

West End Community Council

Minute of Meeting

7:30pm on the 6th of July 2021 on the ZOOM video platform

Present: Community Councillors Dr Gordon M Wyllie (Chair), Ian Robertson (Vice-Chair), David Duncan (Secretary), Isabel Thom (Planning), David Hewitson (Treasurer), Paul Hancock (Communications), Gordon Renton, City Cllr Joanna Mowat, local residents Fraser Stevenon, Peter Chalmers, Benoit Culioli, Darcy Black, Peter Black, James Benbow, James McCallum, Fiona Searle and Mark McKerrow along with Guest presenters Chris Dobson, Craig Wallance, Steven Livingston, Jenny Clarke and Julian Cockburn of Aviva Investors

Discussion	Action
<p>1. Welcome</p> <p>After welcoming everyone to the meeting and deferring dealing with apologies the Chairman invited the guests to make a presentation concerning a proposed student residence in Haymarket Yards</p>	
<p>2. Presentation regarding the Rosebery House development</p> <p>Chris Dobson led on the presentation of updated proposals using screen-sharing and a number of computer-generated images and designs, which were being presented prior to the formal submission of a planning application.</p> <p>Mr Dobson said that some modifications had been made to the original proposals due to Aviva's keenness to minimise energy use and take account of some modifications suggested by Planners . The proposed height of the building was partly explained by the need for plant increasingly requiring space to support air movement and renewables on upper storeys of the building, including machinery to facilitate freer airflow, a greater supply of fresh air, and the provision of heat exchangers to promote low-energy use.</p> <p>While an attempt had been made to reduce the building's overall height it had not seemed possible to do this by more than 5 meters and there could be no disguising that it is still proposed to construct a "big building". Its construction would be as efficient as possible, maximising off-site fabrication, and the construction site would be kept as clean as possible.</p> <p>A comparison was made with existing buildings and other proposals, including the proposed student residences in Haymarket yards. The new building would represent a significant increase in scale from the existing Rosebery House. The new build would be a similar height as the preserved chimney, i e, twice height of the refurbished Haymarket Station.</p> <p>He asked if there were any questions</p> <p>Voicing the thoughts of a number of those present, Mr Hancock , a Community Councillor and local resident, said that many locals would be aghast at the prospect that the City Council Council might countenance development on such a scale in such</p>	



close to the World Heritage site and the boundary of a conservation area. The overall height would be at least double what it should be

In response, Craig Wallace said that while the developers were aware of local sensitivities of this sort, they have to look at the opportunity which the site presents, and its prospects looking forward to the future. Although adjacent, the site is not part of the conservation area, it was necessary to look at things in the round and test the planning process.

Mr Hancock wondered to what extent this approach might benefit the community.

Mr Wallace pointed out that the space devoted to public realm in front of the building would be double that in front of the existing building. And there is a strong demand for new office accommodation in this area of the city.

James Benbow, a member of the public, referred to Mr Dobson's previous remarks and wondered to what extent the proposed building's size might be essential to its green credentials. In response, Mr Dobson said it was a case of balancing the issues. At half scale, the building would not stack up in terms of financial viability, nor achieve the "green" aspirations of the Council. An uplift in cost and height were necessary in order to attain that

Gordon Wyllie enquired what account had been taken of the effect of shadow on the homes of local residents.

Mr Dobson said that the appraisal carried out showed this to be within current guidelines, and it was part of submission.

In response to a comment from local resident Fraser Stevenson regarding the effect of such a looming mass on residents and the exposure of their homes to sunshine, Mr Dobson accepted that the proposed building will have a noticeable effect on the visible sky, and that there are impacts, but the building would still fall within baseline standards, referenced by the Council in own guidance. In response to Mr Stevenson's query as to whether local residents had received that information direct, he was told no, only through Planning, Providing information in other ways such as by distributing leaflets to affected properties would be "Above and beyond", nevertheless, there would be the usual statutory neighbour notification.

Referring to the consequential effects on local streets of the proposed works going ahead, such as demolition lorries down residential streets, etc, and that the consequent disruption might last for 5 years, Mr Hancock enquired how long it might take before the project had been completed.

Mr Dobson felt that this might be late in 2022/23, and would be consequent upon and dictated by the outcome of the planning process. The target for occupation would be in 2025

The visitors were thanked for attendance and the manner in which they had responded to questions and observations, and left the meeting.

When they had done so, Cllr Mowat explained that not only does the Local Development Plan not have a height target, but no provision is made for buffer zones around conservation areas. Making such provision needs to be brought up when a Local Plan is being prepared, and in this case of the West End such a plan is not expected for some time to come.



<p>The materiality for future action expressed in a lot of the discussions regarding "development" seems to demand their inclusion in more detail.</p>	
<p>3. Apologies</p> <p>Apologies were received on behalf of Community Councillors Marta Baur and Dr Leonora McAndrew for lateness. City Councillors Hal Osler and Claire Miller also sent their apologies.</p>	
<p>4. Minute of meeting held on the 1st of June 2021</p> <p>The Minute for the meeting held on the 1st of June was approved subject to noting typographical errors.</p>	
<p>5. Matters arising</p> <p>(a) (i) Morrison Street site Isabel Thom as Planning Convener had been advised that the developers wished to confer the name "Haymarket Square" upon the space between the new buildings. She had conferred with Colin Johnstone. and found that historic names connected with the site included Mineral Way, Coal Yard, and Caledonian Street. After a short debate in the course of which Gordon Renton explained that it would be an affront to near neighbours like himself who had vigorously opposed the development if too laudatory a name were conferred upon it, it was agreed, in order to make progress, that Community Councillors with views to express should contact Mrs Thom and the Community Council, while objecting to the name "Haymarket Square", would suggest alternatives along the lines indicated by the majority.</p> <p>(a) (ii) Transmission & Enforcement of the obligation to include public toilets - in response to a question from Mr Hancock, Cllr Mowat expressed the belief that Council officials were due to look at this matter in the morning.</p> <p>(b) Temporary toilets - after a lively discussion , Cllr Mowat summarised the position by confirming that in spite of the public health risks and general inconvenience, the City Council appeared to have chosen not to prioritise this.</p> <p>(c) Traffic Matters (i) Melville Street Parking - Cllr Mowat advised that amendments had been put down to the Transport Committee. This was due to meet again on 9 September. James Benbow wondered whether there might be a consultation of the residents (which is unclear.) and the difficulties encountered in dealing with particular officials, a line of discussion developed by Mr Hancock and Fraser Stevenson in narrating their own experiences and those of neighbours.</p> <p>(ii) TRO 3 Cllr Mowat reported that her motion in this regard had been accepted for debate , further to which the Council has agreed to look at small scale measures as discussed at the meeting in the Eglinton and Glencairn Crescents Garden and to speak to residents.</p> <p>(iii) Low Emission Zone - proposals had been approved for a public consultation</p>	



<p>(d) Student Residences Development Renewed concern was expressed regarding the size and scale of the expanded development proposals, and dismay at the apparent ineffectiveness of such opportunities as exist for local groups and communities to protest against and indeed prevent large-scale development. It was remarked that planning legislation in England might be adopting a "beauty standard". Local plans for "Place" ought to be "bottom-up", rather than "top-down.". Cllr Mowat said that the one big opportunity to exert influence came when Local Authorities are preparing their Local Development Plans.</p> <p>Although there currently seems to be no official route for communities to engage with the planners, Mr Hancock suggested that with regard to devising effective future responses it might help to meet with the planners.</p> <p>Mr Stevenson wondered at what stage attention would be paid to local objections having regard to the materiality and seriousness of the effect of developments upon local areas.</p> <p>In this connection it was noted that the City Council have in place a policy that protects "key views", and there was speculation that being on the edge of a conservation area and the World Heritage site might be a relevant and effective objection to high-rise developments.</p> <p>With regard to overwhelming size and scale, Fiona Searle drew the meeting's attention to proposals by the Grosvenor Hilton Hotel to develop their side of the small square at the end of Palmerston Place Lane, and it was agreed to make a site visit.</p>	
<p>6. Hybrid Meetings</p> <p>Looking to the future, it would be expedient to look at the possibility of finding a way for people to participate in meetings via facilities such as Zoom as an alternative to actual physical appearance in person when ordinary meeting procedures resume. Mr Hancock undertook to look into this, and thought it might be possible to make proposals some time in the autumn.</p>	
<p>7. Police Matters</p> <p>Paul Hancock spoke briefly to the report he had received from the Police including an update on the graffiti suspect who has been identified but not yet tracked down. Their newsletter is attached.</p>	
<p>8. Local Amenity- Pavement weeds</p> <p>Gordon Renton referred to the facade of Haymarket Station, where the clock has been replaced, but weeds are growing out of the gutters. Cllr Jo Mowat agreed to take this forward. Significant weed growth in the pavements in the West End area was also noted.</p> <p>Paul Hancock reported inadequate bin provision on Coates Gardens, Magdala Crescent and Rosebery Crescent.</p> <p>Isabel Thom referred to local flooding in the recent times of tempest - water poured over into gardens and swept away gravel. Cllr Jo Mowat will see about getting the drains cleared.</p>	



9. Councillor's Report The material of this was already covered over the course of the meeting.	
10. Communications Report and Website Paul Hancock noted that there was nothing significant to report except that the WECC Website is still under development.	
11. Planning Report Isabel Thom spoke to and was thanked for her report. It was agreed that there was nothing significant in it to report that required attention other than had been covered already.	
12. Dates of next meetings 7th September, 5 th October, 9 th November	
13. Finance Report At the time of the meeting the balance in the Community Council's favour stood at £1085.00. David Hewitson will be taking over from Alex Milne as Treasurer.	

There being no further business Dr Wyllie closed the meeting.

Appendix. Police Report provided to and distributed by Paul Hancock.



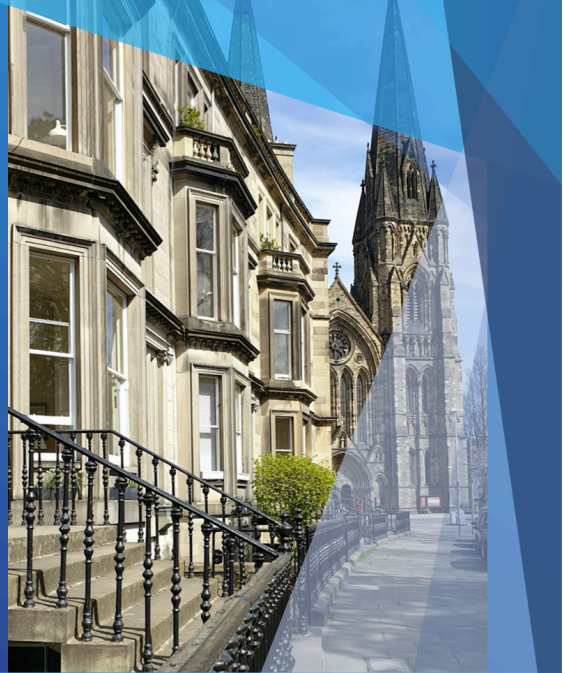
POLICE
SCOTLAND
POILEAS ALBA

E DIVISION

West End Community Council Newsletter

City Centre Community Policing Team

Issue 3 – July 2021



OFFICIAL



E DIVISION

July 2021

Looking Back

With COVID-19 restrictions continuing to be eased, we are reverting back to the call levels that were experienced pre-pandemic. This continues to be a learning curve for Police Scotland, in how we assess and resolve issues whilst working alongside current legislative guidelines.

The disorder and anti-social behaviour in the Meadows we saw in April required a significant police presence to deal robustly with the large groups that had been congregating, however, with the restrictions surrounding licensed premises being eased, we have seen fewer persons congregating in the Meadows, and the bars and restaurants in the town centre becoming busier. The deployment of our resources has been tailored to respond to this, and the patrol areas for the dedicated licensed premises include all city centre areas.

Although we are not back to full weekend deployment figures for the City Centre, we have officers out on foot patrols during Friday and Saturday nights, ensuring that a presence is always upheld in the busier areas. This was most apparent during Scotland's Euro 2020 matches, whereby licensed premises were at full, albeit a reduced, capacity for the matches.

What We're Noticing

In general, the pedestrian foot flow and traffic in the city centre has increased dramatically in the last month. Much of this can be attributed to COVID-19 restrictions being lifted along. Alongside this, in the last week we have had the new shopping Centre at St James Quarter open and Murrayfield stadium hosting the British and Irish Lions V Japan Rugby match. It is fantastic to see these events being hosted within Edinburgh and both were able to run smoothly with no major issues identified.

Due to traffic flow increasing within the city centre, we have ensured that all community officers have now received training in the operation of the hand held speed gun. This will allow us to conduct proactive initiatives within the area. We will take an intelligence-led approach identifying areas and utilise officers to those.

We continue to receive calls regarding breaches of COVID-19 regulations, albeit a reduced amount with further restrictions being eased. Officers will be deployed to such calls when operational demand allows.

Looking Forward

We expect to see a steady increase in the numbers of people frequenting Edinburgh Town Centre, both on foot and in vehicles. As weather continues to be mild with the occasional Scottish sunshine appearing, we expect this to encourage people back out to bars and public spaces. This will include the Meadows area especially, which will be given attention to ensure that social distancing guidelines are being adhered to. Community officers will be out on their pedal cycles to conduct patrols, so please stop and say Hello if you see them, or have any questions you might like to ask.

As we approach August, when there would normally be lots of Fringe activity going on within the city, we will continue to liaise with organisers throughout this to ensure any planned events can go ahead without issue.

If there are any issues which we feel you should know about, we will of course update you in the forthcoming newsletters, but if there is anything you would like us to address, or crime prevention information you would like us to provide, please let us know and we will tailor the content accordingly.

Kind Regards,

City Centre Community Policing Team

OFFICIAL





Advice and Support



Help Us!

Understanding the views and priorities of Scotland's diverse communities has played a vital role in shaping our response to the Coronavirus (COVID-19) pandemic. Public feedback has driven positive changes to operational policing across Scotland during the most challenging of times.

As the country moves out of lockdown, we continue to recognise the importance of understanding the views and priorities of Scotland's diverse communities. It is vital, especially as Scotland rebuilds from the effects of COVID-19 that we listen, understand, and respond to the views of the people who live here. This survey is one of the ways we listen to the views of those we keep safe.

The survey will take no longer than 8 minutes to complete

<https://consult.scotland.police.uk/surveys/your-police-2021-2022/>

OFFICIAL



E DIVISION

About Us



Local Area Commander:

Chief Inspector Sam Ainslie

City Centre Community Policing Team - West End Police Station:

Inspector Mark Hamilton

Sergeant Cameron Walker

Sergeant David Duthie

Plus 8 officers allocated to community issues in Edinburgh's City Centre.

Contact Us:



101 for non emergencies



contactus@Scotland.pnn.police.uk



@EdinPoISE



Edinburgh Police Division



www.scotland.police.uk

OFFICIAL