



# **PORTOBELLO COMMUNITY COUNCIL**

## **DRAFT Minutes of the 269th meeting held on 25th May 2009 in Portobello Baptist Church Hall**

**Present:** Archie Burns (PPAG), Celia Butterworth, Diana Cairns (Acting Joint Secretary, PCATS), Dawson Currie, Maria Devoy (Portobello Online), Robert Gatliff, Caroline Hosking (Acting Joint Secretary), Lawrence Marshall, Brenda Molony (Portobello Reporter), David Scott (Community Centre), Tom Smith, Margaret Smith (Portobello Labour Party), John Stewart (PAS), Sean Watters (PFANS).

**Apologies:** Kathleen Hart (Treasurer), Peter McColl (PEDAL), Margaret Munro (Vice Chair, Portobello History Society), David Turner (Portobello Amnesty Group), William Wilson.

**In attendance:** Susan Carr (Minutes), Cllr Mike Bridgman (Part meeting), Cllr Maureen Child (Part meeting), Cllr Stephen Hawkins (Part meeting), Kenny MacAskill MSP (Part meeting), Sarah Potter (Portobello Police), Margaret Williamson (Portobello High School), T Graham, L Graham, L Plumb (Portobello CAB), Mary Dunbar (CEC), A Robertson, J Bendit, David Hamilton.

### **269.1 Chair's welcome**

The Chair welcomed everyone to the meeting and in particular David Hamilton from Gilberstoun who wished to address the meeting. He also asked that we agree that the meeting should be concluded by 9 pm.

### **269.2 Minutes of April meeting**

The minute of the previous meeting was proposed as correct record by Tom Smith and seconded by Celia Butterworth.

### **269.3 Matters Arising**

#### **267.9 Planning - 1a Eastfield**

Cllr Hawkins reported that this has not been resolved and he does not have an answer re the air space.

#### **268.5 Waste Transfer Site Public Enquiry/PONGS**

The bank account has now been set up and Kathleen can now issue a cheque towards campaign funds as agreed.

### **268.6 Notice Boards and Keys**

The notice boards are being maintained as agreed.

### **268.7a Flood Prevention Scheme**

There will be a presentation by Stuart Mackay of Carillion at the June meeting to discuss the scheme.

### **268.8g Land near 5 Marlborough Street**

A letter has been sent objecting to this planning application.

### **268.8n Communicating with Communities**

Brenda did not recall volunteering to write a piece for the Reporter. It was therefore agreed that Margaret and Celia will write this.

### **268.9d Kings Road Roundabout**

Cllr Bridgman has had a meeting with the Traffic dept regarding the road markings which seem to cause some confusion when turning towards Portobello. He asked that anyone who is experiencing or has any evidence of problems for road users to contact the department. There is a camera but it is not known how well monitored this is.

### **269.4 Agree AOCB**

We agreed that the following would be discussed if there was time; CEC Open space strategy; Common Good Meeting; Portobello Older People's Project (POPP) funding shortage; record thanks to the people involved in maintaining the Sir Harry Lauder memorial garden.

### **269.5 Baileyfield Site Planning Application – PCC's response**

It was agreed that John would lead the discussion. A small group (Diana, John and Caroline) met to look at the plans, which are also on the planning portal of the Council. There is an increasing amount of information almost daily. Caroline has emailed out the group's comments and would urge everyone to take the opportunity to look at the plans in the Library. The following observations/comments were made:

Portobello High St – some blocks which could be built in the future (e.g. on the site of Kwik Fit) are not included in the application but there are indications of what they could look like on some of the drawings.

There are blocks of 6/7 – 7.5 storeys high, with the highest blocks in the centre. There is too great a density proposed for this site which has increased from the originally proposed 325 units to 739. Communal green space is provided in the middle of these blocks and there is underground parking provided.

There appear to be some retail but also well-being units and Out of the Blue arts units.

The NW Portobello design brief states that building heights will largely derive from the general height of the existing adjacent buildings, with Kings Road tenements given as a comparator only for those on the Sir Harry Lauder Road edge. However, the drawings show buildings far in excess of those adjacent and are much higher in several places than the Kings Road tenements.

Block E has been designed by a different architect. This shows a service vennel which will be gated and walkways which would provide access but there is a concern that this could form a wind tunnel. It is of a very high density and this block has the potential to be unsuccessful.

The proposed density is similar to what would be found in the City Centre rather than a suburban area with mostly two storey dwellings. Also there are more one and two bed apartments than family housing. There is to be 25% affordable housing out of the 739 units planned and they are likely to be located in block D.

Despite the fact that vistas are supposed to be retained, according to the NW Portobello Design Brief, many would be obscured, particularly views from the beach towards Arthur's Seat.

Some of the smaller streets within the site are shared surface and there are three vehicular accesses on to the site. There is parking but very little for visitors. There is concern that about how traffic would be managed and a traffic impact study is awaited.

The building materials to be used include beige brick and possibly zinc and there were some concerns raised about these.

In summary, the concerns are: the height is not in keeping with Portobello; the density is too high; a traffic impact study is still to be provided for further consultation; the lack of sea vistas and the potential building materials i.e. the colour of brick is important. The positive aspects are the fact that it is a mixed development, although there have to be conditions put in place so that a number of units cannot be knocked together to form a small supermarket. The blocks with the pitched roof feature also found favour. Combined heat and power proposals would offer sustainability but it is not clear from the application whether this will definitely be included.

It was agreed to send a holding letter by 5th June although it was noted that PCC can take longer to register objections and our objections carry more weight than individual objections. It was also noted that all new planning applications must comply with Edinburgh standards for sustainability. The Chair/Diana will write on behalf of PCC.

#### **269.6 Community Council Scheme Review - 2nd consultation period – PCC response.**

The Chair suggested that no further response be made despite the fact that a question of whether political parties should be allowed to join as an interest group has been raised. There seem to be some people who may have objections in principle which is why it has been raised at the EACC meetings but Portobello has not experienced any problems in the past.

#### **269.7 Portobello Sailing Club**

Jonathan Bendit reported that the club is up and running and all courses have been fully booked. Three quarters of the fence has been erected but there is still a long way to go. Recently they held a taster course attended by 144 people who paid £25/

head but funds are desperately needed for a rescue boat. They have raised £12K so far and are looking for funding from other sources e.g. PCC. It was stressed that this is a not for profit organisation and everything raised is ploughed back in to the club. The Chair congratulated Jonathan on his success and proposed that PCC should contribute £500 towards a specific proposal to be brought to the CC at a future date. This was seconded by Sean Watters. It was noted that Neighbourhood Partnerships can distribute up to £2K in community grants but it was suggested that an application could be made for Fairer Scotland Funding under early intervention criteria. Jim Hunter is the Neighbourhood Partnership manager.

#### **269.8 Topics for Future Meetings**

None were suggested at this meeting

#### **269.9 Reports**

**269.9a Police** No report given due to lack of time.

**269.9b Treasurer** No report given due to lack of time.

**269.9c P/C Neighbourhood Partnership** No report given due to lack of time.

**269.9d Edinburgh Association of Community Councils** No report given due to lack of time.

**269.9e Portobello Online** No report given due to lack of time.

**269.9f Environmental Update** No report given due to lack of time.

#### **269.9g Planning**

David Hamilton thanked the meeting for giving him the opportunity to explain the problems that residents are facing in Gilberstoun. He was pleased to find out that this area is covered by PCC.

They have a particular problem in that greenbelt land between Gilberstoun and Newcraighall is now owned by EDI who want to develop it for housing. People in Newcraighall are particularly aggrieved because a small car park that residents have been using is also owned by EDI and will be used as an access to the development site. There will obviously be a huge increase in traffic which will change the character of the small village. A joint meeting of Newcraighall and Gilberstoun residents has been held, with over 40 people attending. EDI attended and made it clear that they want to go ahead with their plans.

They are hoping that PCC will give their support to Gilberstoun residents and it is hoped that a Gilberstoun Residents Association will be formed in due course. In the meantime he hoped that PCC may be able to apply for funding to erect a notice board in Gilberstoun to inform residents when the PCC meetings are held so that can attend future meetings.

**267.9h Signs and Plaques** No report given due to lack of time.

**267.9i Portobello High School** No report given due to lack of time.

**269.9j Joppa Tennis Courts** No report given due to lack of time.

**269.9k Portobello Traders** No report given due to lack of time.

**269.9l Community Centre** No report given due to lack of time.

**269.9m Community development planning** No report given due to lack of time.

**269.9n Communicating with communities** No report given due to lack of time.

**269.9o Councillors** No report given due to lack of time.

### **269.10 Any Other Competent Business**

**269.10 a** CEC open space strategy – There will be a consultation meeting in Portobello library on Thursday 6.30 – 8.00 pm. A response is required by 10 July.  
**Action:** Diana Cairns to circulate a draft response before the next meeting.

**269.10.b** Community Councils Joint meeting – The meeting takes place on Monday 1st June and is open to all community councillors not just elected reps.

**269.10c** Edinburgh Community Garden Activists – A vote of thanks was be given to them for their work at the Harry Lauder memorial garden.

**269.10d** PAS – The Annual General Meeting takes place on 10th June.

**269.10e** Portobello Older People's Project (POPP) – Lawrence thanked the meeting for the opportunity to raise this issue. POP has been under-funded by CEC and previously they were lucky enough to receive funding from Lloyds TSB but this has now ceased. The immediate problem is that they do not have enough funding to pay the Co-ordinators salary this month as there is a £500 shortfall. The Community Churches have awarded £100 but that still leaves a problem in that there is not enough to cover their commitments. The major expense for POP is transport and staff wages. It was agreed that the Chair will speak to Lawrence later.

### **269.11 Future meetings**

The next meeting will take place on Monday 29th June 2009 at 7.30 pm in Portobello Baptist Church Hall, 185 Portobello High Street. Subsequent meetings will take place on:

Monday 31 August 2009

Monday 28 September 2009

Monday 26 October 2009