



Gorgie Dalry
Community Council
St. Martin's Church,
232 Dalry Rd.
Edinburgh
EH11 2JG

<http://www.gorgiedalrycc.org.uk>

gorgiedalrycc@hotmail.com

Minutes – 10th January 2011

Present

David Harrington (Minutes)
Fiona McLean (Planning)
Maria Kelly (Chair)
Kirsti Brown
Anne Torrance (Lothian and Borders Police (LBP))
Rona Brown (Secretary)
Jim Hogg (Gorgie Parish Church)
Sonia Squires
Maureen Nisbet (St. Martin's Church)
Stuart Gray (Gray's Garage)
Claudia Esslinger (City of Edinburgh (CEC)
Community Learning & Development)
Alastair Macintyre (Scotland's Census)
Nancy Macdonald (Garvald)
Richard Millar (Wheatfield Backgreen Association)
Mike Casey (Garvald)
Ken Urquhart (Thistle Vets)
Donald Mactaggart (Thistle Vets)
Hector Black (Covell Matthews Architects)
Harry Woodward (Dunedin Canmore Housing
Association)

Apologies

Donald Wilson (CEC)
Ann McNee

1. Welcome/Apologies/Note of AOCB

MK welcomed everyone, including guests Hector Black from Covell Matthews Architects, Alastair Macintyre from Scotland's Census and Richard Millar from the Wheatfield Backgreen Association.

2. Previous minutes

Agreed - proposed RB, seconded SS

3. Treasurer's Report

Not present

4a. Hector Black (Covell Matthews Architects (CMA))

- Hector gave a presentation regarding a proposed development at 398-400 Gorgie Road, near Bed Shed, behind Westfield Court and opposite the BT site.
- There have been several plans in the past – the initial plans were quite liked by planners but there were archaeological problems and were withdrawn. Kenmore were involved later with the

final plans, planners liked the retail and height, but the developers wanted more student accommodation than was possible, then the credit crunch set in. Finally, Kenmore went bust; that was 2 years ago.

- CMA are acting for the owners; as a major development there is a 12 week consultation period which started mid November and ends Mid February. They would like Napier University on board as this would make the development more viable. More student beds are needed; lots of wards are getting full but there is not much in this area. MK felt there was quite a lot – in addition to these plans there is Orwell Terrace and Slateford Road, making plans for around 1000 beds.
- The site is on an arterial route and is close to campuses at Merchiston, Craiglockhart and Sighthill. The plans extend tenemental height – 4 stories and stepped down.
- Two options were displayed – option 2 is more likely. This will give vehicular access off Gorgie Road including to the vets premises and a retail frontage. There will be lift access to the flats and a community amenity area. There are differences in retail space and layout of the blocks between plans; the police prefer the access in option 2.
- They would like to discuss with Garvald the possibility of a shared open space. Garvald have concerns over the closeness of buildings.
- There will be no private flats – it will all be managed accommodation and there will be a manager's flat (shown on the plans). Minimum allowed space between residential accommodation is 18 metres but with these plans there will actually be 24m between residences.
- There was some discussion over how the boundary with other properties would be dealt with – the likelihood is that they would just make good the existing wall.
- MK suggested to concerned residents that there should be stakeholders meeting with affected parties and that there be a code of conduct for the developers.

Following questions were raised:

- Car parking – will there be enough considering however much car use is discouraged, students will bring cars with them. Answer: There will be 49 spaces on one plan, 32 on the other, plus 6 spaces on the road, and around 120 bike spaces. The development will meet standards for green travel plans.
- Will there be permit parking? Answer: no, as it is on a greenway. With the more likely option 2 there will be 32 student parking spaces and 11 retail parking spaces.
- What will be the quality of build? Answer: probably brick or red stone.
- How does the planning process work regarding the development? Answer: First of all, the developers decide to propose the plans; they will then consult with the community; they have met with the planning department. There is a 3 day exhibition on site – 10-5pm Tue, Wed then 10-8pm Thu. Feedback forms were left at the meeting, and will be available on site too.
- What is the ownership of the site? Answer: The plans need the approval of 3 organisations who own the site – the leader of whom is Charlie Hunter.
- As a current tenant of Charlie Hunter, I'll have nowhere to go if these plans go ahead – what is the timescale? Answer: If there is agreement to go ahead, formal plans are intended to be lodged around March. Possibly then building work would start in August, and they would look for opening in 2.5 years time.

- What is the distance to the boundary wall? Answer: around 7m. It was commented that the factory shown on the map is actually Garvald's premises and that the plans were misleading as it does not show Garvald's garages where the developer suggested there may in future be a courtyard; there is some question over whether the development will affect sunlight in Garvald's garden.

4b. Alastair Macintyre, Scotland's Census

- Census 2011 will be from 8th to 27th March and comprises 28 pages. It is done every 10 years and can be done online – it is expected to take 15 minutes plus 5 minutes extra per person. This follows on from the rehearsal done in 2009.
- This is the only real census and needs to be 100% accurate. CEC funding is dependent upon number of people counted.
- There is a challenge with a few people – around 10%. They would like to know who are the hard to count groups, e.g. disabled, elderly, ethnic groups. CE suggested St. Brides could help; FM suggested Garvald.
- They need to employ people to deliver and collect the census forms – have 274 applications currently, need 288 throughout the city. Deadline is 21st Jan, involves around 75 hours work in Mar & Apr. Recruitment line is currently open. Training will be given at Saughton House 16:00 and 19:00 Fri/Sat/Sun.
- Results available in 15 months time.

4c. Richard Millar, Wheatfield Backgreen Association

- Cover area bounded by Gorgie Road/Wheatfield, started in 2005, piloted by Canmore. Aim is to get people to sort out local green space.
- Initially they started by checking interest amongst residents and then formed a small group.
- They are part of the Edinburgh Community Backgreens Association <http://www.ecba.org.uk>
- Over an area of about 1 acre, they started by getting rid of all weeds to make one big open space and cleared paths. They had a small amount of council funding e.g. for tools, there are 240 households covered by their association. Initially, of these, 50 or 60 were actively involved.
- It has been a problem keeping momentum going; they now have a small core of people who do things but the area is well used; they have recently added a secure fence and received a grant for £240 from CSV Action Earth; Canmore, Climate Action Fund and Awards For All have also supported them.
- Vast majority of work has been done by residents; it has got more people speaking to each other; older folk have encouraged people, it allows community composting. They have added a picnic bench through a donation and built a barbeque.
- Most decisions are made at meetings; they also use email and leaflets to communicate – this can raise issues and allows people to air grievances. Information is also in the Parish Church newsletter.
- They have applied for Scotland In Bloom and won Jim Murphy sustainability trophy. There is a definite benefit to biodiversity – for example there are more birds in the area now.
- Others nearby include Caley's, Murieston and Orwell.
- KB raised issues with who owns certain sections around flats and asked whether there are problems with kids and teenagers. Answer: they expected a shed would be trashed and plants wrecked but have not really had many problems, other than someone took personal tools from a

shed.

- MK noted that Dalry Colonies had no real shared space but have council planters which need replaced and asked what is to stop people destroying people's work.
- KB/MK noted issues have occurred in other areas, e.g. at Morrison Circus.
- MK asked what were their plans for the future. Answer: They hope to get more people involved and hold an open day in the summer.
- CE asked whether non-tenants are able to use some of the space. Answer: email them, it might be possible, particularly the more people help; the main issue is security.

5. Reports

Anne Torrance, Community Police

- They have gone from 2 to 4 officers; they report to Westside Plaza and are part of the Safer Neighbourhood Teams.
- Generally they cover from 8am to midnight except Mon & Tue where it is until 10pm. Main things they are looking to do are police surgeries – for example, 2 hours on Wed eve 7-9pm – will be AT and another officer. 1 month will be on a night, the next will be a day. These will deal with adhoc queries.
- MK asked what is their remit. Answer: Safer neighbourhood, deal with anti-social behaviour, youth problems (particularly around McDonalds area, kids on street corners), neighbour disputes.
- MK noted JK was encouraged not to give written reports but give overall figures.
- Recent problems have been house breakins in the Colonies (they have leafleted area), tenements – bicycles in stairwells and back greens. There are problems with people not checking those who ring buzzers properly. No horrendous problems – about average (majority of problems with flats).
- KB noted their neighbours recently had a break-in. People can leave details anonymously in flats.
- RM asked whether there had been an increase in crime following recent public spending cuts and given the effect this could have on jobs.

CEC – no member present

Advertising of CC

- MK commented new blood is needed, new treasurer in particular.
- Suggestions made regarding locations for posters and other literature – posters could be put up at shops but at xmas this is difficult; newsletters could be used – Canmore for example – HW does send them the minutes.

Fiona McLean, Planning

- Morrison St car park – Richard Murphy – application has gone through – waiting to see if it is called in due to possible conflict of interest due to CEC financial involvement. Plans are for a 10 storey office block and 6 storey 3 star hotel with underground car parking. There will be a developer contribution of £4m towards the trams.
- 24 Orwell Terrace – student residence. They wanted to come tonight but the meeting was already very full, however they will need to reconsult. The first exhibition on the previous plans was poorly advertised and mostly during the day when many working people could not attend.

The exhibition was therefore repeated but new plans have now been submitted - they have cut a storey off, changed the layout to 2 blocks – possibly will be 200 students (note: Slateford, if passed, would be around 600 students). They are keen to get Unite involved.

- 193 Dalry Road – signage – area near to Silicon Group
- There has been a complaint about current use of 24 Orwell Terrace, claimed unauthorised use as a shop.
- Distillery – liquid containment – Wheatfield Road
- Conversion of shop to community centre at 28 Gorgie Road – Edinburgh Turkish Islamic Association
- Traffic Regulation Order for Morrison St. outside of Conference Centre.
- Lidl – would like to alter store layout
- Aldi – increased alcohol area
- BMC – license on/off sales until 22:00
- Haymarket Station plans – granted – but can't build over tracks due to financial constraints

Rona Brown, Community Forum

- Next meeting is Wed 9th Feb during the day. SS went to last meeting; nothing to report – have not yet had minutes.

Dalry Swim Centre

- Following the leaked report suggesting potential closure a youth MSP contacted us and found out that the centre was a break even facility, i.e. it is not losing money and so, under Edinburgh Leisure's remit as a non-profit making arms length company who run the facility on behalf of CEC, with the current usage of the centre, it is not under threat of closure.

6. Correspondence

- Gorgie Memorial Hall – AGM Thu 10th Feb 18:30

7. GDCC Issues

- Xmas lights ceremony was cancelled by CEC due to adverse weather conditions at the time. It was suggested we combine our event with Gorgie Memorial Hall and organise it earlier this year; this will be added to the agenda for next month (February).
- Spring Clean – this year 14th Mar to 16th May. Registration is via website. Possibly 30th Apr. Agreed that we want to do it; MK will check if this clashes with anything. Related to this, MK noted another litter bin was needed in the Community Park. It was suggested that St. Brides is used for refreshments.
- Weather issues – where are grit bins – 2 on Ardmillan Terrace (one inside health centre grounds), none others noted. Neighbourhood Partnership is responsible for providing them.
- Statutory notices – Sarah Boyack MSP has noted that these are not well managed; the council is currently running behind on admin and costs added are 15% of the job.
- South West Neighbourhood Partnership (SWNP) – they are asking for more involvement with the CC. There are various committees, e.g. housing – HW is interested but not sure when? FM has dates up to Jun/Jul.
- Scott Neil at SWNP is hoping to host a community conference – about 3 hours long – need

venues – for around Mar.

- Adult Guidance Group – would like to revive. Meeting 27th Jan 13:30

8. AOCB – none

9. Dates of forthcoming meetings

Monday 7th February 2011

Monday 7th March 2011

Monday 4th April 2011