

Minutes of the Leith Harbour and Newhaven Community Council ordinary meeting, held via Teams, on Tuesday 27 August 2024 at 6:30pm

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

Summary of actions (to be omitted from web-published version)

Item	Actor	Action
8.a	Cllr Nols-McVey	Continue to pressure on behalf of Anchorfield and Constitution St residents
8.a	Cllr Nols-McVey	Chase up lack of restoration of Portland Gardens pavement
8.a	Cllr Nols-McVey, E Dick	Engage about lack of progress on public realm related to tram construction
9.a	Cllr Booth	Ascertain timetable for Hemingway's to respond to the planning contravention notice
9.c	D Tharby	Circulate notices from EBUG, including information on consultations
9.c	Cllr Booth	Chase up about unnecessary tram bell-ringing at Port of Leith stop
9.d.i	D Tharby	Chase up report of 21 June meeting with Ben Macpherson MSP
9.e.i	D Tharby	Ask SHBT to present about its plans to LHNCC

1 Introductions and apologies

Elaine Dick	LHNCC	Bruce Ryan	Minutes secretary	Nick Watson	Tartan Developments
Don Giles	LHNCC	Cllr Chas Booth	Leith ward	Nic Saunders	G53 Architects
Jim Preacher	LHNCC	Cllr Adam Nols-McVey	Leith ward	Ruari Gardiner	G53 Architects
Neil Tulloch	LHNCC	Lesley McGrath	Holder Planning	1 resident/visitor	

1.a Apologies for absence

Jason Ran	LHNCC	Arthur Young	LHNCC	Acting Sergeant Chris Casselden	Police Scotland
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2 Declarations of interests (LHNCC members)

- none

3 Minutes of the meeting on Tuesday 25th June 2024

- Accepted as is (proposed D Tharby, seconded D Giles, *nem con*)

4 Matters arising from last meeting

4.a Actions from June meeting

Item	Actor	Action	Status
7.a	D Tharby	issue planning updates via email when information is available	Complete
7.a.ii	J Ran	prepare a response to the request for a 'positive' reference to the proposed works for the Pride Bridge	In progress – see item 4.a.i below

4.a.i Pride Bridge

- J Ran, via email: Roisin has got back to me and said she, but is happy to plan a Zoom meeting with me to talk about their project and explore opportunities about how our CC could work together with them to promote social inclusion. I have got back to her to check some possible dates for a meeting, and once this is done, I will feedback to the CC.

5 Residents' issues not previously advised

- Cllr Booth has responded to a resident who was concerned about contamination at the former Dalton scrapyard.

6 Police report

See [report on LHNCC website](#).

7 Treasurer's report

- D Tharby: balance is £220.57, according to a statement from late July. The statement does not show receipt of LHNCC's annual grant.

8 Councillor/MSP/MP responses and updates

8.a Cllr Nols-McVey

- There are issues from the noise of seagulls nesting and breeding, so I am speaking with officers re future prevention. Owners of affected sites (e.g. large garage areas) are not concerned but the residents are. Some parts have netted balconies but others do not.
- There is anger among residents of Anchorfield about CEC reneging on promises. Councillors were told, and passed on, inaccurate information, e.g. that tram construction caused no damage, while there had been payments for previous damage but no acceptance of liability. **I WILL CONTINUE TO PRESSURE ON BEHALF OF ANCHORFIELD AND CONSTITUTION ST RESIDENTS.**
 - J Preacher: a pavement at Portland Gardens was dug up at the start of tram operation but not restored.
 - **ACTION: THE CLLR TO CHASE THIS UP.**
 - E Dick: I have been unable to contact anyone about various issues to do with tram-related public realm and trees.
 - **ACTION: THE CLLR AND E DICK TO ENGAGE OFFLINE ABOUT SUCH ISSUES.**

8.b Cllr Booth

- I am now on CEC's transport and environment committee. I and Cllr Faccenda will ask for an update on trams progress.
- CEC will trial a 7am to 7pm, 7 days per week bus lane from Balerno to Musselburgh for 18 months to see if it is faster and more reliable.
- The St Andrews Square coach station owner is now talking with CEC, having decided to sell it.
- CEC has now approved a consultation on a 5% transient visitor levy (hotels, B&Bs, STLs). There will also be tenant and trade union input into discussions about running of the TVL scheme.
- There is a consultation on how well STL licensing is working.
- There is a consultation on developer contributions, to go with City Plan 2030, which is now with the Scottish Government.

9 Standing Items and updates**9.a Planning****9.a.i Presentation re PAN, Land East of Edinburgh Dock**

See [slides on LHNCC website](#) and <https://harbour31.com>.

- **Presentation**

- The draft proposals are being shared with public, ahead of a formal planning application.
- The proposals centre on a business-led development around flexible office work for the creative industries, at Edinburgh Dock, including the dry dock.
- Slide 1: there is a large area currently inaccessible to the public, so entrance gates would be moved north to allow more access, sense of place/destination.
 - The existing large warehouses would have light industrial use, including flexible studio spaces. There would also be some ancillary use, i.e. food and beverages.
 - The area in the south of the site was part of the port. A basin has been filled but the harbour walls remain so development would unearth them and to make them part of the public realm.
- Slide 5: there is a separate application by Forth Ports for land to the west of this site: some residential use and introduction of an east-west link (cars, buses, cycling, walking).
- Slide 6: the plans would follow the local maritime architecture vernacular, hence using shipping containers and sheds, as has been done elsewhere.
- Slide 7: phase 1 image shows the site as it is now. Phase 2 shows the container-led office development and the site access from Bath Rd. Phase 3 shows the central hub building, i.e. amenity for site users. Phase 4 shows additional office space around the dry dock. Phase 6 shows planned enhancements to the public realm.
- Slide 8: shows the main access from Bath Rd.
- Slide 10: shows how containers would be used to create high-quality office space, interesting forms and privacy.
 - The site would be 'naturally' policed due to 24/7 use. Hence design of lighting will be key.
- Slide 11: shows the planned view from the dry dock.
- Slide 12: shows the planned access to food and beverage areas, and sense of place.
- Slide 14: shows how containers would be stacked to create interesting forms, with use of existing cobbles.
- Slide 15: shows the proposed business hub.
- Slide 16 shows the proposed courtyard break-out area, which would bring light into the centre of the building.
- The PAN was submitted in June, followed by an event at Ocean Terminal on 30 July attended by 60 people. They liked the proposed opening up of land and alternative uses, and the proposed industrial aesthetic.
- The next event will be in the first week of October. This will show how the revised plans respond to feedback.

- **Q&A/comments**

- E Dick: the proposals are good-looking, combining historic and modern features.
- E Dick: does the northern boundary border the 'Vestas' site. Would this be a pinch-point, considering 1 turbine a day would be transported via here? How will this enable pedestrians and cyclists to travel east along the sea front? Will there not be a high-rise hotel to the west of the site, where the ships come in? I would prefer all of this area to be at the same height, rather than being blocked off by this hotel.
 - We recognise that this is a complex area, and that we need to show how plans join up. However, planning legislation requires consideration of individual major developments.
 - Turbines would be moved via Forth Ports' operational estate, which does not have public access and is secure. There will be no bridge onto Marine Esplanade.
 - Concerning the western area, in 2022 Forth Ports submitted a PAN for a larger, residential-led mixed use development covering from the Barratt flats to the southern edge of Edinburgh Dock. However, CEC did not support residential use immediately to the south of Edinburgh Dock. Hence Forth Ports is bringing forward proposals that CEC would support, including an access route that fits the local development plan. Forth Ports would prefer pedestrian access all along the waterfront, so hopes that CEC would change its opinion on this.
- B Ryan: I was advised by a built environment professor that shipping containers would be too cold.
 - There are tried ways to insulate them. All such buildings would comply with standards. Reuse of containers would save on embedded carbon: they could be built off-site, reducing the number of journeys.
- N Tulloch: what are the proposals for the dry dock itself?
 - There would be light-touch restoration, leaving it full of water, but would have public access. (We would like to do something in the future.) The dry dock and pump house are listed, so are being left alone.
- E Dick: could the SS Explorer be moved into the dry dock?
 - It would not fit in the dry dock, but we have other ideas of how to bring the ship into this site.

- D Giles: how does this development affect the line of sight of the sea for existing residents? What about the noise levels if 24-hour working goes ahead?
 - Very few residents currently have such lines of site. We cannot comment on the 21-m high Vesta building.
 - There will be a meeting with CCs (7pm on 5 September at Heart of Newhaven), where people can ask about Vesta. Submitting questions in advance would be welcome.
- D Tharby: would this development increase traffic levels, given the 24/7 use of the site?
 - There will be vehicle access to the outskirts of the site, so people can use the majority of it. The use will mostly be class 4 (offices), linked to the creative sector that operates all the time. It will not be an industrial site, and will be less noisy than a port.

9.a.ii **Seafield**

See [report on LHNCC website](#).

9.a.iii **Hemingway's outdoor extension**

- D Tharby: Hemingway now has planning permission for this, but it is causing concerns.
 - E Dick: the original structure was erected without planning permission, so they were asked to remove it. Instead, they reapplied for, and gained, permission for a structure. However, what is now present does not match the application, so ~4 weeks ago CEC issued a 'planning contravention notice'.
 - Cllr Booth: I do not know the due date for Hemingway's to respond, **BUT WILL FIND OUT.**

9.b **Licensing**

- D Tharby: there are no current concerning applications.

9.c **Transport**

- **ACTION: D THARBY TO CIRCULATE NOTICES FROM EBUG, INCLUDING INFORMATION ON CONSULTATIONS.**
- D Tharby: Cllr Arthur is now an MP, so is no longer on CEC's transport and environment committee, but Cllrs Booth and Faccenda are.
- D Tharby: I am not aware whether CCTT is still active.
- E Dick: tram drivers are ringing their bells unnecessarily as they pass the Port of Leith stop, which is a nuisance.
 - **ACTION: CLLR BOOTH TO CHASE THIS UP.**

9.d **Environment**

9.d.i **Water of Leith Basins Stakeholder Group**

- D Tharby: there has been no report of the meeting on 21 June, so **I WILL CHASE THIS UP WITH BEN MACPHERSON MSP.** Some cutting back of buddleia has been observed.

9.d.ii **The tram corridor**

See also items 8.a and 9.c above.

- B Ryan: Leith Central CC has agreed to campaign for a comprehensive (rather than piecemeal) post-Tram construction strategy which
 - addresses the resources required to monitor contractor defects (and compliance)
 - reviews (and amends/fixes) big and small issues where design (agreed by CEC in the Final Business Case) is not working as expected (or simply wrong), noting that not of all these will be immediately affordable, but that they should at least be catalogued, so that they can be appropriately prioritised
 - reviews of ad hoc measures introduced during the construction phase
 - and reverses planned, but temporary, measures introduced during the construction phase.

9.e **Heritage**

9.e.i **Update on SHBT**

- **ACTION: D THARBY TO ASK SHBT TO PRESENT ABOUT ITS PLANS TO LHNCC.**

9.f **Community**

9.f.i **Launch of Leith Chooses 2024 – 2025**

- D Tharby: this year's instance is now open for applications. See <https://www.leithchooses.net/eithchooses-2024-2025-is-open-for-applications-now>. The theme is **Leith Uniting**. Potential applicants are welcome to meet the steering group.

10 **Community councils scheme review and boundary changes**

- D Tharby: the final consultation closes on 21 Sept. It may bring some small changes to align CC and CEC ward boundaries.

11 **Key diary dates ahead of next meeting**

- Coallie Park event on 5 September, 10am to 4pm
- Mill Lane Park community fun day at Cables Wynd on 7 September

12 **Any other business**

- No points raised.

13 **Date of next meeting**

24th September 2024 at Custom House, Commercial Street