

# GORGIE



DALRY

Gorgie Dalry Community Council  
Monday 4<sup>th</sup> November 2024  
Gorgie and Palmerston Place  
Church of Scotland Church at 7pm

## Minutes

### Attendees

**GDCC:** Joan Gordon (JG), Rona Brown (RB), Angela Astor (AA), Lynn Bruce (LB), Matthew Reilly (MR), Alex McKendrick (AM)

**Councillors:** Ross McKenzie (RM), Denis Dixon (DD), Dan Heap (DH)

**Local Residents:** Graeme Shields (GS), Robert Bain (BB) – Caledonian Village, Pat Reynolds (PR), Clare Marshall (CM) – Tummies not Trash, Val Chisholm (VC), Antonio Centola (AC), Jennifer Centola (JC), Natalia Greenan (NG)

**Speakers: West Park Place PBSA** – Dan Tinto (DT) – RKA Architects, Richard Keating (RK) – RKA Architects, James Hilton (JH) – Viridis, Tom Jones (TJ) – Viridis, Colin Smith (CS), Alex Orr (A) - Orbit

### Apologies and Quorum

No Apologies

Meeting was quorate.

### Minutes of Previous Meeting

September minutes were proposed by RB and seconded by AA.

### Matters Arising

MR was still to contact MP Scott Arthur regarding Gorgie Farm.

### Presentations

#### **Herriot Watt Students**

Students from Herriot Watt provided an introduction to their project on a Tram Train line, which would run on South Suburban Railway and connect with the tramway at Roseburn, with a stop in Gorgie. They were looking to engage with the public on this and it was agreed they should come to the December meeting.

#### **Developer of Proposed Student Build at West Park Place**

Representatives from property developer Viridis and architects RKO gave a presentation about their proposal to build student accommodation on the site of the WASPS studio at West Park Place

- Residents were encouraged to come along to a consultation event at St Brides on 7<sup>th</sup> November, 4-7 pm.
- It was not possible to keep the current building as it was structurally unsound. It was not possible to make it accessible due to the different levels. It was also single brick and uninsulated.
- It was therefore proposed to demolish the building and build a 135 bed student accommodation
- This would be composed of 90 percent beds in a cluster formation and 10 percent as studies.
- The building would be owned and managed by Viridis.

- The new building would be informed by the detailing, shape and history of the previous building. It was intended to reuse elements such as flooring. It would be clad in brick with a zinc roof.
- The building would take up 75 percent of the current floorplan, with the rest provided as landscaping for the students.
- West Park Place would be widened slightly, with additional landscaping. The setts would be replaced after any work.
- The rear wall of the current property at Easter Dalry Wynd, with buttresses, would be replaced by the building.
- The rents would be mid-market and a concierge service would be provided for the students.
- No car parking was proposed but there would be enough bike spaces for each resident.
- There would be solar panels on the roof, and suds were integrated into the landscaping.
- It would not block the light of neighbours. Although the neighbours had not yet been contacted, there were plans to do so.
- Students would only be in residence for 44 weeks. No decisions had been made about who could occupy the buildings during the summer.
- In response to questions about the amount of student housing in the area, CS stated that they had used council methodology which showed that 30-31 percent of the catchment would be student accommodation with the building in place. AM argued that student numbers should be taken into account with Fountainbridge as Dalry Road was main road for shops and transport for both developments.
- Attendees were supportive of regenerating the space, but concerns were voiced about the fact it was another student accommodation.

## **Correspondence**

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MR was to share the WASP development public even on Facebook.

## **Engagement**

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N/A

## **Future Speakers**

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Herriot Watt students were to present at December meeting.

## **Treasurer's Report**

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- AM had reviewed the accounts and produced a report for Edinburgh Council
- There was £680 in the account, but there will be outgoings.
- Bank of Scotland want to change the account type and charge £4.81 per month for it.
- It was decided to set up a new account. CM suggested the Charity Bank.

## **Councillors' Reports**

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**Dan Heap**

- Volunteers were still prevented from accessing Gorgie Farm. DH was trying to get them back. DH was also trying to get a commitment from the Council that the site will open as soon as possible after the operator is appointed in April. JC questioned security at the site. DH confirmed that there was an alarm system.
- DH had been supporting residents with controlled parking applications – there had been a lot of issues.
- He had also been supporting residents with school placements
- Charity Health All Round had been impacted by the withdrawal of funding by the Joint Integration Boards. Additional funding had been found for the rest of this financial year, but there was nothing in place for next financial year.

### **Ross McKenzie**

- Maroon Mile had been prevented from hanging banners on street lamps as Gorgie was not a street dressing area. There was to be a consultation on this in the new year.
- The Alcohol and Drugs partnership had done some analysis in Gorgie and acknowledged that they were not offering enough support.
- The police were keen to work with housing officers and to repair doors. They had planned a week of action from Westfield Court to the Colonies and would be postering and speaking to people. RM had accompanied them on a walkabout on Friday.
- McDonalds had organised a litter pick and were providing a hot drink for volunteers. Areas included round the back of Sainsburys which were not covered by council clearance.
- He had been on a walkabout of the Roseburn to Canal project and it was looking good. However, there had been no further action on the steps beside the West Approach Road which were not part of the project but which were in a poor state. The Duff Street Lane access will not open for a further year due to the lack of a compulsory purchase order. The speed limit on WAR was yet to be changed.

### **Dennis Dixon**

- Had also been on the walkabout.

The Chair thanked the Councillors for their continued hard work.

### **Planning and Licencing**

- The kitchen shop on the corner of Richmond Terrace had applied for a change of use to become a restaurant.

### **Items for Discussion**

#### **Christmas Preparations**

- It was confirmed this will be held on 15<sup>th</sup> December.
- AA had liaised with the school about the posters and will collect them on the 6<sup>th</sup>.

- MR and AM will judge the best dressed window, and MR will do a poster for this.

## **AOCB**

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### **Tummies not Trash**

Had moved into 177 Gorgie Road and painted the outside. They were hoping to open this week.

### **Graffiti**

JC raised the issue of graffiti which they had had to pay to get removed from their property. She had noticed a big increase in the amount of graffiti in the area. JG emphasised the importance of reporting. RM noted that the police are not resourced to deal with it and the council are only concerned with offensive graffiti or that on council property.

**Date of Next Meeting – Monday 2<sup>nd</sup> December 2024**