

Minutes of the ordinary meeting of Leith Central Community Council, held in Nelson Hall, McDonald Road library on Monday 15 February 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 Introduction, attendance, apologies, resignations

1.1 Attendance

Katherine Chisholm	LCCC	Xianglie Yin	Student
Roberto Colasuonno	LCCC	Dr Stacey Hunter	Architecture tutor
Jeremy Darot	LCCC	(Illegible name)	(unknown)
Stan Eadie	LCCC	Alan McIntosh	<i>Broughton Spurtle</i>
Charlotte Encombe	LCCC secretary	Sophie Brown	Friends of Pilrig Park
Anne Finlay	LCCC treasurer	Cllr Angela Blacklock	Leith Walk ward (Labour)
Adrian Graham	LCCC	Cllr Nick Gardner	Leith Walk ward (Labour)
John Hein	LCCC chair	Cllr Lewis Ritchie	Leith Walk ward (SNP)
Ross McEwan	LCCC	Malcolm Chisholm MSP	Edinburgh North and Leith (Labour)
Michael Pisanek	LCCC	Deirdre Brock MP	Edinburgh North & Leith (SNP)
Julian Siann	LCCC	Murray Black	Edinburgh Council
Harald Tobermann	LCCC vice-chair	Peter Strong	Edinburgh Council
Bruce Ryan	Minutes secretary	Sgt Nick Davies	Police Scotland
Liz Ballantyne	Resident	PC Margo Darling	Police Scotland
Jack Caldwell	Resident	Jennifer McAlpine	Miller Homes
Michael Traill	Resident	Arthur Mann	Miller Homes
Lotte Tobermann	Resident	Lewis Press	New Town & Broughton CC

1.2 Apologies

Cllr Marion Donaldson | Leith Walk ward (Labour) |

1.3 Resignation

A Graham resigned as of the end of this meeting, to undertake other community activities.

2 Approval of Minutes of the Meeting of 18 January 2016

2.1 Ratification of minutes of meetings held during interim election process

These were ratified (proposed H Tobermann, seconded C Encombe, *nem con*)

3 Matters Arising

3.1 Actions from previous minutes

3.1.1 Open forum – advertising banners (item 2.2.1 in January minutes¹)

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

4 Presentation: historic allocation of *street cleaning resources* across the city and current management and performance in Leith Central area by Peter Strong (North Edinburgh Neighbourhood Manager) and Murray Black (Local Environment Manager from City Centre & Leith Neighbourhood)

Mr Strong and Mr Black made the following points as part of their presentation ([PDF on LCCC's website](#)).

- Edinburgh's street-cleaning was reviewed in 2012 – this classified all of Edinburgh's streets into zones (eg busy urban, small rural), based on Environmental Protection Act guidelines. This enabled calculation by an expert consultant of the resources needed to clean streets and empty bins (slides 2-5 of presentation). Despite use of the consultant, CEC decided to keep street-cleaning work in-house rather than privatise it.
- This desktop exercise was augmented by wide consultation with street-cleaners and their managers. Hence the city centre and Leith Walk should be cleaned 3 times each day (slide 5).
- It was decided, based on data about dumping, fly-tipping etc and representations from the Neighbourhood Team that Leith should be treated in the same way as the city centre (slide 7). This led to the numbers of staff

¹ First occurrence: item 9 of June minutes

allocated to Edinburgh's neighbourhoods (105 in City Centre/Leith – slide 6).

- CIMS (cleanliness index monitoring system) is an independent audit carried out by Keep Scotland Beautiful (slides 8-10²). This shows that Leith Walk and Leith wards' cleanliness have improved noticeably since 2007, but City Centre ward cleanliness has only improved slightly. However, CIMS and other data have shown that Leith Walk ward and Gorgie-Dalry wards are hotspots for dumping of household items.
- Edinburgh will soon rearrange its structures from 6 neighbourhoods to 4 localities. This should lead to more flexibility, e.g. routing of services, but there will be close working with Waste Services, improvement of management of dumping, fly-tipping, and data-sharing across services to allocate resources more efficiently.

Responses to questions were

- It is very likely that the current objective data-gathering systems (CIMS, public enquiries etc) will continue be used to review performance after the move to localities. However, resource allocation will be done by central service managers.
- Travel times from base to areas of operation were taken into account when planning operations (slide 2). However, population densities were not directly taken into account but the EPA zone definitions include factors such as types of housing, footfall etc. Changes in population density are taken into account by using new building and changes in footfall to (potentially) rezone (parts of) streets.
- The service has stayed at approximately 289 full-time equivalent staff, thanks in part to protected budgets for street-cleaning.
- Travel times when services are based at Miller Hill (new waste transfer service for all of Edinburgh) should not be an issue – barrows will operate out of council buildings across the city, e.g. at Bankhead and Seafield. Powderhall should be shut down in 2018 – it's more expensive to run than Millerhill.
- Citizens are encouraged to report missed waste collections etc via [CEC's website](#). Data is collected, and persistent failure is escalated to more senior staff. The services aim to comply with standards of service (return within 48 hours of reported issue) but admit they not always perfect, particularly the recycling service.
- Local/small-scale recycling was suggested, with energy put back into local areas. Some Scandinavian companies offer such services. Currently there are city-wide services: landfill goes to Dunbar; recycling will be processed in Millerhill and other sites.
- Weights of waste collected from each ward are known. Such data is published quarterly online in CEC transport and environment committee papers. Shapefiles for the zones are available but have not yet been published.
- Consultation with the workforce over changes in their work associated with budget reductions started last week and will run until March. Changes will start to be implemented in May. Locality managers are likely to meet with CCs at that time.
- The services do take into account sports matches, concerts etc likely to increase litter and waste at weekends.
- It has been proposed that waste services, recycling and street-cleaning will come under one CEC structure.
- There will be locality offices by sharing facilities with the police, NHS etc. There is no proposal to shut down face-to-face contact methods.
- The services currently sticker illegally dumped material as such. It was suggested that stickers could say when such materials will be collected. It was recognised services don't currently handle dumped material very well.

² Each of these slides has two sets of data: the purple data are percentages of inspected streets rated B or above on Keep Scotland Beautiful's scale which ranges from A – no rubbish or litter at all – to D – visibly and obviously heavily littered. KSB quarterly randomly pick a 10% sample of 50m street transects to inspect, and consider that a B rating is acceptable.

The green data are arrived at by scoring inspection rankings as A=3, B=2, C=1 and D=0. The score for each neighbourhood is added together and compared to the maximum possible (i.e. every street scoring an A) to give a %age. Thus, if all streets scored B the CIMS score would be 67, which is KSB's definition of acceptable. Mr Strong notes that there are several issues with this way of measuring cleanliness, one of which is that it inflates scores in suburban areas which are most likely to score As, and deflates scores in areas of higher footfall such as Leith and the City Centre where As are much harder to come by.

5 Community Police Officer's Report

Sgt Davis and PC Darling attended this meeting because the normal PS representative was on duty.

5.1 Area statistics January 2016 by crime group

- House-breakings: domestic 10; business 3; shed 3
- House-breakings with intent: domestic 2; business 1; shed 1
- Attempted house-breakings: domestic 6; business 2; shed 0
- Serious assault: 2 (both solved)
- Minor assault: 7 (2 solved)
- Theft: shoplifting 10; from motor vehicle 7; of cycles 9; of cars 4; attempted 2
- The violence reduction unit implemented 17 apprehension warrants, 3 indictment warrants, 307 bail-checks.

These statistics were reported verbally. Sgt Davis noted that statistics for Local Authorities and PS Divisions are online at [are on PS's website](#). However these are not broken down by CC areas. **ACTION: D BROCK MP AND M CHISHOLM MSP TO PRESSURE PS TO PROVIDE PRINTED/EMAILED DATA.**

5.2 Supplementary information, including relevant incidents and crimes outwith area or statistics period

There has been significant reduction in crimes of violence, and of dishonesty, over the past 5 years. However, there have been large recoveries of drugs. PS are keen to assist businesses with crime prevention measures.

6 LCCC Office Bearers' Reports

6.1 Progress of LCCC Minutes Secretary temporary replacement

A role description has been [created and publicised](#). B Ryan will offer training in contributing to the website.

6.2 Assistance for Acting Secretary

H Tobermann has been acting secretary as well as planning convenor. He asked for help from LCCC members with admin and following up various matters.

6.3 LCCC notice board

ACTION: C ENCOMBE TO RETRIEVE THE KEY FROM ITS CURRENTLY UNKNOWN LOCATION

6.4 Treasurer's report

Current balance £2033.92. See full record in Appendix 1

7 Planning

7.1 **16/00191/FUL Erection of extension to student housing and alterations to existing student accommodation and other associated works, Former Shrubhill House, 7 Shrub Place, Edinburgh EH7 4PD**

H Tobermann noted that the main building has been built poorly, with the pavement altered to match and hence unsafe. The same developers wish to build an extension for more student housing. It was suggested that this would raise student population density above guidelines, that poor builders should not be allowed to make further mistakes, and that the extension would inconvenience neighbours. **ACTION: HT TO SUBMIT OBJECTION (NEM CON)**

7.2 LCCC response to Leith Walk Town Centre consultation

HT noted that this is a desktop exercise to strengthen planning efforts to keep Leith vibrant. J Darot suggested that it involves systematic weakening of protection for shops. R McEwan suggested that Leith no longer counts as a town centre in the current planning system. **ACTION: H TOBERMANN TO SUBMIT COMMENT (NEM CON)**

7.3 **LCCC response (by 23/2/16) to 16/00427/FUL Proposed residential development consisting of 80 units at 24, 26 -28 West Bowling Green Street EH6 5PB; see also nearby development at 30 South Fort Street**

HT noted that this site is currently industrial units partially occupied by a blacksmith, that LCCC prefers applications which would maintain industry and employment where sensible and that LCCC has broadly supported previous planning applications for this site. R McEwan suggested that LCCC should encourage mixed use of the site, and that Edinburgh has a dearth of arts and work spaces. S Eadie suggested that this site would be dangerous for housing because it has several garages, John Lewis' warehouse. J Siann expressed concern that the current proposal for a six-storey flat in an industrial zone would be out of scale for the area. A visitor suggested that it would be useful to see evidence of lack of appetite for workspaces in this area, citing the Albion workspaces behind the Hibernian FC stadium, and that it would be undesirable to push such employment to the edge of Edinburgh. Cllr Blacklock noted that CEC's policy has a presumption towards mixed use. **ACTION: HT TO SUBMIT COMMENT MAKING THESE POINTS (NEM CON)**

7.4 15/05457/FUL Residential development consisting of 214 dwellings and 2 commercial spaces with associated parking and landscape works at 5, 15, 15A Bonnington Road Lane

Mr Mann and Ms McAlpine made the following points:

- They would favour traders remaining in such current in-city locations but health and safety regulations preclude blacksmiths and similar underneath residential flats. This site has been use by industry for around 200 years, currently employing 21 people. It has been redeveloped twice but the buildings are no longer fit for purpose.
- CEC is due to advise on roads in the area, to avoid creating a rat-run from Newhaven Road to Bonnington Road. Car access would be via Newhaven Road and Bonnington Road Lane.
- The proposed development would be around 210 apartments and townhouses. This follows a CEC brief for the wider area, zoning it for residential use, not industrial use.
- The buildings would range from 3 to 6 storeys, and would be built with contemporary materials. They would have [‘Juliet’ \(false\) balconies](#), would be timber-framed and range from 1 to 3 bedrooms.
- Roofs would be flat, at a slight angle – solar panels are not currently planned for them.
- Affordable houses within the development may be managed by Places for People, or possibly by Port of Leith Housing Authority. A planning gain package would include 25% affordable housing and a financial contribution to local education. The developers requested suggestions for investment that would benefit the local area.
- Road surfaces in the scheme would be of adoptable standard, with a mix of tarmac and cobbles.
- There would be 87% car parking, including some [city car club spaces](#) and 100% bike storage in separate stores.
- Economic development suggests that a site this size used for industry would provide 65 full-time jobs. The current proposal would support 28 office and small shop and other ‘indirect’ jobs.
- Miller Homes do not currently own the site and are dealing with 4 current owners and 12 titles.
- Comments/objections should go through local CEC councilors who are not on CEC’s planning committee.

7.5 16/00152/FUL Erection of building for class 4 office use, student housing and other associated works on land 5 metres south of 2 Murano Place, Edinburgh

J Siann noted that this application is for a separate extension to a student hostel, requiring students to go outside to access kitchens and other facilities. [ACTION: J SIANN TO SUBMIT OBJECTION REQUIRING SELF-CONTAINED FACILITIES \(NEM CON\)](#)

7.6 15/05048/PPP Replace existing vacant warehouse with a 4 storey development of 8 one-bedroom flats at 5 - 7 Thorntree Street

HT noted that this application for ‘development’ of back gardens had been successfully opposed by local residents.

7.7 15/05310/FUL Change of use of existing house to guesthouse (class 7) at 16 Pilrig Street, Edinburgh, EH6 5AJ

HT noted that this guesthouse would be in a block that already has 5 or 6 guesthouses, and suggested that this would be overdevelopment. [ACTION: LCCC \(HT?\) TO SUBMIT OBJECTION \(NEM CON\)](#)

8 Transport

8.1 Progress of joint programme for the delivery of Leith Walk Programme Phase 4 (Pilrig St to McDonald Rd), in the context of [St James Quarter timeline](#)

HT noted that phase 4 has been consulted upon but is temporarily in legal limbo. However, the Leith programme team and tram team are now working together. HT suggested that this would make theoretical sense but that in practice it is likely to lead to further delay in completing repairs to LW. HT suggested that the SJQ development’s scale gives it power, e.g. Leith St’s current state greatly inconveniences the many LCCC/Leith residents. C Encombe suggested that potholes in unrepaired sections will be fatal – they have already caused at least one coma.

J Siann and R McEwan suggested that segregation of cyclists and pedestrians was still planned, despite being highly undesirable, and that CC input was being ignored. L Press concurred, suggesting that phasing had led to lack of strategic process/design for the wider area. For example, removing material from demolition of SJC via LW might destroy the recently repaired road surfaces. Cllr Ritchie responded that there has been holistic/strategic thinking but that it is difficult to accommodate all users of the area – no group of users will be completely satisfied. There will be 3 separate routes for rubble removal.

8.2 Progress of street lighting issues in Dalmeny and Iona Street

HT noted that he had contacted CEC about 4 months ago about the experimental lighting. CEC have just responded, apologising for not replying sooner and informing Dalmeny St has P3 lighting and Iona St has P4 lighting (weaker than P3). Dalmeny St lights have recently been turned up but CEC recognises that this is insufficient, so Dalmeny St lights will be improved in 2016/17. A Finlay asked why residents had not been consulted. HT hoped that CEC would learn from this pilot scheme, e.g. that these lights are unsuitable for wide streets, light columns are too far apart, rather than just rolling out P3s and P4s across the city.

8.3 TRO/15/54A Proposed amendments re Disabled Parking Place

This item is for information only.

9 Friends of Parks Report

FoPP will hold a clear-up day on 21 February. See [LCCC website](#) for details.

9.1 Progress of park wall repairs

S Bown noted that the walkway was reopened today, but that the path has moved. It will be checked soon by CEC to ascertain whether it meets standards and the agreed movement plans.

9.2 Silverfields development - do the recently laid foundations encroach onto what was previously park space?

S Brown noted that PP will gain space near the school but lose space toward the top of the hill – this is an agreement between CEC and the developers.

10 Councillors' reports, MSPs' reports, MP's report**10.1 Cllr Ritchie**

- CEC's budget has now been agreed – this was a difficult process but they have saved as much as possible.
- He is working to try to help Lorne St residents, and to mitigate effects of the decision to demolish at Canonmills.

10.2 Cllr Blacklock

- She is also working on the Canonmills issue, and stated that the planning system is flawed in that only developers can ask for decisions to be reversed.
- She also noted that she had been returning officer for the process that had netted 6 new LCCC members.

10.3 Cllr Gardner

- He noted the refusal of a proposed development at Heriot Hill, and that other possibilities are in the pipeline.

10.4 M Chisholm MSP

- He has also contacted the Scottish Government about Canonmills, and is acting on the Dalmeny/Iona St lights.
- He is also acting on the LW pothole situation, on waste/recycling issues, on the Lorne St situation – it may be that Port of Leith Housing Authority will buy the flats.
- He noted the shortage of GPs in Leith Walk – they may obtain a larger building to house more GPs
- He commends [Leithers don't Litter](#).

10.5 D Brock MP

- She is also working on the Canonmills issue.
- She has received much correspondence about the DWP stopping benefits, visa issues and residential enquiries.
- She has received complaints about Scottish Power who appear to not communicate well with their customers.
- She is meeting with BT about patchy broadband coverage in this area.
- She now has an office at 166 Great Junction St, open 10am-6pm Mondays to Fridays.
- She has raised a question about the amount Edinburgh will get from the city deal. (Aberdeen got 25%.)
- She is on the Public Accounts Committee – it investigates matters such as the Google/HMRC tax deal.

11 Open Forum/AOCB

- A visitor suggested that the Miller Homes representatives had been disingenuous about blacksmiths and heavy industry – this is not in the government advice note. She noted that [Leith Creative](#) had found that creative spaces are much needed. Cllr Richie concurred.
- C Encombe noted that Cllr Donaldson had organised a meeting of councillors, CEC staff and residents about parking issues in Pilrig St. CEC experts suggested that large vehicles are the main issue here. CE suggested that LCCC pushes for parking restrictions to extend further into Leith. A Graham suggested that local garages would support this, especially if they are allowed space to store clients' cars, and suggested working with neighbouring CCs because this issue would affect them too. B Ryan suggested that PS is too narrow for two lanes of traffic and parking on both sides. J Siann noted a reply from Alan Dean of CEC, stating that CEC is examining these issues. It needs a TRO, so will take time. R Colasuonno concurred that the street is dangerous, noting that population density is increasing and that McDonald Road is controlled while Albert St is 'littered' with cars. J Darot noted the noise caused by articulated lorries on streets off Leith Walk and suggested that PS was not a priority because there had not been fatalities yet. K Chisholm noted that many cars parking on PS were from other areas, and that parking hindered others, including refuse lorries. CE proposed that the whole area should have parking controls – **NO DECISION ON ACTION**

- A visitor asked about the consultation on student housing at Shrubhill – had the developer specified Starbucks and Sainsbury's? (Permission was only granted for '2 retail units'.)
- **ACTION: B RYAN TO CIRCULATE INFORMATION ON [Scam Scotland](#).**

12 Appendix 1: 2015-2016 income & expenditure

Date	Description	Cheque number	Credit	Debit	• Balance
2015-16	Balance b/f from 2015-16				• £1,655.44
25.03.15	Mins(Feb 2015) B Ryan	• 439		• £50.00	• 1,605.44
01.05.15	Mins(Mar 2015) B Ryan	• 440		• £50.00	• £1,555.44
22.06.15	C Encombe (gift+wreath)	• 442		• £74.60	• £1,480.84
22.06.15	Mins AGM (May 2015)	• 441		• £50.00	• £1,430.84
09.07.15	Mins(Apr 2015) B Ryan	• 443		• £50.00	• £1,380.84
03.80.15	CEC grant - bank transfer		• £989.06		• £2,369.90
21.09.15	Mins(Jun 2015) B Ryan+invoice	• 444		• £75.00	• 2,294.90
30.09.15	Mins(Aug 2015) B Ryan	• 445		• £50.00	• 2,244.90
30.10.15	Mins Sep'15&WordPress B.Ryan	• 446		• £61.00	• 2,183.90
27.11.15.	Mins(Oct 2015) B Ryan	• 447		• £50.00	• 2,133.90
18.01.16.	PC World B Ryan	• 448		• £49.98	• 2,083.92
22.01.16.	Mins(Nov 2015) B Ryan	• 449		• £50.00	• 2,033.92
	TOTALS		• £989.06	• £610.58	
	Balance b/f	•	£1,655.44		
	Income	•	£989.06		
	Total Income	•	£2,644.50		
	less expenditure	•	£610.58		
	BALANCE	•	£2,033.92		