



Gorgie Dalry Community Council Minutes Monday 1st July 2019

Attendees

GDCC:

Angela Astor – AA

Rona Brown – RB

Joan Gordon – JG

Adrian Herbert – AH

James Hogg – JH

Moira MacKirdy - MM

James Park – JP

Mathew Reilly – MR

Graeme Russell – GR

CEC:

Denis Dixon – DD

Ashley Graczyk - AG

Jessica Clock (PA to AG) - JC

Local residents:

R Carbarns – RC

Alex Ortiz – AO

Marie Stein – MS

Clare Philpott – CP

M Walker – MW

L Doyle – LD

C Davis – CD

F Anderson – FA

T Anderson – TA

S Fox – SF

Anna Maria Ochocka-Fox – AO

Ashley White – AW

Evelyn White – EW

Nancy Macdonald (Garvald) – NM

Patricia Reynolds – PR

Sandra Matthews – SM

Dan Heap – DH

Laura Wise – LW

Barbara Lyon - BL

Guests: (NR investments)

Aaron Napier – AN

Robin Keane – RK

Welcome

RB welcomed everyone to the meeting, introduced herself as chair and then introduced the members and guests.

Quorum and apologies

The meeting was quorate. Apologies were given from Donald Wilson, Cathy Fullarton, Sonia Squires and Iain Herbert.

Previous Minutes

Previous minutes were approved subject to two changes: proposed by AH and seconded by RB. The two changes requested were adding JG to apologies and amending reference from DW to DK. MM was co-opted as Secretary.

Correspondence

Chris Peggie has been in touch regarding the Scottish Parliament consultation on AirBnB at Victoria Quay on 15th July, more details can be provided to those interested in going.

LA Philharmonic opening for EIF at Tynecastle – tickets released on 1st July were sold out quickly, however more are due to be released online on 26th July at 10am.

The Health Project are conducting a survey of 18-25yr olds on health and wellbeing. RB can provide more details to anyone interested in participating or circulating further.

Meeting at Walpole Halls 2nd July 7.30pm about AirBnB.

Treasurer's Report

Previous balance was £901.75. Bill for public liability insurance of £170.14 was paid, leaving a balance of £731.61. MR presented a receipt for shop flyer printing which will be processed.

Police Reports

There was no police report this month as normally no July meeting.

Planning

1. Guest presentation on proposed Richmond Terrace Development by Aaron Napier and Robin Keane.

AN began by asking if the attendees had seen the proposals for Richmond Terrace (RT). Most of the local residents had not. AN showed the proposals on his laptop: for 38 self-contained studio bedrooms for students. The development would finish off the parade of housing. The roof line would be 2.4m below, and they are planning to remove two stories of the building adjacent to the listed church. The developers plan to step the building down to taper off after speaking to local case officers. They have gone through the comments on the planning portal and are going to withdraw the application to address issues and then come back. AN believes that the planning department have confirmed that some form of residential use building would be accepted for this site.

A local resident raised a concern that the proposed appearance of the building was not in keeping with the surrounding area. RK responded that the developers aimed to tie in with the recent new builds in the area (towards Morrison Circus or Fountainbridge). A local resident stated that they believed that this was not an appropriate architectural style to base their proposal on given the proximity to local listed buildings. Another resident expressed surprise at the design basis being Morrison Circus and Fountainbridge given the proximity to the conservation area of the Colonies.

A local resident asked if the student accommodation would be used for AirBnB when the students were on holiday. Residents expressed concern about the fringe in particular since the proximity to Haymarket means that this would be an attractive property for AirBnB tourists. AN stated that this would not be allowed by them or the management company.

Local residents expressed concern about the management of the student accommodation. AN confirmed that the developer intended to employ a management company to manage this. JG asked if there would be staff on site 24hrs a day and AN confirmed that this would be the case as there would be a concierge on site. A resident expressed concern that one person could competently manage the 38 individuals on the site. AN responded that the NIDO collection of 300 flats was a huge success with only 1 police call out. RK added that the development company don't plan to sell: they plan to own and manage the development once completed so they would deal with any issues that arose. AN stated that student accommodation these days was handled very differently than it had been historically. Students pay large rents and expect decent standards and high quality. As well as that, this is purpose build accommodation that is not a huge mass development. One resident (who has worked as a student accommodation officer) and has worked on antisocial behaviour stated that they knew first hand the problems that could arise. AN responded that they have engaged with students and have been doing this for 6 years as a company so they know what they're dealing with. Another resident asked why they were focusing on students. AN replied that it was in relation to the guide price for the vendor. He also mentioned that by 2022/23 there is expected to be a jump in the student population of Edinburgh and currently there are around 1000 beds short. These are studios that will be aimed at postgrad students and the management procedures will be written down in a book.

Some residents raised concerns regarding rubbish pick ups. AN confirmed that this would be by a private delivery management company who would take the rubbish offsite to dispose of so the students would not be using the bins already in situ on the street. He advised that this is part of the building rules and regulations which would be agreed with the council, and that there is a 90 page document on the planning website giving full details of this. RK stated that although that is the plan, they have not appointed a contractor to do this as yet. A local resident stated that there is already a problem with rubbish on the street and asked if the contractor would be leaving the bins on the street while awaiting collection. RK offered to speak to a bin company to commission a study of the site and provide a report.

Many residents had concerns about the practicalities surrounding the construction of the proposed development and the traffic from that. AN replied that the Quality Surveyor (QS) and building teams were currently looking at that question and he would need to come back to answer that question in future. AN also advised that there were innovative construction methods similar to Meccano sets for on site building. RK suggested that they might only need to close the road for a few hours at the start and finish of construction. GR stated that the construction period would be horrendous for local residents but it was not a material planning issue even though it was rightly a residential concern. DD

stated that it will be decided by the planning committee on planning terms but that public opinion does count.

AN confirmed that after their preliminary application, they were asked by the council to go and complete several reports and possible changes relating to five particular aspects of the proposed development: light, sunlight, height, proximity to listed building and the management structure. The developers are planning to withdraw the current application and resubmit in the future addressing these five key points.

EW raised the question of who owned the road. AN stated that the local authority did. EW queried this as previously residents had been taken to court because someone fell over on it and stated that the local authority did not own it – that was why they had to remove their bins.

Residents were also concerned about the access for emergency services to the proposed development, and one gave a particular example of being asked to move their car for the fire brigade, and said that they would not be happy about doing this often for students who had burned their chips. AN replied that the developers would be putting their own fire system, and that they would be using the company who manages the fire regulations for Edinburgh and Napier Universities. AN also stated that health and safety (particularly fire safety was their number one priority for the site.

A local resident stated that given the current population of the street is 75 people, adding 38 new people is a material change to the area and that proper notification was not served. BL stated that it fundamentally changes the structure of the area and that since the Colonies are a conservation area the local development plan should address that. BL raised the point that the scale of the proposal was large: could the developer still make profit at 20 units instead? Or could 4 family homes be built instead? AH advised that the Scotmid development had been scaled down repeatedly.

RB asked the development team to sum up. AN stated that they'd been asked by the council to do the reports into the five key areas. They have now done these and submitted to the case officer and they will then decide whether or not to proceed. GR stated that there was a strong body against the current application and asked if the developers would be invited again once the application was resubmitted. RB suggested a special public meeting to discuss once there were answers to the further concerns raised by the residents and the application was ready to be resubmitted. GDCC was in favour of this. RB reminded local residents that they were welcome to stay for the rest of the meeting and that the community council elections are this September. She thanked all for coming. Many of the local residents chose to leave at this point.

ACTION: AN to return to GDCC meeting when further details surrounding construction traffic and related practicalities are available

ACTION: RK to return with rubbish management details

ACTION: AN to confirm ownership of the road

2. Roseburn Cycle Path

MR requested a quick discussion to collate and feedback to the developers. The proposal had been printed and was shared around the table. It connects Russell Road over a new bridge over Dalry Road, through to Dalry Community Park and out to the Western Approach Road. AH asked if the Water of Leith cycle path would wind down at Roseburn to link up with this proposed path? As otherwise it would need to cross a railway and tram lines. MR confirmed that this was not detailed in the application. GR asked if the key objective was to give cyclists access from the city centre to Leith and also the student area alongside the canal. He also asked if the previous Roseburn dispute has now been quashed? DD confirmed that this ties in with the Roseburn proposal. RB mentioned that the Friends of Dalry Park had requested consultation in the process of redoing the park as the younger children aren't currently catered for by the equipment provided. BL suggested more signage would be an integral part of this. The key feedback from GDCC was:

- Clarification on safety of Dalry Road crossing given proximity to Western Approach Road

- Consultation on redoing of Community Park features and signage with Friends of Dalry Park and the local school children

3. Neighbourhood Networks

RB confirmed that she had circulated to members the notice for nominations to be submitted by 30th June, but that nobody had volunteered. GDCC raised concerns at the lack of information on the commitment involved and also that since GDCC elections are due in September, that a nomination made at this stage would not be representative for the rest of the year.

Councillor Reports

DD reminded people that the LA Philharmonic Orchestra would be performing on the opening night of the festival at Tynecastle. There is not much to report just now because the council is in recess. GR asked if the reports in the Evening News regarding the antisocial behaviour at Westfield was serious. DD advised that he held a resident drop in last week and that it appears as described.

AG confirmed that the advertising boards on the Caledonian Railway Bridge over Gorgie Road (beside Gorgie Farm) had had planning permission refused and would be taken down. She stated that the bins in Caledonian Crescent were an issue as were the gullies, since they'd been blocked due to the major rains recently. AG also advised that she had been confirmed as Returning Officer for the GDCC elections in September.

ACTION: RB to bring election timetable to next meeting

Parks

GDCC are planning a clean up of Westfield Park on 8th September 2019.

AOCB

- AH asked if planning permission had been sought for the gable end billboards beside Murieston Park
- MR advised that a new application for development had been submitted for the Haymarket site on the corner of Morrison St, made of glass. Application closes 12th July.
- Westfield development letter of objection has not gone in yet
- JG raised a concern that she and others had been upset by Gorgie Collective's email to GDCC and wished to discuss making a formal complaint of bullying. This item had been due to be discussed in June but wasn't as JG was in hospital. GR stated that too much time had elapsed to act now, which JG accepts. GDCC discussed building a better relationship between different community groups, including the Gorgie Collective.
- MM provided report regarding Civic Participation workshop she attended with JP. GDCC members were well received by students and interesting participatory budgeting workshop took place. The students' priorities for their local community were: policing and safety (59 votes), decent quality and affordable housing (35 votes), inclusive events (30 votes), dry and café areas (28 votes), roads and transport (16 votes) and bins and dog fouling (14 votes).

ACTION: MM to contact Haymarket case officer Sonia MacDonald and request extension for comments and invite the developers to the August meeting to present

ACTION: GR to submit letter of objection relating to Westfield student accommodation development based on size and scale based on vote taken at June meeting

ACTION: RB to invite Gorgie Collective to a future meeting

Date and time of next meeting

The next meeting will include a small AGM to tidy things up before the elections in September, this will be on Monday 5th August at 7pm.