

## Minutes of the Leith Harbour and Newhaven Community Council ordinary meeting, held at Persevere Room, Leith Community Centre, Kirkgate on Tuesday 23 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.

This document is for information only – LHNCC is currently inquorate and so cannot make decisions.

### 1 Introductions

#### 1.1 Attendance

Allan Mackie	LHNCC secretary	Jonathan Paterson	Resident
Evie Murray	LHNCC	Michael Traill	Resident
Robert Weir	LHNCC chair	PC Kevin Weaver	Police Scotland
Bruce Ryan	Minutes secretary	PS Richard Emerson	Police Scotland
CLlr Chas Booth	Leith Ward (Green)	CLlr Adam McVey	Leith ward (SNP)
Gillian Meek	Resident/Victoria Primary School parent council	CLlr Gordon Munro	Leith ward (Labour)
Adrian Graham	Resident	Robin Holder	Holder Planning
Gillean Paterson	Resident	Naomi Cunningham	Holder Planning
		Scott Martin	Keppie Design

#### 1.2 Apologies for absence

Denis Jones LHNCC | Neil Wilson LHNCC (FOWL B rep)

### 2 Minutes of previous meeting (26 January 2016)

Not discussed in light of LHNCC's inquoracy

### 3 Proposed hotel development at Ocean Terminal – Holder Planning

Mr Holder, Ms Cunningham and Mr Martin presented as follows

- This application is currently at PAN stage – consultation with local community. This includes 2 exhibitions at Ocean Terminal (OT). The first of these was two weeks ago, the second is on Wednesday 24 February (3:30 to 7:30). Holder Planning (HP) are also meeting with Trinity CC (14 March) and to Leith Links CC (7pm on 29 February, at Persevere Room, Leith Community Centre). HP welcomes further opportunities to engage with the communities about this application.
- OT has been owned by Resolution since 2011. Their remit includes talking to community. (HP's previous dialogue with LHNCC about expansion of OT was acknowledged by LHNCC secretary.)
- The OT business has been hit by the recession, Fort Kinnaird's expansion (including the cinema) but is still healthy, so Resolution wants to improve its offerings, hence this planned hotel. Resolution would also favour the tram coming to Leith.
- HP analysed OT's architectural future of OT when Resolution took over. They found that OT has great waterfront site but fragmented surroundings. So they wished to open up the OT building and reconnect it to Leith and Ocean Drive (hence the new H&M).
- The hotel would be sited to connect with public transport, maximise use of the waterfront vista and make better access for pedestrians. It could help catalyse reintegration of OT with Edinburgh. A transport analysis is planned but this will take some time. There will also be environmental (noise and air-quality) assessments, to ensure that Forth Ports' work is not disrupted. The site is across an existing car-park – there would be dedicated parking floors to service the hotel.
- HP aim to submit an 'in principle' application in April, including information on the hotel's height and shape, but not specific materials. (This will be the **maximum** envelope – the eventual hotel operator might wish a smaller building. The Leith masterplan permits up to 20 storeys/96m but there is **no** definite plan yet.) The detailed application will not be submitted for at least a year.
- Thereafter, CEC is expected to decide on this application in 4 to 6 months. Hence it is not known when building would start and finish. HP has had a positive initial meeting with CEC.
- The hotel operator has not been determined – HP and Resolution are actively seeking candidates.
- HP and Resolution want to open up OT so it's ready for development if /when that happens. This would involve replacing the ground floor entrance currently leading to Vision Express and Boots with steps up to a boardwalk on the first floor. Resolution's aspirations for OT cannot be afforded all at once, so stages will be implemented such that they do not preclude later stages.

- While HP cannot comment on the market for the hotel, they are confident that the development industry will not create buildings that will not be used. It was noted that Cala intends to submit a PAN on 26 February for a housing development very near OT, hence increasing its potential footfall.
- LHNCC members suggested that OT needs to 'work', so the basic idea is welcome. However, an over-large building would not be so welcome. It was also suggested that the design should take into account designs of nearby listed buildings.

## 4 Reports

### 4.1 Police

Sgt Emerson and PC Weaver reported the following statistics for January

- 280 calls to incidents
- **housebreak-ins 8** (4 attempted, 4 actual) – an increase on December's total of 4. Most break-ins are to steal car-keys for joy-riding but in this area they are often to raise money for drugs.
- **serious assaults 0, other assaults 7**. There is no pattern behind these.
- Operation Letto (occurring on the LHNCC/Leith Links CC boundary) was a day of action checking vehicles for insurance and other defects. Address-checks have been used to follow up warrants, stop-and-searches.
- Most thefts in the area have been from Asda at OT.
- There have been some issues at Portland St, where a tenement is used to accommodate young people who cannot return home. Some of these people have caused disturbances, e.g. stealing a staff-member's car. PS is increasing patrols to combat this, and is co-ordinating with social work as necessary. One difficulty here is the rapid turnover of young people here.
- **Hate crimes 3**. Suspects have been identified and reported to the procurator fiscal.
- **Anti-social behaviour** not many except at Portland St.
- A house-fire elsewhere was due to an alcohol-drowsed occupant, as was another fire at the Citadel. Both caused minimal damage
- PS have undertaken two significant drug 'jobs', finding cannabis at Western Harbour Way along with much money, and many drugs (from cannabis to heroin) in Citadel Court. In both cases, suspects have been identified and reported to the procurator fiscal.
- The Sgt and PC will speak to their colleague based at OT about bad behaviour by a certain delivery driver.

### 4.2 Chair

- It is likely to at least 6 weeks until the interim election. It was agreed that dissolving LHNCC, with a view to recreating it at Edinburgh's triennial CC elections in the autumn, would look poor when development in this area is being planned. Hence LHNCC's secretary will liaise with LLCC and Leith Central CC, which has just had a successful interim election. There was some interest in LHNCC expressed at Leith Decides. It was noted that Leith Links CC is also inquorate, and has an interim election in March
- It was agreed to ask OT for a shop window to advertise the interim election.
- It was agreed to meet in March, in view of the Cala application (see above).

### 4.3 Secretary, Treasurer, Events, Planning

No reports

## 5 Interim election (update)

See above

## 6 Production of a leaflet and possible event to interest the community in the CC (Denise Jones)

This item not discussed because DJ was not present and because LHNCC is inquorate.

## 7 AOCB

Newhaven Heritage is presenting an exhibition of film and photos from the middle of last century: 1-5 March at David Lloyd Centre.

## 8 Date of next meeting

Tuesday 22<sup>nd</sup> March