

LEITH HARBOUR AND NEWHAVEN COMMUNITY COUNCIL MEETING, **SHORE ROOM**  
**LEITH COMMUNITY CENTRE, KIRKGATE, TUESDAY 25<sup>th</sup> September AT 7.00PM**

**AGENDA**

Those present

Allan Mackie	in the chair
Jim Duff	LHNCC
Bonita Preacher	LHNCC
Stewart Auld	LHNCC
Heather Ford	LHNCC
Michael Traill	Leith Links Community Council
Gillian Meek	Victoria Primary School
Don Giles	FOWLB
Cllr Chas Booth	
Cllr Gordon Munro	
Cllr Adam McVey	
Ben McPherson MSP	
Police Scotland X2	
Mr and Mrs Paterson	visitors

**1 INTRODUCTIONS**

The secretary welcomed visitors and chaired the meeting in the absence of the Chairman.

**2 APOLOGIES**

Apologies were received from: Robert Weir, Jennifer Marlborough, and Arthur Young

**3 MINUTES**

These were approved nem con.

**4 MATTERS ARISING**

**WATERFRONT PLAZA**

The Secretary updated the meeting on developments over the summer holiday period. A leaflet had been produced and circulated to around 1000 homes in the area with a view to raising awareness of the planning issues affecting the proposal by CALA to build 427 homes in the area across from Ocean Terminal. It seems that only two responses were received to the leaflet. The overall impact is difficult to judge at the moment.

Residents of Commercial Street had met with Cala and had submitted comments and a petition to the council.

While acknowledging the urgent need for new housing in Edinburgh LHNCC takes the view that new housing must be attractive, in keeping with its surroundings and respect the conservation area and the need for local green spaces. It was also agreed that the proposal to segregate affordable housing was not in keeping with council recommendations. Comments were submitted following the meeting and a copy of these is attached to this

minute.

## **5 REPORTS**

### **POLICE**

Police Scotland provided encouraging figures on crime rates etc. It remains a problem however that the figures outlined at meetings cannot be provided in documentary form. It would greatly assist the minute taker if this could be done. This secretary remains, to put it mildly, somewhat bemused by this situation.

There are still ongoing concerns about speeding in Ocean Drive particularly at weekends and some frustration at lack of action by the authorities in general. And was raised again as a matter of extreme concern by local residents.

### **TREASURERS REPORT**

It was reported that steps had been taken to consolidate the accounts into one main account. There were currently 3 separate accounts. This has now been confirmed by our bank. The balance in the main account currently stands at £1758.71 with 6 pence in the events account. Secretary's note -I would suggest that we consider switching to online banking as some other Community Councils have done perhaps with an ethical bank like Triodos.

### **PLANNING REPORT**

Nothing to report.

### **SECRETARY'S REPORT**

The secretary mentioned the upcoming tree lighting ceremony at Victoria Primary School. He indicated that there were sufficient funds to cover most of the costs of the event this year and that the school was keen to continue despite withdrawal of the council's financial support. The matter of a parade licence was discussed and queries because the whole event takes place in the school grounds. We felt that such a licence was more relevant to the summer Gala. The secretary and chairman are currently engaged with school staff on various arrangements including a PA system, the hall let cost, selection boxes for the pupils' and the procurement of first aid support etc.

## **6 AOCB**

Councillor McVey reported that there had been 12 nominations for the LHNCC so an election would not be required.

It was agreed that LHNCC should investigate the production of an information card introducing the CC to a wider audience similar to that of the Links CC. It was also agreed to work more closely with the other two CC on subjects that affected Leith in general.

## **7 DATE OF NEXT MEETING**

Tuesday 25 October. The meeting will be chaired by the returning officer Cllr Adam McVey until new office bearers are elected.

## **Appendix 1**

## **Waterfront Plaza Planning Application by Cala**

I would like to register our support for the detailed comments and petition submitted by The Moorings residents association, about the Cala Development at "Waterfront Plaza". Our comments have been put together with input from the aforementioned residents and colleagues in the Friends of the Water of Leith Basin (FOWLB) and Leith Civic Trust

### **Affordable Housing**

In particular we would draw attention to the proposal for all of the affordable homes to be located in one corner of the site. I understand that developers are encouraged to distribute the affordable dwellings throughout the site. We appreciate that this is an advisory issue. However we would wish to make the point that the LDP states that affordable housing should be integrated into developments but in this development affordable housing is segregated from main site by a road. The argument for this is apparently that the RSLs prefer to keep all together as easier to manage.

It is also stated in official documentation that affordable housing should be built across all stages of phasing but it is identified as being planned for stage 4, Cala did say at a recent residents meeting that they may have to bring in another builder to enable this.

### **Building Height**

We are concerned that the plans remain committed to 6 storey buildings, though supposedly reduced to 5, adjacent to The Moorings. This is still creating a great deal of stress to residents of that development. It is appreciated that Cala are trying to address some of the issues raised by those residents, but the height of buildings is a major issue – the Cala proposal is not, in addition, sympathetic to listed buildings in the Conservation area.

### **Green Space**

We would also like to express our regret that the recreation area that was created around the Victoria Dock is to be built upon with the loss of 43 trees. We have also noticed that according to CEC Planning Processing Agreement –ref 3415511 , 6 September, other Consents required relating to Conservation Area Consent have not been addressed. We are aware Cala are not planning within that area but should it not still require impact assessment?

This area of Leith has very few green recreational spaces and analysis shows that local residents only visit parks or green spaces within a 10 minute walk of their homes. Consequently all the benefit of exercise for the local community will be lost together with the attendant well-being that is generated by such spaces. We would be grateful for your advice as to whether the landscaped area and path is a public right of way as has been in place since 1996 meeting 20 year requirement.

### **Air pollution**

This development is going to add a further 426 homes to Leith and it already has the highest density housing in Scotland. There is apparently no provision in the application for any development of the infrastructure that will be needed to support the new residents. Car parking is already an issue in many areas of Leith and this development is going to make

things worse. The provision for parking within the planning guidelines is wholly inadequate because it does not reflect what happens day to day.

Parts of Commercial St already fail to meet the air quality standards this development can only make things worse.

We would urge the planning committee to significantly reduce the number of dwellings allowed thereby retaining the green space and all the benefits for the community as well as reducing the impact on the already stretched infrastructure in Leith.

### **Wider Infrastructure**

RCGP Scotland has commented recently that house building plans must consider GP practice capacity. Patient care could be undermined and practices could buckle under pressure if plans to build new housing do not consider the impact on GP services, RCGP Scotland has warned.

The RCGP warned that local planners should have an obligation to ensure 'the continuation of the safe provision of healthcare'. Failing to factor in the impact of new homes on GP services could undermine patient care and leave practices unable to cope. This and other areas of wider infrastructure development such as education need to be considered carefully when planning housing developments of this density.

In closing, Leith Harbour and Newhaven Community Council understands the urgent need for housing in Edinburgh as a whole. This does not though in any way obviate the need to ensure that development is sustainable or for house builders and the council to consider the issues raised above. We do not object per se to the principle of building on brownfield sites like this one, but we are concerned that what is built should be attractive and sustainable while meeting the urgent need for new housing.

Allan R Mackie

Secretary

Leith Harbour and Newhaven Community Council

28 September 2016