

1 Minutes of the Leith Harbour and Newhaven Community Council meeting, held at Leith Community Centre on Tuesday 24 October 2017 at 7.00pm

Actions and decisions are ***RED ITALIC UNDERLINED SMALLCAPS***. *Nem con* means that no-one spoke or voted against an item.

2 Attendance and apologies

2.1 Attendance

Stewart Auld	LHNCC	Bruce Ryan	Minutes secretary
Elaine Dick	LHNCC	Cllr Adam McVey	Leith ward
James Duff	LHNCC	Cllr Chas Booth	Leith ward
Rob Levick	LHNCC chair	Marshall Inglis	Comprehensive Design Architects
Allan Mackie	LHNCC	David Hannah	Comprehensive Design Architects
Jennifer Marlborough	LHNCC secretary	Dan Teague	S1 Developments
Douglas Tharby	LHNCC treasurer	PC Joe Kennedy	Police Scotland
Robert Weir	LHNCC	PC Margo Darling	Police Scoland
Arthur Young	LHNCC	5 residents	

2.2 Apologies for absence

Jim Scanlon	Leith Links CC	Don Giles	LHNCC/Friends of Water of Leith Basin
Cllr Gordon Munro	Leith ward	Ben MacPherson MSP	Edinburgh Northern & Leith
Gillian Meek	Victoria Primary School PTA	Deidre Brock MP	Edinburgh North & Leith

3 Minutes of previous meeting

Approved without changes (proposed S Auld, seconded D Tharby, *nem con*)

4 S1 Developments Ltd: 17/04708/PAN

See also [developers' slides on LHNCC website](#). There will be a public consultation event on this proposal, at Ocean Terminal on 31/10/17, 12.00 to 7.00pm. Messrs Inglis, Hannah and Teague reported:

- The proposed development is on an area of reclaimed land near Ocean Terminal. (See slide 3.)
- The development would have around 250 units, of which around 60 would be 'affordable'.
- The site contains a derelict jetty. (See top-centre and top right photos on slide 4.)
- The area has much history. (See slide 5.)
- The development is likely to be surrounded by others, as shown on slides 6 and 7. (Cala's large residential development, a hotel, another hotel added onto Ocean Terminal Port of Leith distillery). The developers suggested that completion of some of these developments would aid Ocean Terminal's performance.
- Slide 8 shows how the current design was developed, from 'finger buildings' which would not have given a sense of place or community, nor allowed all residents to have good views, to there being courtyards and gardens between smaller blocks. That is, version 6 would enable much better public realm.
- The sections shown on slide 9 show how the separated blocks would fit with their surroundings.
- There are some constraints on the site, as shown on slide 10. The existing key wall must be maintained and extended, and the boardwalk (the derelict jetty) must be replaced so that there is boardwalk all round the site. The existing key wall has 19m underground ties to keep the wall intact if water levels fall, so can't be built on. The new section of wall will match the existing one but will be an independent structure. (NB the slide should say 'Prince of Wales dock', not 'Albert dock'.
- Slide 11 shows how residents would have views of Edinburgh or the sea, but not into each other's flats, and how sunlight can penetrate between the separated blocks.
- Slide 12 shows elevations (side views) of the proposed blocks. There would be 6 blocks, ranging from 8 to 13 storeys above ground. (The original plan was for up to 22 storeys.)
- Slide 13 shows a section through the proposed blocks, including the underground parking.
- Slide 14 sketches the proposals in the context of the proposed and existing developments.
- Slides 15 and 16 show some precedents about materials that would be used. Considering the site's sea-side environment, robust materials would be needed.
- Slide 17 shows how the basements would be used for bin and bike stores (at least 1 bike space per flat.) Slide 18 shows how the ground floors would be used, while slides 19 and 20 show the upper and top floors would be used. There would be a mix of 1-, 2- and 3- bedroom flats, and some retail units. Most flats would have views of the sea and of the city.
- Slide 21 shows the development in the context, and compares S1's plans with previous ideas for the site.
- Slides 22 to 26 show various views of the proposed blocks in context. The developers reiterated that creating a sense of place is essential to them. These drawings are indicative, not final.

4.1 Questions and answers

- Concerning green space, there would be a 'collection' of green spaces rather than a single mass, to create 'neighbourhoods' having 'ownership' of individual spaces.
- Public space and play areas would be integrated, to work with the boardwalk. (These features are to be developed.) There would be some private gardens.
- Affordable flats would be in the south-west block. (LHNCC's opinion is that affordable flats should be spread throughout developments, to avoid ghettoisation.) However, the design would be 'tenure-blind', i.e. the same as the other blocks. The developers suggested that keeping affordable flats together makes management easier.
- Car-parking for affordable and other flats has not yet been developed, but in other CDA/S1 developments car-parking has been the same for affordable and other flats. There have been car-free developments of affordable housing in Edinburgh, e.g. in Calton Road.
- The development would take about 3½ years to build – this would overlap with the Cala development, which would be phased.
- The plans will be future-proofed, e.g. charging points for electric cars in the car-parks, solar panels on roofs. District heating/CHP is also being considered.

5 Reports

5.1 Police

PCs Kennedy and Darling reported the following statistics for September:

- 4 house-breakings (2 to homes, 2 to businesses). There has been a 30% fall in HBs over the past 5 years.
- 2 serious assaults, both solved. 1 assault & robbery, solved. 14 common (i.e. minor) assaults
- 30 shopliftings, 3 thefts of motor vehicles, 3 attempted thefts of motor vehicles
- 6 racially aggravated crimes, all solved
- 1 robber arrested at Cashino
- 1 person arrested for carrying a knife

Concerning a fight outside Genting casino on 26 September at 6am, the PCs and colleagues will now follow it up. It was noted that police and CEC licensing officers communicate over such issues, but it can be difficult to establish whether there are links between venue management and antisocial behaviour.

5.2 Hawthornvale

Visitors residing here reported the following problems

- Non-residents parking on the pavement on both sides, leading to lack of access for pedestrians (including school-children) mobility scooters, prams and, on 4 occasions, emergency services.
- The street being used as a rat-run, with accompanying accidents, speeding, noise and road-rage violence.
- Much noise from a car mechanic running engines for up to 30 minutes in the street. ACTIONS: RESIDENTS TO EMAIL CLLRS BOOTH AND/OR MCVVEY, WHO WILL TAKE THIS UP WITH CEC ENVIRONMENT WARDENS.
- Cllr McVey stated that parking on pavements is not currently illegal but forthcoming legislation may soon change this. This will enable CEC to take action. For the moment, CEC could use a traffic regulation order to ban parking on one side of the road. This would enable people to park on the street, hence freeing the pavements. However, this may well aggravate residents living on the parking-banned side, who will no longer have parking spaces.
 - The residents responded that this would not be as big a problem as people driving on the pavements, which happens now, and which is endangering them and their children.
 - Cllr McVey noted that driving on the pavement is illegal and hence a police matter.
 - The residents noted that they have video evidence of driving on pavements.
 - The residents were advised to phone in any incidents, ideally with registration numbers so the police can speak etc with the offending vehicles' owners. Also, all 101 calls are logged, so the police can advise CEC of numbers of issues.
 - It was also suggested that the residents keep their own logs, including reference numbers from phoning in incidents.
 - The PCs advised that catching speeders requires use of a speed-gun.
- Cllr McVey stated that it was highly unlikely that an anti-speeding camera could be installed.
 - The residents are also in favour of the road becoming one-way, or any other traffic-calming measure.
- It was suggested that the residents could also contact their MSP and the Transport Minister, Humza Yusuf.

5.3 Public drinking near Sandfort bridge

A Mackie reported that this area is suffering from groups of public drinkers. The PCs are aware of this, and have asked them to move on recently. However, drinking in public is not actually illegal.

5.4 Secretary

Concerning Industry Lane (see item 7.2 of [September minutes](#)), JM noted that the resident concerned has now been able to contact the appropriate person in CEC, and so is happy with LHNCC.

5.5 Treasurer

D Tharby reported that there were 2 invoices (total £60) outstanding from 2016-17. These have now been settled, leaving a balance of £1514.83. LHNCC has another bank account, containing £0.18.

6 Councillors', MSP's, MP's report

Cllr McVey noted that CEC's budget proposals have been published. A consultation will be launched in about 2 weeks on about £22 million of actions. **ACTION: LHNCC AND MEMBERS TO MAKE JOINT AND INDIVIDUAL COMMENTS.**—There will be a 'question-time' event, webcast via CEC's website, and events in all 4 localities. These will be publicised once they have been finalised.

Cllr Booth encouraged response to the budget consultation, and advertised a meeting about the Leith Museum

7 Planning update

J Marlborough has produced a planning update. **ACTION: JM TO CIRCULATE THIS.**

7.1 Planning Application 17/04428/FUL – Port of Leith Distillery

JM stated that this is a 'fascinating' application, and that it looks 'really good'. She has received confirmation that the builders will take down the existing paint-shed currently used by DOK Art Space piece by piece, so it can be rebuilt elsewhere. The builders will finance this preservation. They don't yet have a location for the rebuilding.

7.2 Planning Application 17/01856/FUL – Industry Lane

See item 6.4 above.

7.3 Planning Application 16/03684/FUL – Site visit 28/9/17

JM stated that this visit was very brief, and not informative. The application is due to go to committee on 7 November. LHNCC's biggest issue with the plans is the proposed road through the middle of the site, to be an alternative route for HGVs and buses if broken-down trams or other vehicles block Ocean Drive – the fear is that this road will become a rat-run.

7.4 Planning Application Appeal 17/00091/REF – Malt & Hops, The Shore

This appeal has been submitted but no new information has yet become available.

7.5 Questions and comments

E Dick asked whether there is a masterplan or other way of understanding all proposed developments in the harbour area – and their combined effects on infrastructure. Cllr McVey responded that there is a 'second adopted development plan'. This contains 'broad-brush' street design guidance, information on use-zones etc. His preference is for building on brownfield sites, such as the harbor area, rather than on the green belt.

R Weir noted difficulties encountered when driving from the west of Edinburgh to LHNCC's area. He stated that extra population would lead to more cars, despite Cllr McVey's comments that the 'new' people would be very close to tram stops, and Cllr Booth's note that more than 50% of Leith's population do not have access to cars.

- Cllr Booth also noted that every development application must have a traffic impact assessment, showing how the development will offset impacts of extra traffic. He also noted that most developments make financial contributions to education and health to cover the extra costs of physical infrastructure, and that while the NHS has a duty to provide sufficient services, there have been difficulties in securing sufficient GPs in parts of Leith. He also noted that CEC planners do have maps of demands for services.

8 Events

J Marlborough noted that she had been unable to attend the event on the future of Coalfield Lane.

8.1 EACC meeting 12/10/17

JM reported attending this, which included a presentation on housing land audit – see [EACC website](#). This was on the agenda be discussed at CEC' Housing and Economy committee (12/10/2017).

There are also ongoing issues around Neighbourhood Partnerships, which continue to operate despite apparently being suspended last year, making their activities potentially illegal.

Cllr McVey responded that NPs had never been decision-making bodies. Decisions in NPs were made by senior local officers, following NPs expressing views. It had not been decided to suspend them; CEC decided to continue with them. A report on localities committees and working is going to council soon. CEC will soon consult on how community consultation and planning should take place. Locality committees with decision-making powers (comprising only elected CEC cllrs) will be formed in month's time. NPs will continue in the interim, but will go by summer 2018.

It was suggested that CCs should be formally included in Community Planning Partnerships.

8.2 Leith Creative: Make Leith Better - Feedback and opportunity to visit DOK Artist Space. 19/10/17

JM noted that the final report is on [LC's website](#). This has been presented to CEC.

8.3 Leith Fort Official Opening 31/10/17, 12:00

JM noted that this development follows the original (2009) plans for colony houses with gardens.

8.4 Friends of Water of Leith Basin AGM, 17/10/17 – Malmaison Hotel, 7.00pm – 9.00pm

D Tharby reported that the most significant discussion was on silting. *ACTION: DT TO CIRCULATE MEETING PAPERS*

8.5 Campaign for Leith museum

The next meeting will be on 26 October, at South Leith parish church hall, Henderson St (6pm).

9 AOCB

ACTION: B RYAN TO LOOK INTO COSTS OF PROVIDING LHNCC EMAIL ADDRESSES FOR ALL MEMBERS, TO AVOID USE OF PERSONAL EMAIL ADDRESSES FOR LHNCC WORK.

ACTION: J DUFF AND R LEVICK TO PROPOSE DATES FOR A VISIT TO SS EXPLORER

9.1 Christmas lighting

R Weir noted that LHNCC had agreed in principle to support this once again. *ACTION: A MACKIE TO CIRCULATE DATE AND TIME.* A Mackie stated that he could source selection boxes, and that Santa would be available.

- D Tharby noted that would have a deficit if it repeated previous years' spending patterns (including the costs of associated Christmas lighting), and hence would run out of money in about 2 years. He hence suggested sourcing free first-aid cover (or that the school should provide first-aid cover)
- R Levick confirmed that LHNCC would support this event in 2017, but will ensure cost-control/value for money.

9.2 Newhaven Association

J Marlborough reported receiving information on their NA community project, including information on a potential mural.

9.3 Publicising LHNCC

J Marlborough would like to hold a public event advertising LHNCC, potentially themed 'meet your CC', and potentially held in the library. *ACTION: B RYAN TO CHECK WITH COLLEAGUES WHO HAVE PUBLIC EVENT SKILLS.*

10 Date of next meeting

Tuesday 28 November