

Minutes - Meeting of Leith Central CC Planning Sub-Committee

Monday 7th February 2011 at 4.10pm in McDonald Road Library Business Unit

Present: Annette O'Carroll (Minutes), Julian Siann, Ann Stark, Charlotte Encombe, Harald Tobermann, Roland Reid

1. Update on Current Applications:

1.1 Car Park 69 metres west of 7 Shrub Place (11/00112/FUL):

Due to the current economic climate building work on the hotel for which planning permission is in place is not currently going ahead, hence the present application for parking for 53 cars for up to 2 years. We would respond, asking that cars should only be able to make left turns into and out of the car park and that the barrier should be located further into the car park area. We were concerned that the trees should be preserved and that some form of additional greening should be a condition of approval - possibly planting in the corners and climbing shrubs such as ivy up the new metal fencing. Because of the need for short-term parking to benefit local shopkeepers it would be desirable if the payment structure was geared to benefit stays of 1-2 hours, with longer stays relatively much more expensive. Annette to respond to planning department by 9th February.

1.2 86-88 Brunswick Street (11/00117/FUL)

This was a two-storey infill office building. The planning sub-committee found that apparent discrepancies between the plans and the computer generated images made the application difficult to assess. We would respond by asking that the windows on the upper floor should line up better with the facade and that the projecting canopy be minimised. Concern was expressed that the car parking space might be a security issue for the surrounding tenements. It was suggested that the space should be for one car only (with additional bicycle parking) and that the area be secured with a barrier to the rear and a high quality gate to the front of the parking space. Annette to respond to Planning Department by 9th February.

1.3 50 Pilrig Street (09/03284/FUL)

Revised plans and drawings had been posted on the 26th February. Annette had spoken to the architects and discovered that these changes had been decided after discussion with the planning department. The roofline had been changed from a glazed box to a more solid structure with dormers, to better match the rooflines of the existing buildings. The Dryden Street facade was now mainly stone instead of brick and the rear of the building now had larger balconies. Although the PS-C thought most of these changes were improvements, they regretted the reduction in ceiling heights caused by the better alignment of the building with its neighbour. This was a result of the over-development of the site, which had 8 apartments, 5 of which were one bedroom. If the number of apartments was restricted to 6 it would provide a better quality of living space. Annette would feed these comments back to the planning officer.

2. Update on Current Consultations: Development Management Decision-making Processes :

It was decided not to comment on this consultation.

3. Improving Leith Walk:

3.1 CEC's Action Plan for Leith Walk/Leith Central - Implications of their Town Centre Survey

This was taken from an unrepresentative and self-selected group so it would be wrong to draw any strong conclusions. However the contact was useful and Annette would emphasise that we wished to be involved in the next phase of the action plan and that we should be kept informed.

3.2 Proposed PS-C meeting with the Leith Business Association:

Annette would make contact with LBA so that they were aware of our interest in Leith Walk so far, that is encouraging the provision of short stay car parking, our aspirations for shop front improvements, minimising the effects of security shutters, etc. Since we were currently meeting in the Business Centre of McDonald Road Library it would be good to invite a LBA representative to a future planning sub-committee meeting or we could arrange a meeting for another time.

3.3 Shop front improvements (as in Constitution St/Duke Street) - Identifying possible funding sources

This shop front scheme had offered shop owners and tenants in those streets grant assistance of up to 75% of eligible works, up to a maximum of £15,000. [*The CEC contacts were Lesley Porteous and Catriona Macfarlane*] Although it was doubtful if any similar initiative was likely in the near future, **Annette** would contact them about possible funding sources.

3.3 Minimising the adverse effects of security shutters

Several firms could supply shutter graphics (advertising material or otherwise) which could be applied to existing shutters and was graffiti-proof. Annette had emailed Alistair Scott of Smith Scott Mullan to see if he had any experience of this procedure but had not yet received a reply

4. Any Other Business

Responses re Forth Ports Biomass Plant Proposal are due by the 11th March. **Roland** will respond on behalf of Leith Central Community Council

5. Dates of Next Meeting - These are in McDonald Road Library -either in the Business Unit or the Nelson Hall - and start at 4.10.

7th March, 4th April, 9th May and 6th June