

Tollcross Community Council
Minutes of Meeting of Wednesday 26 April 2017 at 7pm
Tollcross Community Centre, 117 Fountainbridge

1. Welcome and Apologies –

Present: Andrew Brough (Chair); Fiona Allen, Richard Allen, Iain Black, Roger Colkett, Michael Lister, Chris McGregor, Katie McGhee, Ann Wigglesworth. **CEC Councillor:** Cllr Andrew Burns. **Police:** none. **Members of the public:** Claire Miller, Andreas Wilhelm, Anne Wimberley. **Visitor:** Marie McArthur (Old Town Community Council). **Apologies:** Paul Beswick, Andy Devenport, Liz Summerfield; Cllr Corbett, Cllr Doran, Cllr Key, Cllr Main, Cllr Mowat, Cllr Rankin.

The Chair welcomed everyone to the April meeting and apologised for the last-minute change of venue which was clearly not satisfactory.

ACTION – As a member of the Tollcross Community Education Centre Management Committee, Richard Allen was asked to try and out why we had been displaced.

2. Declaration of interests – none

3. Police Matters – there were no police present

4. Presentation on Shared Repairs – the manager of the Edinburgh Shared Repairs Service of CEC introduced herself and her case-officer colleagues and spoke to the background and purpose of this pilot scheme that works with private property homeowners.

The scheme has the following three objectives: a/ to help maintain the fabric of the city by supporting, encouraging and enabling owners to take responsibility for planning and organising repairs and maintenance; b/ to intervene when public health and safety is at risk due to unsafe buildings; c/ to intervene when owners have exhausted all the other reasonable means of agreeing and undertaking a repair. The scheme also provides four services: emergency repairs; advice and information; intervention; and enforcement. The team gave an overview of the processes involved in the service, which is based on the tenement management scheme that forms part of the Tenement (Scotland) Act, 2004, and referred to an 'evidence' pack for owner-occupiers needing to progress repairs to common area and which can be obtained from the Council website. For further information visit www.edinburgh.gov.uk/sharedrepairs or telephone 031 529 6778 or email at esrs@edinburgh.gov.uk. The Royal Incorporation of Architects in Scotland also has a website - www.underoneroof.scot – which provides 'impartial advice on repairs and maintenance for flat owners in Scotland.'

5. Minutes and matters arising from meeting of 29 March 2017 –

Corrections – the draft minutes, circulated earlier, correctly recorded the meeting as having taken place at 'Lock25, 85-87 Fountainbridge', which appeared incorrectly in the final document as 'Tollcross Community Centre, 117 Fountainbridge'; the draft minutes correctly recorded the date of the meeting as '29 March' but in the final document this appeared incorrectly as '25 January.'

Item 9 – Licensing - Roger Colkett asked for the hyperbolic 'jubilantly' to be removed.

The Minutes were then proposed by Andrew Brough as being correct, with Richard Allen seconding this.

6. Local matters

1. AirBNB – the Chair intimated that TXCC and Southside CC would jointly be hosting a public meeting with Andy Wightman, MSP following the May Council elections, with a view to introducing legislation through the Scottish Parliament. It was suggested by Marie McArthur (OTCC) that other Community Councils affected by AirBNB might be interested in taking part in this initiative and that

the Old Town CC would be in touch with Andy Wightman to be involved. Clair Miller also suggested that Leith Central CC might be interested.

2. Feedback on Hustings – the general response to the Hustings was positive, and it was felt that, notwithstanding the lack of amplification, it could be judged a success. As one of the candidates, Claire Miller thanked TXCC for hosting the Hustings. Thanks were expressed to Tim Puntis for chairing the event, and to Andrew Brough, Roger Colkett and Liz Summerfield for organising the event. Anent running a General Election Hustings, it was felt that the time-frame was very tight and that there would be cost implications, but that TXCC would be happy to promote and support other Hustings that might be taking place in the area.

3.a. Meadows Festival – after some discussion about the usefulness of having a presence and a stall at the Meadows Festival 2017, when this has now become a city-wide event, there was agreement not to have a presence at the Meadows Festival, and instead to focus in participating at the Edinburgh Canal Festival on 17 June, which is a more local event. It was also agreed that because of budgetary constraints, it would not be possible to make a donation to the Meadows Festival as had been done in previous years.

3.b. Spring Fling – at the 22 February meeting, Liz Summerfield had suggested that TXCC share a stall with the Meadows' Festival at this event on 6 May and was looking for volunteers to staff the stall. It was agreed to take a stall, provided that sufficient people could staff this. The following had previously expressed an interest in helping out – Roger Colkett, David Liddle, Chris McGregor.

ACTION – Chris McGregor to contact Liz Summerfield about this event.

4. Allotment at Meadows – the Chair updated the meeting about the matter, saying that the use of this space had wider future implications for common good land as a whole, and that it was not acceptable for decisions to be made about alternative land use without wide public consultation. As a consequence, answers to these questions were still being pursued. Some members expressed concern about a 'land-grab' and the gradual extension of the wild flower garden; the misunderstanding of the powers of council officers of the procedures involved in public consultation; and the fact that TXCC does not currently have corporate membership of FoMBL. After further discussion it was proposed to progress the matter of corporate membership which had been previously been agreed at the November 2016 meeting.

ACTION – Iain Black

5. Spittal Street Clinic – a resident of Grindlay Street has expressed their concern about drug-users from the Spittal Street Clinic forcing their way in and onto stairs in tenements in the surrounding area to shoot up, leaving used needles. The resident has been in contact with the Clinic, but found that they were very unhelpful. The resident is looking to Tollcross Community Council for advice about what best to do next – Police, CEC, MSP, MP, NHS Lothian or whoever is appropriate. The resident did say that they would welcome the creation of a 'shooting gallery' to take drug use off the streets and stairs and into a supervised facility in the area.

It was advised that the resident contact Police Scotland in the first instance.

7. Councillors' Comments and Questions – Cllr Burns intimated that this would be his final meeting of TXCC and his final meeting of any of the CCs in his ward. He reported on the ongoing building works at the new Boroughmuir High School and the associated road works, which continued to generate much debate, and that officers in the South West Neighbourhood Partnership continued to work particularly closely with the contractors, with a view to completion by January 2018. More positively, Cllr Burns was able to report on the proposed application for student flats at 160 Dundee Street, which planning officials had recommended to be refused and had indeed been refused by the Planning Committee. (See 8.8 below.)

As this was Cllr Burns's final meeting, the Chair wished to record our heart-felt thanks to him for his help, support and encouragement, for all his hard work as Council Leader and as one of our ward Councillors, and for so conscientiously attending our meetings.

There was one question about air-quality and pollution and whether there was a CEC policy on advising mothers and toddlers to use non-main roads where possible, given the heavy traffic and exhaust levels. Cllr Burns replied saying that there are parts of the city where air-quality is poor and falls below agreed standards, and that there is a need for the creation of low-emission zones, particularly in the city centre, and that this would be a matter for the new Council after the 5 May elections.

8. Planning – Paul Beswick, who was absent, had submitted a report:

1. Reference: 17/01109/PAN – mixed use development offices, hotel/aparthotel, residential (flats) and other commercial uses including classes 1, 2, 3, 11 and public house all with associated access roads, landscaping public realm and car parking at site at former 159 Fountainbridge (East of EDI site up to Edinburgh Quay).

PAN Exhibitions: 18th May 2pm-5pm Fountainbridge Library; 19th May, Central Hall 4pm-7pm

2. Reference: 17/01150/FUL – new single storey building to provide common room facilities associated with adjacent student halls of residence at 1-15 Riego Street, EH3 9BL

NO OBJECTION

3. Reference: 17/01535/FUL – change of use of former Lothian and Borders Fire Service headquarters (Class 4 Business and Class 10 Non Residential Institutions) to Higher Education facility (Class 10 Non Residential Institutions) at 76-8 Lauriston Place, EH3 9DE

NO OBJECTION

4. Reference: 16/05400/LBC – enabling works for restoration and re-use of the building as an education facility by the University of Edinburgh at the former Royal Infirmary Site, 1 Lauriston Place, EH3 9EF

5. Reference: 17/01527/LBC – works in relation to creating a facility for the University of Edinburgh, including demolition of gatehouse at the former Royal Infirmary Site, 1 Lauriston Place, EH3 9EF

Note – 17/01527/LBC was approved on 21 April 2017 (TXCC and Historic Environment Scotland and others objected).

6. Reference: 17/01616/LBC – works in relation to restoration + re-use of the Surgical Hospital of former Royal Infirmary of Edinburgh, 1 Lauriston Place, EH3 9EF

7. Reference: 17/01524/FUL – change of use + restoration to create a facility for the University of Edinburgh at the former Royal Infirmary Site, 1 Lauriston Place, EH3 9EF

Note – 17/01524/FUL is the full planning application – items 4, 5, 6 are Listed Building Consents.

8. Reference: 15/05422/FUL – full Planning Permission for change of use from office to purpose-built student accommodation, etc at Site 56 Metres West of 160 Dundee Street.

This application was refused

9. Reference: 17/01572/FUL – change of use from class 2 'financial services' to *sui generis* 'bar' at 50 Lothian Road.

10. The development at the old Boroughmuir High School was refused on 26 April (6 to 5) despite recommendation to approve.

11. The following are currently asking for consultation this month:

Old and New Towns of Edinburgh WHS Management Plan - draft for public consultation
Review of Edinburgh Design Guidance Consultation
Reviewing our Supplementary Guidance for Gorgie/Dalry, Corstorphine and Tollcross Town Centres.
Nicolson Street/Clerk Street Town Centre Draft Supplementary Guidance
Quiet Routes preliminary design consultation
Underbelly on Meadows - engagement meetings with local community groups
Planning Guidance for Householders Consultation

In relation to the decision to allow permission to demolish the Gatehouse at 1 Lauriston Place, Tollcross Community Council wishes to record its displeasure and disappointment, and asks the CEC for a full explanation of exactly what are the 'public benefit' reasons advanced in support of the decision (Reference: 17/01527/LBC or 16/05400/LBC?)

ACTION – Paul Beswick to write to CEC deploring the decision to allow demolition and to ask for a full explanation of exactly what are the 'public benefit' reasons advanced in support of the decision. Reference: 17/01527/LBC (Or Reference: 16/05400/LBC?)

ACTION – Paul Beswick to object to change of use from class 2 'financial services' to *sui generis* 'bar' at 50 Lothian Road, Edinburgh. Reference: 17/01572/FUL.

9. Licensing –

1. Second-hand dealers' licences – Roger Colkett reported on two applications for licences at Flat 1, 77 Gilmore Place and at 1 Brougham Place.

NO OBJECTION

2. Consultation on Late Hours' Catering Licences – it was decided to make a submission to this consultation and to object to any extension.

ACTION – Roger Colkett

3. Variation application for amplified music, Bruno's Diner, 103 High Riggs – Roger Colkett reported that despite an objection from TXCC, permission had been granted. He had approached Dunedin-Canmore Housing Association to ask if they would also submit an objection, but it transpired that they were not interested in doing so.

10. Reports other than those written – none

11. AOCB – none

The meeting closed at 8.40 pm.

**Date of next meeting and AGM 2017: Wednesday 31 May 2017 at 7pm
Tollcross Community Centre**