



Gorgie Dalry
Community Council

Minutes

Monday 2nd August 2021

Attendees

GDCC

Joan Gordon (Chair) - JG, Angela Astor - AA, Rona Brown (Vice Chair) - RB, Mathew Reilly (Engagement Officer) - MR, Judith Sijstermans - JS, Alex McKendrick (Treasurer) - AM

CEC

Samantha Findlay (Assistant to Ashley Graczyk) - SF.

LOCAL RESIDENTS

Avril Cuthbert (Living Rent, Gorgie-Dalry Branch) - AC, Arron Peters - AP, Fiona McLean (former CC) - FM

Welcome

JG opened the meeting, welcoming everyone and facilitated introductions. JG apologised for the lateness of the July minute.

Quorum and Apologies

Denis Dixon (Councillor), Tony (BGM) Aiden Collins (Community Council), Nancy MacDonald (Garvald Edinburgh)

The meeting was quorate.

Previous Minutes

Last 3 minutes to be proposed and seconded due to not being quorate.

May 2021 - AM proposed, MR seconded

June 2021 - JG proposed, AA seconded

July 2021 - RG proposed, AA seconded

Minute Secretary

Joan has a contact who could be the minute secretary,

RB mentioned the previous setup with a minute secretary, got an invoice and the Treasurer at the time paid it.

RB as long as it is signed and dated.

AM understands that an A4 page stating 4 meeting's worth per quarter at whatever rate, then he can make a bank transfer. AM can make a template invoice if needed.

AM - what is the rate for us to agree?

JG - the contact from Edinburgh Association of Community Councils got £30 per meeting minute, but couldn't take us on due to doing 3 other CCs.

AA - £30 was the previous amount.

AM we have the funds for this.

JG will let Clair know and see if she is interested.

MR confirms to do this (August) minute.

ITEMS FOR DISCUSSION

JG wished for the Tynecastle Development to be discussed

AM asked for the Correspondence, Engagement and Communication, Treasurer's Report parts to be discussed next before the bigger items as these do not take long.

Correspondence

MR listed the following:

- Nancy in Murieston asking us to do some sort of survey for the Tynecastle development, which we will discuss later in this meeting.
- Coxfield - loud vehicles in former BT building car park. The residents have lodged an Environmental Health complaint and MR put them in touch with Cllr Denis Dixon.
- Gorgie Dalry Stenhouse Church asked us to share their photography competition.
- Lots of TTRO notifications (mostly regarding the Tynecastle games) and some upcoming roadworks for Stewart Terrace.
- JG has had some correspondence about Tynecastle visit (discussed later)

AM mentioned someone contacted us about traffic being closed from Roseburn into Murieston Crescent (student accommodation building site) and that the signs are littering the pavements nearby, nuisance for pedestrians etc.

AM wanted to ask CEC for another speed survey (following on from our previous speed survey request) to monitor any changes since this latest closure.

Treasurer's Report

AM has prepared an income and expenditure for the year. Awaiting Sandy at the church to sign this off. Or ask someone else who can audit us and sign off our income and expenditure.

Income was greater than outgoings last year, due to grant monies.

Have spent money on : Public Liability insurance, purchased an electric tiller for the Friends of Dalry Cemetery (and for other local park groups to share), website hosting and domain. £922 received from the Council for our annual grant.

Current total £1839.10, estimated.

JG excellent, thank you. So we have the money to pay for the Minute Secretary.

JG reiterated the need for this, as we are quite low on members and most of us have full-time jobs, finding time for the minutes has been challenging. Requirement to have the minutes circulated internally 2 weeks' prior for any corrections, followed by reviewing to issue them publicly 1 week prior to the following meeting.

AM we need to set the date for the AGM. JG proposes the next meeting, September.

JG will do a Chair Report, AM Treasurer's and MR Engagement Report.

Engagement and Communication

MR: Been a bit quiet this month due to personal reasons, but catching up now.

No Police Report yet, will ask.

No Councillor Report's, either. Will ask.

Scottish Water Newsletter for the proposals at Seafield upgrading.

GDS Church photo competition (mentioned previously under Correspondence)

Angela Price at St. Michael's Parish Church has asked us to share their mini fringe festival of events.

Asymptomatic Covid testing at Tynecastle Stadium this week, 10am-5.30pm, no appointment needed.

Updating the website as we go.

MR had asked S1 Developments if we could share the presentation they gave at the July meeting, so MR will chase and put it onto website/socials as soon as we receive it.

RB St. Bride's is getting Covid-ready for opening so lots are being done there. Hoping it will be soon. Partial opening to begin with. JG said great to see it moving forward.

Planning Application Consultation Haymarket Terrace 21/03756/FUL

GDCC has been asked to be a consultee on the application. We also had a presentation about this proposal, Rosebery House, last year from the developer and architects. This is a revised application following feedback and their consultation.

JG asked if this is the old Z-shaped building? MR confirmed it is, and is called Rosebery House, on the other side of the train tracks to GDCC boundary, next to the station, 4-storey, brown glazing, concrete building by the tram stop. GDCC were mentioned in the Design Statement about our views. We previously mentioned the size/height.

Proposed 6 storey to front, 8 storey to rear.

MR showed us the visualisations that are on the planning portal. Existing is a similar height to surroundings.

AA is this further out onto the pavement? MR diagram showing more space given at the front to the public pavement and tram stop area. Edinburgh Trams were in support.

AA where will the entrance be? MR pointed out a plan showing entrance to the centre of the front elevation. New block 'fills in' the shadow of the z-plan, so we are losing some public space. Plan notes: space maintained at tram halt, at pedestrian crossing and footprint modified to ease relationship with tram infrastructure down the side lane.

JG asked to see the Haymarket terrace view again. Lower at pavement and higher behind the frontage.

MR showed views from Dalry Road and Caledonian Village. We have had previous planning concerns from residents at the Caledonian Village on other applications before, so this will affect them also. And the view from Dalry Road will affect all locals/residents and visitors in our area.

Carbuncle was mentioned, design being very austere, sticking out a lot in the local area.

Compared to the new Haymarket development on the corner of Morrison Street, this may be slightly shorter.

JS is it the same developers as the Haymarket development? No.

It would be nice if they looked similar to tie into new developments.

The World Heritage Site (WHS) opposite has only 4 storeys plus attic level (pitched roofs), the 6 storeys to the front are a lot taller.

JS understands why it is higher (8) to the rear, but argues why can't it just be 6 storeys?

Issues with blocking sunlight to residents? Is 6 all over better for the WHS residents on

Haymarket Terrace? JG perhaps they won't lose sunlight due to the width of the road and distance from the 8 storeys to the rear.

JG this will be in our new/extended finance area, providing jobs etc. At least it is light sandstone, not dark concrete.

MR thinks for our area this design is too 60s/austere/boring/monotonous and does not bring any value to our area. Extremely oppressive and depressing to look at. Should we strive for better quality for our area? Same as Argyle House at West Port, but clad in cheap mock sandstone.

AM agrees with architectural comments from MR, but is ok with the height, as long as it doesn't adversely affect nearby residents' sunlight, notably Caley Village, who we should talk to. Our consultation response should focus on the GDCC area and our residents, and not the Haymarket Terrace block (outwith our boundary).

AC was surprised at the size of it. Given that so many offices are shutting and many continue to work from home. Surprised they can justify the need for extra office space. Does not fit it at all with the area and is too big. Will look nice when new, but will look grotty as it weathers and wears, and may go downhill fast. RG agrees too big.

FM it looks like Argyle House. Our comments should note how it is out of keeping with our area. A daylight survey should be done. MR confirmed there is an environmental impact assessment. The Sombrero restaurant was in the news that it is being knocked down, we should keep an eye out on any developments there. To confirm it is an ugly proposal and do we need the extra office space? Hot-desking and hybrid working are becoming more prevalent.

JS surprised others didn't think it was too big. Views from Dalry the height is very noticeable and if they took off the top 2 floors, it would not stick out so much and blend in better with surrounding heights. 8 storeys is a bad precedent and too big for the area.

JG agreed that it is better than the existing Rosebery House and that they have made the design lower at the front to be similar to the WHS side. With the new Haymarket development finished, it will fit in with those heights. Do we need it when returning to office working?

JG Are we GDCC saying this is too high? Asked for hands raised: JG, RG, MR, AA, AC, JS, FM, AP all raised their hands. Majority in agreement that it is too high. JG asked to confirm, are we happy with the 6 floors to the front, but not 8 to the rear? RG and JS confirmed we agree.

AM is it worth talking to The Caledonian Village Association about this proposal before submitting an objection. MR to write the objection and note we have concerns for residents in the Caley Village.

AA mentioned the new Haymarket development and the recent temporary permission for the site staff compound portacabins.

JS at least that development will have public space in the new square, which will be very large. This one will not have any public space and amenities; it is solely an office building. It is not providing anything to residents other than more jobs. MR will add to the objection letter.

Low Emission Zone (LEZ) Proposal

New proposal for a city centre area for low emission vehicles only. GDCC has been invited to a workshop, 2 members are required.

MR it doesn't affect our area technically as the boundary is outwith GDCC.

AM disagrees as the first design GDCC area was included, but now removed. In some respects, if it should be larger, then GDCC should be included (if one were to be for this proposal).

JG if we are on the edge, people with non-conforming low emission vehicles will come and park in our area before going into the LEZ. This may affect parking.

Workshop is Thurs 12th August 7-8.30pm: AM interested, but is the LEZ zone big enough to have a proper effect? What is GDCC's position?

MR thinks LEZ only benefits the tourist areas and the WHS, despite GDCC having many trunk roads and large volumes of traffic. We will have the new parking permits in place soon. AC are there any exemptions for people with mobility requirements? Or those in low income who cannot afford a new low-emission car? Why was the city centre chosen? In the news, the most polluting streets in Edinburgh have been Corstorphine Road, Easter Road, South Clerk Street etc, not the city centre. AC is for this but has enough research been undertaken. Are they going to invest in charging points?

AM can answer: disabled badge holders are exempt. Cars have to be quite old to be excluded (pre-2005) and the Council are looking at grants for trading in vehicles.

JS is buying new cars the sustainable way forward? Many people cannot afford new cars and it is better to run an old car into the ground rather than discard a working car and increase vehicle manufacture demand by buying more new cars. Economic concern in the scheme being discriminatory against lower-income people. Gorgie Dalry ARE city centre. GDCC has many AirBnBs and students, so we do get city centre transient populations. We will get increased traffic as people navigate around the new LEZ boundary.

Public consultation ends on 20th September and the email asked GDCC to fill out their own response. MR proposed we share the survey prior to the next meeting, and could we do a small survey to pool residents' thoughts on this before we discuss?

JG asked should we do leaflet drops for those offline.

MR mentioned how would the offline people respond to the survey as it is only online? We have the GDCC phone... MR concerned that this will be resource-heavy when the Council should be engaging with those offline as it is their consultation.

JG asked who will go to the workshop. AM and JG will.

2030 Climate Strategy

Email came in on workshop Thurs 26 Aug

JS can we ask Councillors to come and talk us through it as the document 76 pages and is it very diffuse/hard to digest?

AM even if it was someone from the Council who knows about it, not necessarily our local Councillors. We need to recognise that changes must be made.

MR looked at Executive Summary and it mentions empowering communities and citizens' power. Hard to see how involved GDCC will become if we only get one email about this. Perhaps we will learn more at the workshop.

AM mentioned recent rain storms and flooding. Under Caledonian bridge, Wardlaw Place (blocked gullies exacerbated by fly tipping, lack of maintenance) - we should speak to the Councillors about the lack of infrastructure maintenance.

JG: drains are no longer dug out/cleared like in the past.

MR will attend. AM interested.

One item in the strategy may interest Cllr Ashley Graczyk due to the greening of streets. We can write to her and ask. SF can ask Ashley for us.

MR to email workshop link to AP and FM and share draft 2030 Climate Strategy consultation on Facebook.

Tynecastle Development

JG: Tynecastle presentation at the last meeting (July) was excellent and noted that they are proposing a good quality proposal but that it is not what is required.

We as a CC need to move on this. JG asked MR how long after a consultation does a full planning application happen? MR noted it could be 1-3months, but may be sooner if the team working on it is large. Depends on many factors to do with the 'Client' and their timelines, but we should be prepared for it. Denis Dixon had thought it would be August.

AC: checked the PAN application and the 'Important Dates' tab had not been updated.

JG: we need to mobilise to get information out to the public, flyers/posters etc for them to properly engage with the planning application and make their own conclusions.

MR: we had a message from Nancy at Murieston asking if GDCC could do an online survey on whether residents are for or against the student development, so we can gauge local thoughts.

JG: The problem with our area is people go to Nancy and others as they are not online. We need to get flyers etc printed. JG asked MR how many xmas window flyers we had printed

MR: around 350. Concerned that Denis Dixon had said we have 6000 front doors in our boundary.

JG: not suggesting we flyer each household. 350 flyers to put in business windows. But how do they get in touch if they are not online.

AC: Living Rent are planning door-knocking exercises, which is totally separate from GDCC being unbiased. But this will help spread the word about the application happening.

Living Rent had protested outside the S1 Development office but not getting any response from them. AC feels the planning portal PAN is not giving the people the information they need and it's a shame the developers have not issued the July presentation for GDCC to distribute online yet.

JG: are Living Rent doing a table/stall outside Tynecastle again?

AC: Rhuaridh will be organising this but AC couldn't confirm yet whether the stall will be dedicated to this application or be more of a general recruiting stall. Branch meeting on Thursday so they can let us know what they will be doing next.

JG: our issue is getting information to those not online so if Living Rent had a stall, perhaps GDCC can stand there to hand out flyers?

AC: can find out if the next door-knocking exercise will be on this application and see if a GDCC member could come with to hand out GDCC flyers.

JS: happy to help with door-knocking if necessary. Worried about using all our resources on the physical flyering when the people not online are only part of our whole resident population. Need to consider we can use the internet as well for this purpose. People may be online but not on Facebook etc so we can use our flyers to direct them online to a form of feedback. We have to do our best in the narrow time frames. Flyering is complementary to the online feedback process.

JG: we can't catch everybody but lots will be caught on the internet, while still trying to catch those offline.

AC: it is S1 Development's responsibility to be doing this and more. At the last (July) meeting they said they had sent leaflets to 2000 households.

MR: Lives very close by but did not get one of these leaflets despite proximity.

AC: S1 Dev could easily set up a marquee outside Tynecastle and have the information there, it should not be on us (GDCC).

JG: this probably depends on Covid rules. For example GDC Church hall can only have 50 people.

AC: we have had great weather recently and they (S1 Dev) could have easily had many stalls set up over several dates, if they wanted to. If volunteers with full-time job commitments can organise themselves to set up a stall, then S1 Dev should definitely be able to do the same as it is their job to, if they want to.

JG: at the Gorgie Forum meeting Hearts had mentioned volunteers they have who can help with community things. Wonders if they are still available.

RB: will see if she can get Caroline to help, will check.

JG: can anyone set up an online survey?

MR: if shown how to set one up, MR can do this. Warned that he would prefer the planning application to go live first so that we can see what it involves properly before sending out a survey.

AM: we could prepare something with draft questions in preparation.

MR: suggest we keep it simple, 3 questions. 1. Do you support the application or not? 2. If yes, then why? Or if not, why? Then list some material objections that follow the planning portal and local development plan. 3. Other comments.

JS: if we do a free answer, we have to have someone read them all to categorise each answer. JS could do this but it is time-consuming.

AM: agrees with MR for example "survey respondent does not support the application because of X Policy" is good because most people comment on something not material objection, just personal opinions.

LS: we could look through previous minutes and we could pick out say 5 reasons why people may not support it based on previous concerns raised.

JG: suggest MR, AM and JS work together on the group chat to sort out a survey.

MR: can draft a draft survey, and we can add to it as we go.

RB: that is a great strategy. We have to inform people that they must also put in their own objection as well. Help people know what is a material objection and how to register with the portal.

AC: we use a great document by Planning Democracy that is a step-by-step accessible guide on how to make material objections.

MR: how many responses to our Spaces for People survey did we get?

AM: 82, over just 4 days that it was live.

JS: someone had flyered her stair for the Scotmid proposal with a QR code on it, and she just did a response via her phone on the spot. A QR code that people can scan to take them to our survey, this will be helpful/speed up the process for people.

JG: can MR/JS/AM get all the paperwork ready so that when the application goes live, we are ready to go.

MR: did S1 Dev let us know when they put in for planning? Was that mentioned at the last (July) meeting?

AM: they (S1) said they would let us know.

JG: S1 invited us to go and see the site (former Tynecastle High) but we could not get a time sorted where we could all make it. JG will get in touch again and try to get a date sorted.

JG: when is MR available as she wants him there (planning knowledge/architect)

MR: from 5.30pm/6pm best.

AM: same availability

JG: will JS like to go also?

JS: yes, same availability.

JG: RB and AA?

RB: depends, will go if here and can make it

AA: can also come. Unsure where we can actually see, due to lead having been stripped, etc. Previous site visits in the past were restricted as to where we could actually see (not allowed inside the buildings at the time).

AC: apologies need to leave. Thanks

Councillor Reports

Mentioned previously, were not provided.

AOCB

JG: we will have our AGM next month (September)

JG: are we happy to co-opt Arron Peters onto the CC? And is AP happy to be co-opted?

AP: yes please

JG: proposed

MR: seconded

AP now co-opted onto the GDCC

RB: Best Dressed Window Shield now full for future engravings. What do we do?

JG: when the Gorgie Jeweller won, he puts the oldest one on the back, leaving space for the newest one, keeping space for future winners' names year-by-year.

AM: got an email asking if we wanted help from the Edinburgh Lions this year at Christmas.

RB: we contacted them last year to say sorry we couldn't organise any xmas event due to Covid, but she hasn't had a contact form from them yet this year

AA: not contact either

RB: anything we want to do for the Dalry Community Park memorial bench?

JG: saw the email, what would it involve? Plant a tree?

RB: we were going to do an event but the Council put the bench in without notifying us.

Should GDCC still do an event?

JG: could get Edinburgh Evening News or similar to help publicise.

FM: COP26 - people can google it themselves to see if they want to join a group who are organising something for the event.

FM: Ardmillan closed again for gas works. Should have been finished last Mon/Tues, don't know what to do. As has previously complained about it. It is the 3rd time this year that gas works are happening on the road.

MR: will our Councillors be able to help?

FM: anyone have any ideas on how to proceed?

RB: suggest writing to the councilors (all 4 of them).

AM: if FM writes to them and copies in GDCC, then we can follow it up.

AM: received an email from the Council that they will not be removing the extended pavement SfP bollards at the Dalry Cemetery along Dalry Road, as this is helpful as it widens the narrow pavement.

JG: can JG have the recording of this meeting to send on to her contact who may do the next minutes? MR agreed he will send JG the link.

AM: are we able to / wanting to go back to in-person meetings in September?

JG: 50 capacity in GDS Church, seems we can now and JG is in favour of person

RB/AA/MR/AP/AM/FM all in agreement

JG will write to GDS Church and ask, and check about being able to record the meeting as well.

MR: we should check with Governance.

AP: is there not a camera in the church hall to stream services? We could get a dictaphone

JS: uses mobile phone to record and is quite successful.

AM: reckons we can record it and get permissions from GDS and the Council (Governance).

JG: we would have to inform people that recording is happening for the purpose of the minute.

JG thanked everyone for their contributions and closed the meeting.

Date of Next Meeting - Mon 6th September 2021