

MINUTES OF THE LEITH HARBOUR AND NEWHAVEN COMMUNITY COUNCIL
MEETING, **SHORE ROOM LEITH COMMUNITY CENTRE, KIRKGATE, TUESDAY 22
MARCH AT 7.00PM**

Those Present from LHNCC

Robert Weir Chair
Allan Mackie Secretary
Evie Murray

Visitors

Craig Lynes	CALA
Alex Orr	ORBIT Communications
Deirdre McCarthy	Jones Lang Lasalle
Chas Booth	Councillor
Don Giles	FOWLB
Adrian	Leith Central CC
Gillian Meek	Victoria Primary School PC
Sgt Niven Bull	Police Scotland
Jim Duff	Resident
Jennifer Marlborough	Resident
David Hill	Resident
Gregor McIntyre	Resident
Adrian Graham	LLCC
Michael Traill	LLCC

INTRODUCTIONS

The chairman opened the meeting by confirming that, since the Community Council is not currently quorate, the meeting would be informal in nature for the purpose of updating participants on current issues. He indicated that no vote would be taken on any matters

2 APOLOGIES

Apologies were received from Denise Jones, Fiona Burns, Neil Wilson, and Heather Ford

3 MINUTES OF PREVIOUS MEETING

These were agreed to be an accurate record of the proceedings.

4 CALA PROPOSALS FOR LAND ADJACENT TO OCEAN TERMINAL

Alex Orr welcomed the opportunity to meet with the Community Council and confirmed that there would be an opportunity for the wider community to learn more about the proposal on 21 April at Ocean Terminal. Following the submission of the Planning Application there will be a 12 week consultation period which Craig Lynas advised will end in early May.

The site of the proposed development covers 9 acres and has been vacant for around 20 years and is owned by Forth Ports. CALA has been interested in the site for some time.

The company owned land adjacent to Albert Dock on which they built a range of townhouses and flats. Those present were familiar with that development.

Craig Lynes noted that CALA would submit a detailed planning application in late June/Early July and while emphasising the fluidity of the proposals at the moment he indicated that the plan would involve around 450 units comprising town houses, apartments, colonies and some small retail. He advised that 25% of the development would involve social housing located in one part of the site. There was some discussion around the appropriateness of segregating social housing from the rest of the development. Craig Lynes pointed out that as these units would be taken on by a Registered Social Housing Provider such organisations preferred the properties to be together for the purpose of managing them.

The fact that the Local Plan identifies this area as being designated for commercial led development and that the proposal is not compatible with the Council's policy in respect of the area. This was in fact raised by Cala themselves. While this may be the case CALA feels that there is little or no demand for this and that their proposal would help deliver the Council's targets for new housing without encroaching on green belt.

The Chairman expressed concerns about the height of the apartment blocks but CALA were confident that the mass of the development and the plans for public realm space would be in keeping with the scale of Ocean Terminal.

Jim Duff queried the viability of small retail units and food outlets in the proposals and Craig Lynes confirmed that Ocean Terminal Management were comfortable with this. Responding to a question from Don Giles Craig indicated that as a ballpark figure there may be an increase, as a result of the development, of 1000 in the local population, which should contribute to an increased footfall in the shopping centre.

The figure of 1000 led to a discussion on the ability of local infrastructure such as transport and education provision, school catchment issues etc. to cope with such an increase. It was agreed that these were key issues and should be discussed further.

Jennifer Marlborough also pointed out the grass area close to Victoria Quay was a useful and popular space especially during summer and the only open space in the area. She felt, with the support of others that it would be regrettable to lose this space.

5 MATTERS ARISING

Covered by Secretary's report.

6 REPORTS

Police

Sgt Bull briefed the meeting on a number of incidents dealt with over recent weeks. He provided a number of statistics on crime rates etc. These generally indicated a reduction in a number of different crimes over the past five years.

Secretary's note. The Police Scotland representative was asked if he would supply a hard copy of the statistics for the purpose of recording in the minutes. The request, as in past meetings since the establishment of Police Scotland was declined. It was decided that we should continue to explore the potential for getting access to these as they are simply broad

statistics.

Secretary

The Secretary provided an update on the progress of the interim election. Leaflets and posters had been passed to Ocean Terminal, Leith Library and the Community Centre. It was suggested that we post something in the Spirit of Leithers Facebook page. At this point there are 5 individuals who intend to submit nominations.

Treasurer

As the Treasurer was unable to attend there was no Treasurer's report

Events

The Chairman had been approached by Victoria Primary school about support for the Newhaven Gala Day. While we support the gala it is difficult to commit in the current constitutional circumstances and inability to access funds.

Planning

Don Giles raised the matter of a planning application for a boutique hotel at 130 Constitution Street Ref 16/00682/FUL. A previous application Ref 15/05013/FUL for a hostel was withdrawn before the application was considered. However before it was withdrawn there were 44 objections lodged. The most recent application is for a boutique hotel although the accommodation detailed in the plans is similar to the withdrawn application but now describes the accommodation as 25 room boutique hotel and flatted development. There have been 18 objections lodged to the redevelopment of the site from an existing office and warehouse. Don Giles confirmed that he had lodged an objection because it is within the Leith Conservation Area and it was felt the alterations would conflict with the buildings round about and the standard of accommodation outlined in the application would not attract visitors who would benefit to the local economy.

7 AOCB

Councillor Booth provided a brief overview of the recent Local Neighbourhood Partnership meeting which had reached a decision to allocate the total funding to "Leith Decides" for neighbourhood grants via participatory budgeting. This would represent all of the community grant fund which in 2014/15 was £40,000. Councillor Booth also indicated that there would be 2 levels of grant - £1,000 and £3,000, to allow for some larger projects to be delivered. It is also expected that the period to spend the grant will be extended to 12 months and the voting event brought forward from February to October. It was agreed that hopefully, the next meeting of LHNCC might involve a "teach in" on the role of the neighbourhood partnership.

8 DATE OF NEXT MEETING

Tuesday 26 April 2016