

MINUTES

Monday 27 May, 6:30 pm, at Duncan Place

1. Welcome and Apologies –

LLCC Members Present: Gail Clapton (Treasurer & Vice Chair), Barbara Kerr, Angus Hardie, Teresa Perchard, Jim Scanlon (Chair),

Councillors: Councillor Chas Booth

1 Member of the public

Minute Taker: Teresa Perchard

2. Adoption of Minutes Adoption of Minutes of April 2024 meeting proposed by Gail Clapton and seconded by Teresa Perchard. Available at <https://leithlinksc.org.uk/>

3. Matters Arising and review of actions from previous meetings

DOM	Action point	Status
March 2024?	Secy will try to find out how to connect with Community Payback Team (to help with bulb planting)	Ongoing - Secy has not yet been able to get a response from CEC on this matter
March 2024	Cllr Chas Booth will follow up with Parks Dept. issue of rats in the hedge around bowling green area	Closed - CB reported Pest Control has visited the area and expects to visit again
April 2024	JS to find out what happens to cash seized by Police from criminals	Ongoing
April 2024	Nobles windows – LLCC and LH&N to agree joint action plan Cllr Booth to look into enforcement actions	Closed - See Elected Members reports below
April 2024	GC asked if there was/could be a map of all the properties used as homeless accommodation in LLCC area	Ongoing – JS has started to produce a highlighted map of premises. TP circulated a list of current planning cases.
April 2024	9 John’s Place – LLCC to ask to attend site visit and make a deputation at hearing	Closed but see Planning section of May Minutes for an update on this case
April 2024	Place Plan – to organise a future date to discuss with speakers	Secy
April 2024	Bernard/Commercial Street congestion during road works LLCC to request review of this junction	Secy, Ongoing
April 2024	Flooded and mud covered paths around Leith Links – LLCC letter to CEC awaits response – Secy to follow up	Secy followed up – no reply
April 2024	Temp toilets in Leith Links – Secy to ask CEC for firm date of install	Ongoing Council Officers and Councillors replied saying still awaiting delivery date.

3. **Police Scotland Report** – written Police Report was submitted and circulated before the meeting, and highlights discussed.

The report covered activity on housebreaking, attempted theft, driving offence and illegal electric bikes and scooters and someone ‘swimming’ at the Shore. It was suggested LLCC promote the ‘Police guidance on electric cycles and scooters’ – part of the report. TP raised a query of two incidents that had not featured in the report – one involving a dog attack in a flat in Academy Street, resulting in the dogs being euthanised and one involving a large gathering (football/barbecue party) on Leith Links on 5 May which a number of squad cars and police van had attended and arrests made. **Action: to ask Police Scotland about these two incidents and potential for any leaflets on electric cycles for distribution at Gala Day.**

There was no further information on the future of Leith Police station.

4. **Update from elected representatives**

Cllr Booth reported on the following points:

Nobles’ windows : He had looked into the planning enforcement decisions on Nobles windows and the failure, so far, to re-instate the stained glass window panes. There had been 2 enforcement investigations and the Council had concluded that it could not take enforcement action as they had not placed a specific condition on re-instatement, although the application and consent given was for removal to replace the frames only, then reinstate the panes. It was unlikely the Council would take any action on this. Andy Mackenzie had advised he understood the owners did still have the glass. Members were disappointed that a matter important enough to have to get permission for, in effect, temporary removal of the glass could not be enforced by the Council. Members suggested using peer pressure, for example, highlighting the absence of the windows to local tour guides etc.

Leith Arches licences – CEC’s licensing committee had asked the operators to cease the use of end-to-end temporary licences and seek an enduring licence.

Overprovision of alcohol sales – the Licensing Committee is likely to consider designating Leith as an area of over provision in light of advice from NHS Lothian. The consultation about this closed on 13 May [Overprovision of Licensed Premises - City of Edinburgh Council - Citizen Space](#) . There was a discussion about what that might mean/involve if it was imposed.

Bus Station – a motion had been agreed at the Council asking for a report on the risks around the Bus Station and options including potential purchase.

Consultations are underway on Victoria Park and Pilrig Park bowling greens, and the Housing Strategy

5. **Open Floor** – Member of the public spoke to brief the group on St James Church. Their contract with Leith School of Art has come to an end and they are looking for new ways to use the hall and would welcome any suggestions. They are having a meeting on 2nd June to discuss. Gail agreed to attend. Barbara suggested they contact the Edinburgh Performing Arts Database as there are often groups who are looking for rehearsal space. Teresa suggested they contact any groups presently using St Andrews – eg playgroup – who might not have a home if St Andrews Church is sold. Also the Potter of Leith has been seeking new premises as a studio workshop and space for classes.

6. **Planning** Teresa Perchard gave a summary of planning applications in progress that LLCC is engaged with as follows:

a) **9 John’s Place** (guest house extension to rear to increase to 45 rooms) – this has been refused by the Planning Officer but has appealed. The DPEA (Government reporter) has advised they have no jurisdiction as the appeal needs to be considered by a local review body which is a Committee of Councillors. **Action - Date/timing of this needs to be checked and whether the LLCC can contribute to the process in some way – it might be August 2024**

b) **John’s Lane** – proposed PBSA 36 rooms – was due to have a hearing for the Council to decide and the LLCC was invited to attend and TP and AM were preparing for this. However the applicant has appealed to the DPEA due to the time taken to make a decision – i.e. non-determination by Council. There is now a date of 10 June for any objectors to make

further representations to the DPEA. Cllr Booth was asked if the Council would make representations in this matter. Based on previous cases he expected all the Council would do is to outline what they had done to handle the matter up until the point the appeal was lodged as the Council had not taken a view on the application, though officers had proposed granting permission. DPEA refs PPA 230 2497 and LBA 230 2276 – further representations need to be in by 10 June. **Action – LLCC to consider making further representations by 10 June 2024**

c) **Constitution Street South Leith Parish Churchyard wall murals** - some LLCC members, the LLCC itself, and a number of local residents had lodged objections to the proposed designs for the murals and the manner in which there had been NO engagement with local people by the commercial designer engaged by the Trams to Newhaven project. There had also been correspondence with Revd Iain May of South Leith Parish Church who advised that despite the applicant completing a declaration in his name as the 'landowner' he was not the landowner, had had no knowledge of the application, and the address on the application was incorrect.

d) **3 John's Place** – proposed hotel – 'change of use' from offices. This application was discussed at the April LLCC meeting. The Council had refused consent as proposed by officers for both planning and listed building consent (LBC). The applicant has lodged an appeal with the DPEA (PPA-230-2499) and also for the LBC. Further representations on this can be made by **14 June 2024 for the planning appeal and 1 June for the Listed Building consent appeal – Action: LLCC to consider making further representations by 1 and 14 June.**

e) **Tesco Express at Queen Charlotte Street** – the recent application for a Tesco Express in the former showroom had been withdrawn but has now been resubmitted. The planning agent had submitted quite a lot of information about the location and distance of nearby convenience stores and also the number and nature of potential tenants who had viewed and not taken lease negotiations further. There was a discussion about whether to make further objections to this application and on what basis. It was noted that most comments made on social media about this had concerned lack of variety of retailers locally, which may not be 'material' grounds for objection? **Action: LLCC to consider lodging an objection to the new application – this would need to be done by 14 June.**

7. Planning for Leith Festival Gala Day 8 June - it was agreed to focus on engaging people with thinking about joining the LLCC in future, to get signatures on a petition re Xmas tree for Kirkgate, and maybe to ask people what they would like to see the Proclaimers funds used for, also maybe to collect ideas around signage for paths within Leith Links.

Action – JS find out when the new CCs elections might be (*It was noted that a recent EACC notice says the new scheme will be agreed by Council in June but then consulted on to be agreed in August (!). Presumably elections will be in Autumn 2024?*)

8. Parks and Greenspaces

9. Travel, Transport & Mobility

Barbara Kerr reported that the results of the LLCC survey of LTN / CPZ is currently being analysed, and should be ready soon. There was a significant proportion of responses that were very against the proposals. Responses from people with disabilities varied according to whether they were car users or not.

Members noted that the Transport and Environment Committee had recently decided to re-instate a left hand turn at the Elm Row/London Road junction and to remove the rusty iron planters on Leith Walk pavements, though the timetable for these measures is not yet known. **Action – Secy to find out when these will be implemented and what the intentions are around the planters being moved to Leith Links**

Member of public raised a point about the Bernard/Commercial Street junction painted box (yellow paint) having worn off.

10. AOCB

Bin Hubs - TP reported that she had made representations to the Bin Hub team on behalf of local residents asking that 3 bin hubs be reviewed and relocation be considered. This had been turned down by CEC officers. A number of Cllrs were

frustrated with the rigidity of the bin hub siting policy, although some bin hubs are moved in response to residents concerns there are a number of cases, including in LLCC area, where a bin hub is positioned immediately in front of a resident's window and it impacts on their use of their property – cutting out light, causing smell and noise and ruining the outlook. Two Cllrs had moved motions/amendments at the Transport Committee asking for these factors of impact on amenity and compromise to be taken into account. TP had written to the Lib Dem Cllr (Hal Osler) to say that her motion was welcome and highlighting in particular the bin hub in Mitchell Street as a strong case for the Council to show some mercy and compassion towards residents but requests to relocate it had been refused. Cllrs in the Labour, SNP and Green groups on that Committee had refused to back the Liberal Democrat motion. TP was unable to see how it was possible to secure positive outcomes for residents whose lives have been very badly affected by the location of a bin hub in front of their property given the rigidity of the policies and the apparent lack of interest from most Cllrs on this issue.

Action – TP to ask Leith Cllrs to intervene in these cases./relating to the policy

Finally, it was noted that:

- a training session on Planning is offered to CC members on 30 May 2pm to 3.30pm (BK has said she will attend)
- an EACC meeting on 30 May 18.45/19.00 covering EBUG & Planning and Licensing.

11. Next Meeting and AGM Monday 24 June 2024 6.30pm in person @ Duncan Place