



# Gorgie Dalry Community Council Minutes Monday 5<sup>th</sup> August 2019

## Attendees

GDCC:

Angela Astor – AA

Rona Brown – RB

Joan Gordon – JG

Adrian Herbert – AH

James Hogg – JH

James Park – JP

Mathew Reilly – MR

Moira MacKirdy – MM

CEC:

Denis Dixon

Ashley Graczyk

Local residents:

Alex Ortiz – AO

Christopher Sleigh (Dalry Colonies Residents' Association - DCRA) – CS

Stuart Robertson – SR

Guests:

Andrew Munnis – Montague Evans

## Welcome

RB welcomed everyone to the meeting, the last meeting of this committee. As this is election year, new members will be standing from September. RB requested permission to amend the agenda to run the AGM and finance section first and then move on to the other items so that JH could go home.

RB spoke about GDCC: how some people had moved on due to various reasons like moving home or caring responsibilities. RB thanked new and existing members of GDCC. RB explained that being part of the CC can be difficult and involve making unpopular decisions. Members from GDCC attend and represent the area at various council and community meetings, including the GD Community Forum. GDCC covers planning, HMOs, licensing. We are involved in consultations at both local and national level. We have a commitment to look

after green spaces. GDCC runs Christmas events and arranges involvement from local schools including Tynecastle's Pipe Band, and Dalry Primary's Choir. We work together to put do all of this and RB hopes that this spirit continues on into the elections.

JG proposed a vote of thanks to RB for Chairing which was approved.

ACTION: MM to email Gordon thanking him for setting up the room for the presentation.

#### Quorum and apologies

The meeting was quorate. Apologies were received from Cathy Fullarton, Barbara Lyons, Sonia Squires, PC Jaimie Baillie and MSP Sarah Boyack.

#### Previous Minutes

The previous minutes for July were approved by AA and seconded by RB.

#### Correspondence

#### Treasurer Report

A short AGM was held. In the absence of finding the previous AGM's minutes, this was restricted to approval of accounts. Accounts were passed round for inspection. For year ending 31 March 2019 income was £922.94, expenditure was £1269.41 and balance carried forward was £901.75. Approval was proposed by AA and seconded by JG.

JH provided a finance update. GDCC has paid one bill for flyer printing of £30, and received a grant from CEC for £922.94. This brings the current balance to £1624.55.

#### Police Reports

PC Baillie emailed through his report prior to meeting, however this was not received until afterwards so was not read out. Below is copy of report.

Total number of calls: 456

Nuisance calls: 15

Total number of crime reports raised: 114

Number detected so far: 38

House breakings: 2 reports, both remain undetected

Assaults: 5 reports, 3 detected so far

Theft: 29 reports, 3 detected so far

Hate crime: 0 reports

Road traffic matters: 11 reports, 9 detections. Mainly documentary offences, two uninsured vehicles. No drink / drug drivers.

#### Planning

1. Guest presentation by Andrew Munnis, partner at Montague Evans, on the Haymarket development.

AM advised that historically the development had been planned by Interserve, dating back to March 2011 plans. However, Interserve had spent £15m strengthening tunnels and had to back out of the plan. M&G have now come along, backed by the Prudential Assurance Company, and the development will be managed by the QMile group (who were behind the Quartermile development in the old ERI). Foster & partners are the masterplan architects.

AM explained that one of the key aspects of the plan involves the idea of a new 'public place' in West Edinburgh, due to the site being very well connected and there being a huge pedestrian flow nearby. The M&G remit was to create a more meaningful public place, with a mixed use commercial development comprising 2 hotels, offices, and ground floor retail & leisure opportunities.

AM detailed how the new plans allow more daylight into the site as the buildings are more spaced out. The Colony boundary is a sensitive boundary, and that they'd linked up with Barbara Lyons of the DCRA.

The development group are in talks with hotel groups as they look to raise the hotels involved in the project from 3\* to 4\* hotels. AM advised that the steer from the council was to keep the hotel aspect to encourage hotel guests to use public transport. JP asked what the hotel capacity was. AM stated that combined capacity was circa 500 rooms at present, though this may be subject to change if the move from 3\* hotel to 4\* hotel is fully confirmed as this would likely result in larger rooms which would mean fewer rooms.

AH asked about cycle routes. AM explained that there had been much interaction with Spokes (who have objected to plans) as this is an important junction for cyclists. They are working with the Council as part of their cycling network plans. DD added that the relationship between pedestrians and cyclists was key.

MR asked why the corner building was so tall, and stated that he felt that the building was (at 8 stories tall), about 2-3 stories too tall. AM replied that the group wanted the corner of the site to have a presence on the busy corner. As well as this, according to the council skyline policy, this was the optimum height in this area. See Colvin & Moggridge Skyline Study for more information.

SR asked if the development was all commercial, and if there was any consideration given to residential, particularly social housing. AM replied that council's view for this site was that it was commercial in nature, in order to make best use of the public transport hub. As well as this, from a commercial perspective this was the best use for the site.

AH queried if there was any car parking on the site. AM confirmed that there was no public car parking on the site, however there was some private car parking for the offices. Due to the hard bedrock on the site, the calculated extraction costs seriously affected viability of the site if car parking was extended.

AH asked where the servicing would be done from. AM replied that it would be from the edges of the site. The hotel would be served by a dedicated service bay.

AH asked about the building materials as the CGIs currently in existence seem to show all glass, despite the surrounding area being mainly sandstone. AM advised that the eventual building materials will be a mix of glass and masonry work, and that the developers are heavily conditioned by the council in their choice of materials.

CS asked about the substation's location. AM replied that the details were not finalised at present, however it was likely that the substation would be to the rear of the hotel service bay.

CS asked when the CGIs would be available. AM responded that he had spoken to the architect today and the CGIs are expected in 2-3 weeks. The council will readvertise the application and reopen the comments once the CGIs are available, and AM encouraged GDCC to officially comment on the plans.

RB thanked AM for his presentation, and AM left the meeting.

GDCC discussed whether or not a letter should be sent, and it was agreed that MR would write with comments on the proposals. The main aspects to be noted are as follows:

- Easily identifiable cycle routes to allow safer travel for pedestrians
- Height of corner property
- Importance of hotels moving from 3\* to 4\*
- Importance of being mix of glass and sandstone for materials used, not just glass
- Importance of set delivery times so that residents of Colonies are not disturbed at all hours with deliveries etc

ACTION: MR to write with comments on Haymarket development proposals

2. Other

- Richmond Terrace application has been withdrawn
- Application for change of use from bead shop to pastry shop
- Request for extension on Stevenson Road
- Change to plans relating to clarifying windows at Springwell House

HMO's

Nothing to report.

Licensing

Nothing to report.

Councillor Reports

1. Denis Dixon report

DD started by stating that this is the 3<sup>rd</sup> community council election he will have sat through, and that GD can be a demanding area but it's always a pleasure and worthwhile. CEC has been in recess, so the main items of interest are:

- LA Philharmonic playing opening of Festival at Tynecastle
- Fly tipping issues
- Westfield Avenue antisocial behaviour issues continuing
- Complaint regarding noise from Domino's pizza on Dalry Road

2. Ashley Graczyk report

- AG has complained to Just Eat cycles about the lack of provisioning in the GD area. According to Just Eat, the cycles that had been placed outside Maplin have been removed due to high rates of vandalism.
- Ad boards have been removed from the Caledonian Bridge on Gorgie Road, and there is currently a challenge about the ones in White Park gable ends.
- AG is involved in Parliament Project this September which will help to encourage more to stand for MSPs etc, but also includes Community Councils. AG is planning event to encourage local residents to stand for GDCC. She is also working with THS to encourage 5<sup>th</sup> and 6<sup>th</sup> year students to stand.

ACTION: AG to send correspondence with Just Eat to GDCC members

Parks

Next clean up of Westfield Park on 8<sup>th</sup> September.

8<sup>th</sup> December for Christmas lights switch on at White Park. Trees and bushes will be decorated with fairy lights, and GDS church have offered their indoor space should weather be poor. The City of Edinburgh Lions will be involved again.

Events

1. Election Timetable

AG will be attending a briefing next week and will update GDCC with relevant information. At present, timetable stands thus:

- 9<sup>th</sup> – nomination period opens
- 30<sup>th</sup> September – close of registration
- 10<sup>th</sup> October – notice of polling (if required)
- 21<sup>st</sup> October – polling day (if required)

ACTION: AG to advise election registration information when available to GDCC members

## 2. Other

23<sup>rd</sup> August – pop up cabaret at St. Bride's

6<sup>th</sup> September – singalong Bohemian Rhapsody screening at St. Bride's

1<sup>st</sup> November – singalong Rocky Horror Show screening at St. Bride's

## AOCB

JG queried how we can keep the toilet façade at the Springwell House site? DD advised that we would need to approach the developer. RB agreed to facilitate this.

ACTION: RB to contact developer regarding toilet façade

## Date and time of next meeting

Monday 2<sup>nd</sup> September at 7pm