



# Tollcross Community Council Notice of Meeting and Agenda

Wednesday 29 May 2019

6.45pm Tollcross Community Centre

Members of the public who live in the Tollcross Community Council area are very welcome to attend our meetings (see map of area on inside back page)

Contact Tollcross Community Council via:

<http://www.tollcrosscc.org.uk/> | [@TollcrossCC](https://twitter.com/TollcrossCC) | [sec@tollcrosscc.org.uk](mailto:sec@tollcrosscc.org.uk)

## **Privacy Notice**

Tollcross Community Council collects personal data in order to fulfil our duties in regard to the community we serve.

The Data Protection Act 1998 regulates how we use personal information you provide. Personal information includes details such as your name and address, and any information you provide that is necessary for the Tollcross Community Council to operate.

### **Sharing your information:**

The meetings of Tollcross Community Council are considered public records and will be minuted and archived in line with our policy on records retention. These minutes may be published on our website. If you do not wish your name to appear in any published minutes, please let us know at the meeting.

On occasion, we may/will be required to share this information with City of Edinburgh Council so that we can process your enquiry or complaint. Without this information, we would not be able to process your enquiry or complaint.

Wherever possible we will inform you of any data sharing before it occurs. In some circumstances, we may seek your views for specific data sharing.

There may be occasions where the law requires us to pass information about you to the police or other law enforcement agencies. It may not be possible to advise you of this in these instances. Information will only be shared in these circumstances if it meets the criteria set out in the Data Protection Act 1998 or other relevant legislation.

**Your information rights:** You have the right to make a request to get a copy of the personal information that we hold about you. You can also ask us to correct your personal information if it is incorrect. You can contact us for details about how to do this.

Contact name for data protection issues: **Andrew Brough, Chair of Tollcross Community Council.**

Email : **andrewbroughtxcc@gmail.com**

# **Tollcross Community Council**

## **Agenda Wednesday 29 May 2019**

Tollcross Community Education Centre 117 Fountainbridge

**The Meeting will close start at 6.45pm and close at 8.45pm.**

- 1. Welcome & apologies –**
  - a. **AOCB**
- 2. Declaration of interests.**
- 3. Police matters – With local Police Scotland Community Officer.**
- 4. Minutes Wednesday 24 April 2019 –**
  - a. Matters arising.
  - b. Acceptance.
- 5. Tollcross CC area matters –**
  - a. **Meadows to George Street project**
  - b. **Working Group on Tourism and Communities – IB (Attached)**
  - c. **Short Term Lets (attached)**
  - d. **Gilmore Place / Lochrin Residents Association (attached)**
  - e. **Golf Starter Hut (attached)**
  - f. **Investing in Communities Fund Participatory Budgeting application - AB**
  - g. **Communications – AB/SK**
- 6. Councillors' Comments & Questions.**
- 7. AOCB**

**Our next meeting of Tollcross Community Council is:**

**The Annual General Meeting**

**Wednesday 26 June 2019 @ Tollcross Community Centre**

**Tollcross Community Council**  
**Minutes of meeting of Wednesday 24 April 2019, 6.45pm**  
**Tollcross Community Education Centre, 117 Fountainbridge**

**1. Welcome and apologies**

**Present:** Paul Beswick (Treasurer), Andrew Brough (Chair), Roger Colkett, Saty Kaur (Secretary), Richard Allen, Fiona Allen, Liz Summerfield, Andreas Wilhelm, Ann Wigglesworth, Chris McGregor

**In attendance:** Councillor Jo Mowat, 3 local residents

**Apologies:** Iain Black, Andy Devenport

**2. Declarations of interest** – Meadows Festival (Liz Summerfield)

**3. Police matters** – PC Green (City Centre) in attendance and update via email from PC Wotton

- New security team at ATIK in response to recent incidences. General Manager happy to talk to the community about any issues
- Street Assist funding renewed for the new few years and Edi Uni students working with them
- Local police patrols in the morning for rough sleepers – any reports of rough sleeping in common stairs can be reported directly to them and they will attend as part of the patrol
- 309 calls in SW, 59 crimes and 16 solved
- Community officers have been involved in a number of planned operations; these have resulted in positive action to tackle current issues:
  - Op Monarda – Doorstep crime
  - Op Sedgewick – Anti Social Behaviour
  - Op Agora – Bike theft
  - Op Heddle – Cycle Safety and Security
  - Student Safety Campaign
  - Community Alcohol Partnership
- Three housebreakings (1 attempted)
- Eight incidents of assault
- Three road safety incidents
- Twenty-two incidents of theft
- Three incidents of hate crime
- Ten other incidents of vandalism and threatening behaviour

**4. Previous minutes (31 October 2018)**

- a. Matters arising – none
- b. Proposed by AB, seconded RA

**5. Tollcross CC matters**

- a. Scotmid development – three storeys to replace the current story where the gym is and upwards (in places three storeys and in places two storeys) is proposed. Plans show the new structure would hang forwards and not sit in line with current buildings around/adjacent. 41 objections so far and local residents have been engaged with elected members and community groups about issues around the proposals. RA

suggested that it may be worth mentioning at Scotmid's AGM which is due to take place soon. **Action:** PB to submit an objection on behalf of TXCC on grounds of loss of light/privacy/amenity, loss of gym facilities for the local community (in particular young people).

- b. Meadows to Canal cycle path consultation – now underway and two public events at Akva on 29/30 April from 11-7pm
- c. EACC and Community Planning (items c&d together) – update on CC elections due to take place in September/October. **Action:** AB to investigate costs for a leaflet drop to all residents to promote
- d. As above item c
- e. Canal updates – contained in April papers. Hoarding now erected on side of canal. No update on Gilmore Park hoarding as of yet. Printworks opening 25 April 2019. Boatels update – decision at Council committee to continue until after a site visit has taken place
- f. Street clutter – Streetscape have issued a citywide call to all community councils to identify areas of concern re street clutter. **Action:** all to send areas of concern to RC to respond to Streetscape
- g. Street naming – CEC looking to build a bank of street names for the area due to new developments coming up. Suggestion to use traditional names such as Wynd, Bank etc **Action:** all to send suggestions to CEC
- h. Bus stops – continued issue re bus stop at Brougham Street. Now removed but no update on replacement. Nearby bin also removed and no update on this. FA is tracking and will keep TXCC updated

## 6. Councillors update:

Cllr Jo Mowat in attendance

- Meadows Festival fee reduction to 1k for this year and intention for a motion to go to Committee for this to be made permanent
- City Centre Transformation report due to go to Committee in May
- 5<sup>th</sup> May is the first 'open streets' event covering city centre streets such as Grassmarket, Royal Mile, Victoria Street etc. If anyone is around the city centre during this time please send any feedback to local elected members
- Community Planning – in absence of Locality Committees to do Police and Fire Scrutiny SE locality elected members are meeting regularly with Police so any issues can be fed into local elected members
- Brown bin issues – Lonsdale Terrace/Gillespie Street brown bins not emptied recently **JM to investigate**
- Query re whether Lister Sq is private land, CEC, adopted etc **JM to investigate**

## 7. Planning:

- **18/01636/FUL:** Application for Brewdog to permit full cooking recently was refused
- **19/01404/FUL:** (Canongate) – Change of use from office premises to 11 commercially managed short term lets application
- For information Planning Bill progressing. Looks like more for Planning Departments to do but uncertainty on how that will be achieved with no indication of how it will be resourced

**8. Licensing:**

- Application for market at High Riggs **Action** RC to investigate

**9. AOCB:**

- Canal Festival – any suggestions on items for the stall to go to SK
- New legislation to come into effect on smoke detectors and CO2 detectors in owner occupied housing **RC to investigate further**

**The next meeting of Tollcross Community Council is the  
Annual General Meeting  
on Wednesday 26 June 2019  
at 6.45pm in Tollcross Community Education Centre.**

### Item 5b – Working Group on Tourism and Communities – Feedback from meeting on 8 May 2019

At the invitation of Cllr Donald Wilson, Convenor of Culture and Communities, a meeting was held with the Council's short-life working group looking into the issues arising from tourism as it affects residents. This meeting was part of a wider information-gathering process and participants were invited from Community Councils and Tenants' and Residents' Groups. The working group was particularly interested in hearing from groups in the City Centre, West End, Old Town, Leith, Portobello and Queensferry. Representatives from Community Councils in these areas attended, as well as others from Trinity, Colinton, Drum Brae, Gorgie/Dalry, along with representatives from Edinburgh Old Town Development Trust and the Grassmarket Residents' Association, as well as individual residents of the Old Town.

Because more people turned up than had apparently registered (though all with legitimate interests and concerns) the meeting got off to a slightly chaotic start and the oral contributions as per the remit were limited to two minutes each. This gave little room for elaboration on the points and concerns, and I got the feeling that whether founded or not development of the points raised was not always what some of the Committee members actually wanted to hear.

The background information to the meeting supplied in advance by the Working Group began by stating, 'tourism in Edinburgh contributes in excess of £2.6 billion per year to the city economy and supports around 40,000 jobs. Edinburgh is the UK's premier tourist destination outside of London, attracting a record 2.5 million visitors in 2018,' and acknowledged that 'however, for some people, especially those living in the City Centre and Old Town, tourism presents a number of challenges.' Interestingly, we were told that evidence gathered 'will help shape strategies and initiatives aimed at managing tourism in the city and seek a balance between the demands of visitors and the needs of residents.' Without being overly psychological about the above statement, it is noted that 'the *needs* of residents' comes after 'the *demands* of visitors', so revealing the true priorities of the Council...

The background briefing also included the following: 'key groups and organisations are invited to provide both written and verbal evidence on the matter of tourism and residents. The working group is interested in objective, quantifiable and verifiable information rather than anecdotal evidence. This include statistics; photographic evidence; surveys, quantified reports, research, or investigations.'

On the one hand, the kind of evidence favoured by the Council appears to be reasonable, but I would contest is ill-thought out. The value of 'anecdotal evidence' should never be diminished as it comes from 'lived experience'. This, decision-makers would be well-advised not to dismiss. More importantly, organisations such as Community Councils are staffed by volunteers and do not have large(!) numbers of data-gatherers or data-crunchers.

It will come as no surprise that the main issues raised included short-term lets and the hollowing out of huge areas of the Old Town where many flats have become often unlicensed private businesses, the growth of hotels and apart-hotels and student residences which are used in vacation time as holiday lets too. This creates associated noise for residents and additional pressure on council services (refuse collection and street-cleaning, for example. These services are not paid for by the private owners of these student residences whose businesses are not within the non-domestic rating system.) Several residents in and around the Grassmarket highlighted their experience of disrupted sleep on a regular basis. But as this is merely anecdotal evidence... The berthing of huge cruise ships at South Queensferry

and the transferring of large numbers of tourists from these through the village on their way into Edinburgh is a particular problem not often mentioned in this context.

While it was acknowledged generally that tourism in Edinburgh is important to our economy, it is obvious that a breaking-point has been reached, but interestingly towards the end of the meeting when the idea of a policy of 'no more growth' was suggested, it was clear from the responses of some Councillors that this was anathema!

### **Item 5c – Short Term Lets**

#### Response from TXCC

Hi Deirdre,

Our Community Council is very concerned about Airbnb and similar platforms. This business model is completely changing the nature of the city centre, away from long term residents and towards tourists and the retail outlets that support them.

You are not alone in your concern. I think you need to contact the Old Town Development Trust and the Old Town Community Council who are pretty incensed about the situation.

The 'go to' expert on this is the Green MSP Andy Wightman who you should contact. He has written quite a few papers on the data involved, the numbers, the effects, the tax avoidance etc. and is campaigning to get changes.

The council has a bit of a nerve suggesting you show that there is public concern. Another arm of the council is supposed to be investigation what can be done as they perceive a serious problem of amenity for residents and the spiralling of rents. City centre councillors all know of residents tearing their hair out with frustration at the loss of residential amenity.

You should contact all the city centre councillors who are very aware of the problem. It is hardly a new problem and cities like Barcelona, New York and Berlin have taken action against Airbnb. We haven't got to throwing stones at Tourists as has happened in Barcelona but the problem is getting worse.

Searching the last 6 months of the Evening News will show articles raising a lot of concern.

Ruth Davidson is a central Edinburgh MSP and would probably be sympathetic. Sarah Boyak is about to be reinstated as a Lothian MSP and is worth contacting.

A new group called CITIZEN was recently formed and their remit includes campaigning against commercialising the city – you should look them up.

· [Citizen: New campaign network seeks to make Edinburgh 'a ...](#)

<https://www.commonspace.scot/articles/14144/citizen-new-campaign-network-seeks-make...>

CITIZEN, a new campaign network that aims to reimagine Edinburgh as a city of “social justice and equality, not just a space for consumption and profit”, will officially launch today [24 April] in the capital.



We agree with your recommendations but there are problems at the moment in understanding what powers the council have and what is within the ambit of the Scottish Government. The council sometimes has very few powers of its own (and is very often slow to act when it can) – see Andy Wightman campaign. It is probably worth looking at what regulation other European cities have imposed.

I'm sure we would like someone to come to one of our meetings to discuss this problem. You should contact Andrew Brough about that.

Best wishes and full support,

Paul Beswick, for Tollcross Community Council

### **Item 5d – Gilmore Place / Lochrin Residents Association, 8 May 2019**

#### Main items:

#### **1. Report of the previous year.**

- The main activity was around the Glencairn application (Lower Gilmore Place). Most time devoted to this application involving consultations with and objections to the developers. This application is now awaiting a decision

- Other local planning applications outlined – Boatels, Scotmid, Vastint, India Quay, Student residences (next to Victor Paris), Hotels in Dewar Place, Haymarket gap site, St. Joseph's Convent.

#### **2. Election of officer bearers**

These remain as last year with Simon Armstrong as Chair.

#### **3. Actions for this year**

- Glencairn application  
- Promoting better community consultation in Edinburgh City Council Planning (Les Howson) – including a Place Plan for Lower Gilmore Place.

- Linking with Tollcross Community Council (Paul Beswick)
- Linking with Fountainbridge Canalside Initiative (Simon Zisman)
- Parking, for instance outside St. Joseph's and problems of parking on pavements
- Pursuing the public realm initiative for Lower Gilmore Place, the last part of the canal to Meadows link, with Scottish Canals, Glencairn, the Council and Sustrans.
- Starting early consultations with the developers on the St. Joseph's site.

#### **4. Date of next meeting** In 4 months' time.

Paul Beswick 8.5.19.

## Item 5e – Golf Starter Hut

Dear Sir or Madam,

Planning application – 8/01088/FUL. Starter Hut, Golf Tavern, 30 - 31 Wright's Houses, Edinburgh EH10 4HR.

Tollcross Community Council was invited to a 'public' exhibition at the Golf Tavern/G1 group on Tuesday, 14th May 2019 to discuss changes to a planning application granted last year under 18/01088/FUL.

This 'public' meeting took place, we were told, at the request of Parks and Greenspace Manager David Jamieson to allow for a 'public' consultation on the above application from the owners of the Golf Tavern/G1 Group which was granted last year. The people running the event, Sir Frank Mears Associates (FMA), told us that after the 'public' event evidence would be forwarded to David Jamieson for him to make a decision on these revised plans.

The 'public' event invited only those who had commented via the CEC planning portal before the original application came to Council - and anyone happening to pass on the day who saw the boards. Hardly a large or representative sample of the public, which we feel is not good enough.

Tollcross Community Council felt at the time of the original application that the grounds for granting the application were weak.

1. The main reason for the objection is the reported use for these changes; i.e. the expansion of the Golf Tavern's business onto Bruntsfield Links with the use of tables and chairs. We object to this type of privatisation of public space and particularly so on the Meadows and Bruntsfield Links which historically and by edict have remained a publicly useable amenity.
2. The formation of a crossing from Bruntsfield Links to the door of the Golf Tavern seems to be another commercialisation of this public space.
3. There is no explanation as to why there should be the construction of a second starter's hut. There do seem to be past edicts (e.g. 1991 Confirmation Act) to prevent the building of permanent structures on the Meadows and Bruntsfield Links.

According to what we were told at the time, the planning permission granted was not acted upon as the Golf Tavern/G1 Group do not own the land and David Jamieson had refused permission for its use.

Effectively the Planning sub-committee granted permission to use land that the Council hold in care on behalf of the people of Edinburgh.

Our original objections to the use of public land for private gain still stand and notwithstanding the summer letting of the Meadows to allow festival events to take place, we believe that encouraging a commercial use on the Links side of the park remains unacceptable. We felt at the time that the Council's decision would come back to haunt us at some future point, and now this time has come.

The Links has a fine and historic Short Hole Golf Club (SHGC) just across from the Golf Tavern which has occupied this space for many years. This area of the Links enjoys regular active use by SHGC, tourists,

amateur golfers and by many others. We feel that no further use of this area should be encouraged whether either commercial or otherwise – it has enough going on already.

Our basic concern is that the Golf Tavern/G1 Group is going to hire out golf clubs, picnic baskets, and deckchairs from the new starter golf hut. This is nothing more than a bare-faced commercial enterprise on the part of the Golf Tavern with the aim of selling more alcohol on the back of this 'amenity'. Under the revised plans, this un-demarcated area, will in effect become the Golf Tavern's beer garden and a taking-over of public space. These revised plans show the area with steps up a bank and seating for customers, and we also note that Wright's Houses, the student housing cooperative next to the Golf Tavern, will suffer noise from the beer garden during the day and late into the night.

With regard to the Golf Starter Hut, we are under no illusion that the proposal to erect one that will not be permanent is to get around the laws governing the Links and the Meadows that do not allow for permanent building, as stated in the 1991 Confirmation Act. We can foresee a situation where once the new starter hut is up, very conveniently it will never be taken down.

The location of the hut under the canopy of a mature tree is concerning. Has a tree survey been carried out? If so, the results need to be put in the public domain. Likewise, is this tree protected with any tree order? We are also concerned about permanent damage to the root system of the tree, given the proximity of the proposed hut and its weight.

Although we were told at the exhibition that the Golf Tavern/G1 Group intend to hire out 'various goods' from the new golf starter hut on the Links, we were also told that income-generation for this proposed enterprise is not the main reason. . We find this hard to believe. It is clearly for commercial gain.

Across Edinburgh we see parallel examples of commercial pressure on public spaces. In Princes Street Gardens, for example, public space has been turned into event space for profit. Despite claims to the contrary, this is not part of a master-plan to make spaces fit for the 21st century, it is merely profit driven. And with this will come the loss of the peace, quiet and overall ambience of parks that many communities use as their only green space.

We were told by FMA that following the 'public' exhibition the decision of what happens next will be left to David Jamieson who would be presented with the evidence from the 'public' exhibition via the comment forms and written submissions.

Thus the Golf Tavern/G1 Group would not be required to resubmit the changed plans via planning. And we only have the word of the Golf Tavern/G1 Group that there will be no tables and chairs on the Links. Their current approved planning application says they have the right to this, and could possibly act on it in the future. We believe this is too weak a safeguard for the future of the Links and could be seen as a gateway for other commercial operations to gain control of parts of other public parks and spaces in the future if this is allowed to go forward.

Many tenement-dwellers in the City Centre, especially surrounding the Meadows and Bruntsfield Links consider the parks as valuable green space which constitute their back yard. We cannot give that up for commercial operations at the expense of the communities that want parks kept as green space.

We have consulted with the local community and in response have been asked to object to the use of this public space for commercial purposes. One objector in particular replied, saying:

'Let's not be too naive: this isn't an altruistic proposal; it's to make money for the pub, by emphasising the land as a glorified beer garden. Your own photo shows chairs being hired for customers. See the numerous objections (including @TollcrossCC's) at

[https://citydev-portal.edinburgh.gov.uk/idoxpaweb/applicationDetails.do?activeTab=documents&keyVal=P5L4ZAEWN3I00&fbclid=IwAR1A FYY-qoVy\\_CMNZNs2qY2GYaamo-7jbvc3L4p8sHhnrRKP7ukWJDEmpaE](https://citydev-portal.edinburgh.gov.uk/idoxpaweb/applicationDetails.do?activeTab=documents&keyVal=P5L4ZAEWN3I00&fbclid=IwAR1A FYY-qoVy_CMNZNs2qY2GYaamo-7jbvc3L4p8sHhnrRKP7ukWJDEmpaE)

**Jonathan Mitchell QC**

We believe that if we want to move forward and protect this valuable green space then the modified plans should be rescinded with immediate effect. The Golf Tavern/G1 Group have not applied for new planning; they want us, the local community to take their word for it that they will keep to these revised drawings and plans.

We should be a generation that is preserving our dwindling city centre green spaces, and not supporting the extension of commercial use on public land. And in light of the Council declaring a 'Climate Emergency' at May's full Council meeting, the Links should be one of the first places to benefit from this change of attitude.

We warmly welcome a modal shift in Council priorities on the use and protection of our green spaces. As citizens of Edinburgh who have inherited these amazing spaces, we want to pass these on in the best possible shape for future generations. These historic green areas are becoming increasingly important in the ever more-congested city that we call home.

Andrew Brough Chair, Tollcross Community Council

**Tollcross Community Council Councillors:** Fiona Allen • Richard Allen • Paul Beswick • Iain Black • Andrew Brough • Roger Colkett • Andrew Devenport • Saty Kaur • Chris McGregor • Liz Summerfield • Andreas Wilhelm • Ann Wigglesworth.

**Tollcross Community Council Responsibilities:**

**Office Bearers • Chair - Andrew Brough • Secretary – Saty Kaur • Treasurer – Paul Beswick**

**Community Councils Liaison Coordinator - Liz Summerfield and Ann Wigglesworth • Planning - Paul Beswick • Media monitoring - Liz Summerfield • Health - Chris McGregor • Fountainbridge Canalside Initiative - Richard Allen • Licensing - Roger Colkett • Edinburgh Civic Forum - Roger Colkett • Edinburgh Old Town Development Trust - Iain Black • Meadows’ Festival - Andy Devenport and Liz Summerfield • Friends of the Meadows and Bruntsfield Links - Iain Black • Civic Forum - Roger Colkett • Edinburgh Canal Festival - Richard Allen • Fountainbridge Sounding Board - Richard Allen and Ann Wigglesworth • Canal Community Action Group - Richard Allen • Tollcross Community Education Centre Liaison - Richard Allen and Ann Wigglesworth • Electronic media co-ordinator- Fiona Allen • Edinburgh Association of Community Councils - Roger Colkett**

**Tollcross City of Edinburgh Councillors:** Tollcross Community Council is covered by 3 Wards for Edinburgh Council (Fountainbridge/Craiglockhart, Morningside and City Centre). Since the boundary changes for the 2017 Local Elections we are now 95% or so covered by the City Centre Ward and will be mostly working with our City Centre Councillors.

**Ward 9 Fountainbridge/Craiglockhart** Gavin Corbett (Green) Andrew Johnston (Con) David Key (SNP)

**Ward 10 Morningside** Nick Cook (Con) Melanie Main (Green) Neil Ross (LibDem) Many Watt (Lab)

**Ward 11 City Centre** Karen Doren (Lab) Claire Miller (Green) Jonna Mowat (Con) Alasdair Rankin (SNP).

**Tollcross MSP’s:** **Edinburgh Central** Ruth Davidson (Con). **Lothian Regional List** Jeremy Balfour (Con), Miles Briggs (Con), Kezia Dugdale (Lab), Neil Findlay (Lab), Alison Johnstone (Green), Gordon Lindhurst (Con), Andy Wightman (Green).

**Tollcross MP’s:** **Edinburgh East** Tommy Sheppard (SNP) **Edinburgh South West** Joanna Cherry (SNP).

**Tollcross Community Council area:**

Members of the public who live in the Tollcross Community Council area are very welcome to attend our meetings.



Contact Tollcross Community Council via:

Online: [www.tollcrosscc.org.uk](http://www.tollcrosscc.org.uk) | Twitter:

@TollcrossCC | email: [sec@tollcrosscc.org.uk](mailto:sec@tollcrosscc.org.uk)