



Gorgie Dalry Community Council Minutes

Monday 3rd October 2022

Attendees

GDCC

Angela Astor(AA), Rona Brown(RB), Joan Gordon-Chair(JG), Alex McKendrick(AM),
Mathew Reilly(MR)

Councillors.

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

Local Residents

Graham Angus - McDonalds(GA), Robert Bain - Caledonian Village(RB), Gavin Black - (GB),
Mark Cashman - Stenhouse Baptist Church(MC), Aditi Jehangir - Living Rent(AJ), Anke
Kossurok - (AK), Nancy Macdonald - Garvald(NM), Chris Magowan - James Square(CM),
Graeme Shields - (GS), ShonaThomson - (ST)
HOST - Keith Duncan (KD), Ross Duncan(RD), Euan Glen(EG), Andrew Munnis(AM)

WELCOME

JG opened the meeting, welcoming everyone and facilitated introductions.

Quorum and Apologies

Apologies were received from Aiden Collins - GDCC, Marie Stein - Caledonian Village, John
Vincent - St. Martin of Tours. The meeting was quorate.

Approval of Minute of Meeting held on 5th September 2022

The minute was proposed by MR and seconded by JG

Correspondence

A workshop and consultation on anti-social behaviour was being held.

Engagement and Communication

MR was updating the website.

Permission for the student accommodation as presented at the old Tynecastle High School
had been denied. Planning would be happy to consider a new plan with student
accommodation and housing.

Demolition was to commence at Haymarket Yards.

Cabins were to be sited at Caledonia Village.

Treasurer's Report

The current balance is £2,193.96.

Councillor's Reports

DD - Nothing major to report.

RM - The 20 minute neighbourhood walkabout had identified re-surfacing on Dalry Road (phase 1) and Gorgie Road (phase 2). Sustrans have funds allocated for this work. Pavements to be widened on both Gorgie and Dalry for walkers, wheelers and prams. This walkabout was a very basic starting point and at the very early stages. Junctions at the top and bottom of Henderson Terrace will be looked at. Pedestrians will have right of way at junctions. Looked at spaces for public art work. Murals? In the parks?

DH - he informed us that he is on the Culture Committee.

He is involved with improving play parks, especially the one on Stewart Terrace. The Council will attend to repairs where necessary.

He is concerned about the increase in flytipping.

Parking charges will be coming to Gorgie. The electric charging points on Stewart Terrace are being used but some people are using them as parking places.

He felt the decision was good about Tynecastle and maybe there would be some housing there.

Planning and Licencing

Haymarket Yards to be in operation 21st October.

An application for a short term let in Caledonian Crescent - this is our first application since the new law came in

Items for Discussion

Student Residence at 36-44 Westfield Road - Presentation.

AM, KD, EG, RD Collectively HOST

PBSA by Liberty 1

EG had just come to say hello.

KD of Host takes the scheme from planning through to development. He is in charge of contractors. He is the point of contact.

AM told us the scheme was still at the planning stage. Host have had suggestions from the Planning Dept. which they are looking at. There are constraints on the site - railway line, McFarlane Smith and the North British Distillery. The site is impacted by the HSE Consultation Zones. The difficulties of the site render it not suitable for housing.

RD showed us the plans. Part of the site (approx 1/3 estimated by JG) is unsuitable for building and will be landscaped and grassed and paved as amenity space. The building goes from 8 storeys down to 6 nearest the road with the top storey set back as per the development at 24 Westfield Road.

Questions/comments.

NM - How many beds? 260-280

RM - 1/4 hectare of land for approx 300 students - why not housing? Constraints of site.

DH - will there be community facilities? No, at the moment there is no access to the public.

MR - why not an 8 storey residential unit with car parking underneath as in the building behind Wickes?

RM - in Housing requirement 3 - 2 hours of sunlight per day from 1st May. This is in the Master Plan. Residential Builds require to have balconies.

AJ - what is the cost to students? £150-180 per week in London.

AA - what about staffing? Hall Manager and Maintenance staff during the day. Overnight security presence. 2 to 3 staff.

AM - who owns the land? This is subject to planning. Economic assessment of residential v students. Bound by Health and Safety Executive.

RM - the site is below .25 hectares due to HSE Consultation Zones, in Housing 8, 50% of build would require to be affordable/normal housing. .23 hectares comes from HSE model, If Council approved 50% housing and 50% student accommodation the HSE could object. No Council will go against the hse.

ST - will developers contribute to local services especially medical services which are under stress? Not at this stage in the discussions, but the developer will be asked to contribute.

DH - what is the principal concern of the site? Storage of chemicals.

MR - If it's good enough for students why not housing? Car parking in zone 1+2 where there is landscaping. As a student residence it would be zero parking, covered bike storage is included in the plan.

AM - HOST asked that the CC look at the new proposals and change our comments. Host will only get approval if they follow all the policies.

JG thanked the presenters for coming and showing us their plans.

Tynecastle

The application for the build was refused but developers could appeal to Council and Scottish Parliament or put in new plans. There was a strong request for 50% housing and 50% students.

RB - when does it go to Committee? When there are 20 objections.

JG thanked AM and MR for giving the presentation at the Planning Committee.

RM - the Councillors were impressed with the youth of the Community Councillors who gave the presentation.

DD - he had contacted Alex Orr re- what was happening? Nothing as yet.

CM - are student flats generating money for the Council? Only initially.

MR - we have no issue with students but have heard that PBSA's being bad for students. They don't contribute to the community.

GA - they generate good income for McDonalds but it is hard to employ people long term with the change of residents every year. Summer lets affect business income.

Policing

JG expressed concerns about antisocial behaviour. Local police had been invited to attend the meeting but had not come.

DD Community funding had been cut. There should be a monthly report but none had been received.

RM - the police should be attending our meetings.

DH - the police have attended other CC meetings.

GA - he has been in contact with Police Sergeants Scott Walker and Liam Devlin when there has been trouble at McD's. He feels there is a lack of response and support. He has had to

organise security at weekends and evening security during the week. It is not local children causing the problems. Free bus passes are bringing in youngsters from outside. He gets no feedback from the Police and there is no "join up" with others. RM - is it the same youngsters causing the problems during the school holidays? DH - suggested that all Councillors write to the police and ask for their presence.

Junctions at Henderson Terrace

AM - the junction at the end of the Western Approach Road is very dangerous, especially cyclists and pedestrians. A car accident had knocked out the lights. The traffic lights were repaired but the junction was still as dangerous.

CM - Sustrans pave the cycle paths - green tarmac would be better.

MR - Why can't there be a camera on each traffic light as there are in other places?

Nothing will be done until someone is killed.

Contact Transport Road Safety at CEC

Parking Permits

These are coming soon. No confirmation yet - perhaps December 22.

Christmas

Switch on 11th December. Party from 6pm.

Contact Round Table for Santa - GA

Local Parks

Litter pick at community park rearranged for Saturday 22nd October. 10am to noon.

AOCB

NM - the Garvald Christmas Bazaar is to be held on the last Saturday in November.

GA - spoke about the money raised by the bag tax being donated to local charities. It's not usually advertised but £10,000 had been shared between Garvald, Love Gorgie Farm and Big Hearts. Well done.

CM - The Telfer subway needs to be refurbished - powerhosed! Gorgie Collective were approached but not interested. RM suggested that Sustrans may help as the Roseburn Cycle path passes the area.

There being no other business JG thanked everyone for coming and for all their work for our community and declared the meeting closed.

Date of next meeting Monday 7th November 2022.

