PROMISE.
- Where possible, find out if the commenter is a LCCC citizen – or commenting about something relevant to LCCC. If not, refer them to the appropriate CC.
- Where possible, refer the commenter to a minute or post where LCCC's position is stated. Otherwise, where possible, refer them to a relevant useful (online) resource.

**Appendix 2 – 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+roads upgrade	431		£68.56		£2,153.48
16.9.14	M Donaldson inv+receipts	432		£79.70		£2,073.78
	<b>TOTALS</b>		<b>£989.06</b>	<b>£348.26</b>		
	Balance b/f		£1,432.98			
	Income		£989.06			
	Total Income		£2,422.04			
	less expenditure		£348.26			
	<b>BALANCE</b>					<b>£2,073.78</b>



## Appendix 2 – follow-up letter from G Pope of Cala Homes



CALA HOMES (EAST) LIMITED,  
CAIRNLEE HOUSE,  
CALLENDAR BUSINESS PARK,  
CALLENDAR ROAD,  
FALKIRK, FK1 1XE  
T 01324 600 000  
F 01324 600 001

Ref: GP/CE

WWW.CALA.CO.UK

23<sup>rd</sup> September 2014

Ms Charlotte Encombe  
Leith Central Community Council  
28 Pilrig Street  
Edinburgh  
EH6 5AJ

Dear Charlotte,

### **Brunswick Road, Edinburgh**

Firstly I would like to thank you, the Community Council and interested members of the local area for the opportunity to present, discuss and answer questions on the CALA proposal for the former Royal Mail sorting office on Brunswick Road, Edinburgh. It was very helpful to understand the questions and topics of interest to those attending the meeting.

I have summarised below what I felt the main discussion points were. It would be our intention to have these added to the Design Statement that will accompany the Planning Application, or further emphasis the information which already exists;

- Permeability plan emphasising public routes through the development,
- Block access arrangements to be clear within Design Statement – i.e. points of entry to each common stair (front and back relationship),
- Bin store locations – out of the nature line of sight,
- Recycling locations – accessible and out with the line of sight,
- Bike locations – secure location with strong provision,
- Open space management,
- Discussions with Leith Walk Primary Parent Council and Leith Walk Primary School – CALA to keep LCCC updated on discussions,
- Satellite dishes – concerns over visual appearance – CALA to ensure this is controlled and regulated,
- Daylight & Sunlight information to be included with Planning Application,
- Confirm and fully detail parking arrangements with Design Statement.

I appreciate the above may not be a full list of points discussed however I felt these were perhaps the main ones. If there additional points that you would like emphasised please let me know? These can either be drawn out in the Planning Application pack or information issued direct to Leith Central Community Council.

It would be CALA's intention to provide Leith Central Community Council with a copy of the planning application once submitted. As discussed CALA are keen to

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★★★★★ 5 star customer service 5 years running

5 stars awarded for customers' willingness to 'Recommend to a Friend' in findings of the 2009, 2010, 2011, 2012 and 2013 surveys undertaken by the Home Builders Federation.



develop an on-going working relationship with Leith Central Community Council, alas if there are additional points which you would like to meet and discuss, or specific information you would like to see then please do not hesitate to contact me directly.

Thank you again for your time last night and I look forward to speaking with you in due course.

Kind Regards,

Gavin M. Pope  
**Land Director**

## Appendix 4 – H Tobermann's email about Leith Walk

To Anna Herriman

I won't be able to make the meeting tonight at all, not even briefly, as I had hoped (given the weather I will have to allow extra time to get to my previously scheduled meeting at 6.30pm). Please pass on my apologies and the following notes, observations and requests:

- please email PDFs of any plans being shared tonight
- please advise how much the current phase (Pilrig to Crowne) is behind schedule
- please advise who gave permission to erect scaffolding at corner Leith/Lorne which is likely to hold up the current works
- please note the disappointment of Leith Central Community Council about the delays, especially those caused by re-positioning of lamp posts after slabs have been laid
- please note our concerns that trade waste collection is not properly enforced in the seemingly completed section Iona to Dalmeny (near La Favorita - photos available)

Seeing that some 2/3 of the section Iona to Dalmeny has been completed, LCCC would like you to arrange an on site inspection in the presence of relevant experts (of the relevant contract, the clerk of works, the designer) to identify any issues. We believe this would be helpful inasmuch as this section would become a reference for remaining works and thus speed up overall delivery and improve quality.

Thanking you in anticipation.

Harald

## Appendix 5 – J Slann's submission re Local Development Plan

Representation forms must be received by 5pm on Friday 3 October 2014 and can be submitted electronically to: <a href="mailto:localdevelopmentplan@edinburgh.gov.uk">localdevelopmentplan@edinburgh.gov.uk</a>			
or by post to: Local Development Plan Team, City of Edinburgh Council, Business Centre G.3, Waverley Court, 4 East Market Street, Edinburgh, EH8 8BG.			
Section 1. Please provide your contact details			
Please note that representations cannot be treated as confidential. Representations will be made available online and for public inspection at Waverley Court, except any information which would be subject to the Data Protection Act 1998 (i.e. signature, telephone number, email).			
Name:	Organisation Name (if applicable) :		
Mr J Slann	Leith Central Community Council		
Address: (redacted)			
Telephone: (redacted)	Email: (redacted)		
Agent (if applicable):	If you provide an Agent's name we will direct all subsequent correspondence to your Agent		
Agent Address (if applicable) :			
Agent telephone (if applicable) :		Agent Email (if applicable) :	
All representations on the Second Proposed Plan should be submitted using this form. Please use a separate form for each individual representation i.e. each part of the Second Proposed Plan you wish to comment on.			
Please fill out contact details in BLOCK CAPITALS.			
If you have any queries regarding your representation, please refer to the accompanying guidance note or contact Marius Hince on 0131 529 4692.			
Section 2. Please tell us which part or parts of the Second Proposed Plan this representation relates to (not all boxes require to be completed):			
Proposal/Site Reference		Policy Reference	Housing on brownfield sites
Page No.	Part and Section	Paragraph No.	
Site name/Other			
Section 3. Please indicate whether you are seeking a change to the Second Proposed Plan (i.e. your representation is an objection) or if our representation supports the Second Proposed Plan as written			
Seeking a change (Yes/No) (If Yes please complete sections 4 and 5 below) Yes			
Support as written (Yes/No) (If Yes please complete section 5 below) No			
Section 4. Please indicate what changes you would like made to the Second Proposed Plan			
Consideration of more brownfield sites within central city area as opposed to expansion into Green Belt			
Section 5. Representation			
Your representation should be no more than 2,000 words. You should explain clearly and concisely your reasons for seeking a change to or supporting this aspect of the Second Proposed Plan. You may also provide additional documents at this stage, and			



may not have the chance to do so later (i.e. at the examination stage). If you are attaching additional documents as part of your representation you must refer to these in this section of the form and include a summary of their content. Representations which simply state "see attached" or similar will not be accepted and will be returned.

#### **Edinburgh Local Development Plan (Second Proposed Plan)**

##### Housing land availability on brownfield sites

In July 2014 Edinburgh Council asked the public if they were aware of any brownfield site which could have the potential for residential development. This response also stems from the statement by Edinburgh Planning department that the city is running out of residential space and that inroads will have to be made into the Green Belt. A study within the **Leith Central Community Council area** suggests that the potential availability of brownfield sites for residential development has not been fully documented or was overlooked.

The ELDP supporting document - Housing Land Study - identifies the following sites:

1. Shrubhill	2.19ha	410 housing units
2. West Bowling Green Street	0.88ha	55 " "
3. Brunswick Road		165 " "
4. Tennant Street		49 " "
5. Albion Road		43 " "

However the following sites have not been considered:

1. Powderhall transfer station due to close 2017
2. Gibson Street (used for pallet storage)
3. further sites in West Bowling Street/South Fort Street

In addition there are a number of industrial sites which are under-utilised and derelict and there is also potential for exchanging sites presently used for warehousing which would be very suited to residential development. These include:

1. John Lewis warehousing
2. B&Q depot
3. J Smart & Co Redbraes Place
4. St Clair Street warehousing

As a rough estimate at least a further 10ha of potential housing land could be available within the Planning period (2015-2020) and with a housing density of 100 units/ha (refer to Edinburgh Council Planning committee report 4 Oct 2012 for colonies or tenement type housing), this would contribute an additional **1000 units**.

It would appear from this snapshot assessment that a considerable amount of innovative work needs to be done in identifying potential brownfield sites, before spilling out into the Green Belt.

Julian Siann  
Leith Central Community Council Council  
September 2014