

**Draft Minutes for Leith Central Community Council Meeting held on 21st
November, 2011 at MacDonald Road Library, 7.30-9.30pm**

Attendance

John Hein	Acting Chair LCCC
Roland Reid	Secretary LCCC
Anne Munro	Treasurer LCCC
Jenny MacKenzie	Minute Secretary,
Annette O'Carroll	Convenor Planning sub-committee LCCC
Stan Eadie	Convenor Transport sub-committee LCCC
Harald Tobermann	Pilrig Residents' Association
Cllr Deidre Brock	City Councilor Leith Walk (SNP)
Jim Scanlon	Chair of Leith Links CC
Sgt John Brock	Lothian and Borders Police
Ann Stark	Friends of Hillside Crescent Association
Charlotte Encombe	LCCC and Greener Leith
Ross McEwan	Art in Architecture
Geraldine Debard	Friends of Montgomery St Park
Ross Doyle	The Edinburgh Reporter
Amy Hutton	Resident and Cyrenians
Julian Siann	LCCC
Juan Gardia Navarro	LCCC
Martin Patrick	LCCC
William Boyle	Resident Ferry Road,
Peter Mellors	Resident Regent Place
Stuart Paunall	Resident Pitt Street
Mark Armstrong	Resident
Nick Gardner	Resident
John Robertson	Resident
Ronnie Blake	James Blake and Co.
Stuart Blake	The Part2 Partnership.

1.0 Introductions and Announcements.

The secretary informed the meeting of the death of Chair Stewart Blaik. Members were invited to reflect on Stewart's contribution to the CC and the wider community. Members paid tribute to his Chairing of Leith Central CC for more than ten years, and expressed appreciation for all that he has done for the local community. Condolences were extended to his family. It was agreed that a short agenda would be accepted under the circumstances.

2.0 Apologies for absence

Cllr Louise Lang City Councillor Leith Walk (LibDem)

3.0 Approval of Minutes of the Meeting of 17th October 2011.

Approved by Roland Reid

Seconded by Stan Eadie

4. Community Police Officer's Report. Presented by Sgt John Brock.

An brief report was presented in view of the special circumstances of the meeting. After a spate of house-breakins in the area, a man has been arrested and charged with attempted burglary. Since the arrest, the number of incidents has dramatically decreased. Cyclists are encouraged to wear appropriately visible clothing when on the roads at night – dark clothing and poor cycle lights can increase the risk of accidents. .

5. 8pm Presentation by Stuart Blake from P2 Partnership and Ian Hunt of Fouin & Bell on a proposed Bonnington Development for 30 South Fort Street/20-21 Graham Street.

The Blake Group are the principal landowners for this proposal (by Hillcrest Housing Association and P2 Partnership) at Bonnington, since the 70 year old factory on part of the proposal site is no longer fit for purpose and engineering firm Blakes intend to relocate out of Edinburgh. In 2006 Blakes had engaged with the City of Edinburgh to produce a Development Brief for the Bonnington area. This meant that sites which were originally industrial could now be designated for residential housing with some industrial units.

The meeting heard the claim that since the Bonnington Development Brief (BDB) was adopted in 2008, the worsening financial situation meant that building houses for sale on the open market was not financially viable for the foreseeable future. However the present scheme included a mix of rental tenures, namely 44 mainstream, 142 mid market and 34 affordable flats for rent, with a variety of sizes from studio through to 3 bedroom family flats. The accommodation would be managed by the very experienced Hillcrest Housing Association and affordable rented housing for key workers was apparently badly needed in the area.

The developers hoped that an application could be made in December 2011 for Phase 1A of the project, which was for 49 flats; the early timescale here was necessary to obtain Housing Association Grant Funding. Community Council members had concerns about this timescale and fears that demolition would occur before funding was in place. It was also felt that that the proposed development, which was purely residential, ignored the BDB; however, it was claimed that a possible future second phase, including land south of the present application (some of which was owned by Blakes) would include some commercial units.

Two evening exhibitions of this scheme at the pre-planning stage had been held, with more than 50 people attending. Several neighbours of the proposed scheme were also present at this LCCC meeting, where concerns were expressed by residents of Pitt Street about overshadowing and loss of daylight ; the developers countered by claiming that the development had been prepared in accordance with strict technical standards and had met all requirements. One objector suggested that a 3D model should be provided to enable a clearer understanding of the building heights. Another said this project was merely a replacement for the Leith Fort housing scheme, which was a failed example of social housing. A further objection was that the blocks were too homogenized in design, with little scope for visionary architecture.

An adjoining room was made available so that the discussion between developers and local residents could continue while the main LCCC meeting proceeded.

6.0 Matters Arising

6.1 107A Ferry Road

Cyrenian representative Amy Hutton reported that the organization had maintained ongoing contact with the police and the council since the last report to the CC, and the period had been without incident or complaint. Residents noted that there was a 'slight improvement' in noise levels and asked about having sound insulation installed. Ms Hutton noted that Hillcrest Housing Association is responsible for all improvements to the building. It was noted that the building can accommodate up to 13 young people who have experienced homelessness or mental health issues. The Chair noted that the situation is looking better and urged both parties to work on improving the current situation. Cllr Deidre Brock agreed to meet with resident William Boyle to attempt to help work through any further concerns.

6.2 Water of Leith Flood Prevention Works

Julian Siann represented LCCC at a meeting with City of Edinburgh Council to discuss residents' concerns about debris and fallen trees causing a backlog of water in the Redbraes area of Water of Leith.

7. Open Forum

A meeting of Leith Decides will be held on 16th December in Leith Library from 2-4pm.

Stan Eadie reported that the owner of a derelict pub at the end of Pitt Street cannot be traced by the police. The floor has collapsed and it is feared the building could be a danger to the public. Cllr Brock to investigate.

Greener Leith urged members to vote online for a proposed Seafield Wind Turbine project currently shortlisted for an award of £80,000. The joint application is submitted by Pedal Power and Greener Leith. The project could generate a surplus of £25,000 for 25 years for community projects. . It would be the intention to hold further intensive consultation about how the money would be spent by a separate group set up to disperse such funds.

8. Officer and Councillor Reports

No Secretary's Report

Treasurer's Report.

New signatory to be appointed. John Hein was proposed and Annette O'Carroll also agreed to be included. The balance stands at £1, 976.25.

The treasurer proposed that a contribution be made to Alzheimer's Scotland, in memory of the Chair's role as a carer to his wife. Agreed, with the amount set at £100.

Cllr Brock reported that the bollards which had been removed from the end of Cambridge Avenue are to be reinstated.

There will be a meeting of the Transport and Environment committee of CEC on the 29th November, with enquiries made by Cllr Brock about plans to bring

improvements to Leith Walk. Members requested information about being included in consultations for these improvements.

Planning

Planning convenor Annette O'Carroll reported on a planning sub-committee (psc) meeting held on 7th November 2011. A summary of some items discussed is included.

Update on current applications:

1. Annette had arranged for the presentation to LCCC on 21st November from Andrew Madin from P2 Partnership and Ian Hunt of Fouin & Bell on a proposed Bonnington Development for 30 South Fort Street/20-21 Graham Street. See report above.
2. Planning permission has been granted for 80 Albion Way, with a decision pending on 9 Newhaven Road.
3. A presentation by David More of G&I Associates (owners) and Shane Murphy of Oberlanders Architects was given regarding 14, 16-18 Bothwell Street. Though plans are at an early stage, they would include 70 two and three bedroom flats for mid-market and social housing. There would be some parking and City Car Club space. Complaints were made that publicity leaflets regarding the consultation events were left in local shops beginning with the day of the first consultation, appearing to breach pre-application consultation conditions. A request was made to the developer for better advance notice for future consultations.
4. Application for 222 Easter Road for conversion of a redundant shop to two very small flats; the basement flat would have only one window opening onto the street. Psc objected again, this decision fully endorsed by the community council.

Shrubhill Tram Depot, Dryden Place: The depot has been logged for investigation at the next available time slot for possible inclusion in the Buildings at Risk Register. Representatives should be in the area towards the end of the year.

Annette had attended a meeting of the Leith Business Association. (LBA) held on 2nd November .

- Sarah Woodford, the Leith and Portobello Town Centre Co-ordinator is instituting a competition 'Dress your Shopfront' with a panel of judges and up to £3,000 off the business rates as an incentive/prize. This will be held after Christmas. A public meeting with all local organisations is also likely to be held.

The next meetings of the planning sub-committee will be held on 5th December.

9. Date of next meeting.

The next meeting will be held on Monday 12th December, 2011.