



## Minutes of the 391st Meeting of the Portobello Community Council held on 28th March 2022 AGREED

**Present:** Mike Leeman (Secretary), Lee Kindness (Co-Chair), Craig Mcintyre (Co-Chair), Stephen Hawkins (Treasurer)(PAS), Frazer McNaughton, Elaine Murray, Catherine Etoe (B&RRA), Laurie Berrie, Geoff Lynn (Towerbank PS), Miranda Hurst

**Apologies:** Cllr. Maureen Child

**In Attendance:** Cllr Mary Campbell,, Cllr. Kate Campbell, & 12 Members of the public

### 391.1 Chair's Welcome & Introductions

Lee Kindness welcomed everyone and there were introductions. Mike Leeman explained how the meeting would work as it was online and if anyone wanted to say something to raise a virtual hand and we would work through the questions and statements.

### 391.2 Minutes of previous meeting and matters arising

Mike needs to draft the schools street letter and circulate, Stephen Hawkins has written a letter to Portobello Central re the Trader's Money.

### 391.3 New Brunstane Presentation

Presentation - Alex Orr from Orbit supporting Dandara Chris Wright and Ryan Barker and Oliver Munden (From Dandara) presented - Digitalk consultation event on Thursday 7th April will pass on details to us for sharing.

Finalising the details but gave a broad overview of the exhibition boards next week. Submitting an application for the west of the railway line. This has been through the planning application process so now bringing in the actual plan. Application originally in 2016 and there was a consultation which is covered in a slide in the exhibition. Key areas were Mining, traffic, number of houses, pollution, ecology, local centre us. Seeking to deliver 670 -700 houses on the Western half of the site along with a local centre and new primary school.

Showed the approved masterplan, the plan would be to get as close as possible to the approved masterplan - any deviation is because of new site constraints.

Existing services in the south of the site which will need to be diverted due to the need for 2 access roads. Also there is a cycle route which needs to be taken into consideration. Mining works have been taken into account and design will be put in place. Will look at mitigation for noise from the railway.

Phasing framework which shows the timescales and delivery. Will likely be moving from South to North.

Main deviation as a result of some of the areas of mining near Brunstane park. Removed a road which runs parallel with Brunstane Park.

We were shown lots of visuals which also will be shared.

Then given an indicative timeline. Stakeholder consultation from 7th April 2022, Feedback to Dandara by 28th April, AMSC submission May 2022, AMSC Decision Late 2022, Start on Site Spring 2023, First home built Spring 2024 on a 6-7 year build from there.



Questions - Geoff Lynn - how we communicate to the community and never had one of this size - Lee to discuss.

Member of the public - mentioned traffic management was highlighted as an issue raised. Could provide information on how pedestrians will get around and what proposals are there for bus services? ANSWER: Pedestrians will look to separate routes and diversions to accommodate temporarily. Buses there are provision for bus routes down the principal road on the site. Further discussions must be had with transport.

Craig McIntyre - Green initiatives and renewable energy - what discussion re charging and EV points, Would a train station be considered. Given the historic place in the landscape, what opportunity for art in the environment for storytelling about the area. ANSWER : Currently operate under current build regs so all over PV panels and as we move forward there are more environmentally friendly techniques that they will consider. Looking at a community heat hub as well. Spoke about EV at length and proposals have allowed for additional capacities of load for provision of 1 in 6 for EV charging, and homes are designed to accommodate EV charging within the property. There are opportunities for storytelling, great opportunities to relate to Brunstane House. Has been no discussion re a train station or stop.

Member of the public - Question for Ryan - Giant Hogweed would be translocated what do you mean? ANSWER It was discovered in the South East of the area so have taken it and translocated to an area which will be sympathetic so it has been treated and contained in a membrane to mitigate the risk to development and help. The method which has been used is typical for the species.

Frazer McNaughton - Good to see it progressing with the strength of the masterplan. Execution will be important in the detail. Landscaping is also important to get right. Want to make a plea for making coherence with materials and was slightly concerned about the difference between the two house types shown. Northern half of the development and the access across the railway - what will be happening about that. ANSWER - Dandara will not deliver the bridge as it would be part of the second part of the development but will be working to ensure that the current design will not have impact on the bridge when it will come in.

Stephen Hawkins - echo what Frazer said about the coming together of a design. On a practical level with the mine workings are the foundations going to be piled? Baileyfield the noise pollution was really bad. ANSWER there is some piling identified but smaller. The other areas will not need to be in piling. At this moment there is a limited amount of piling works.

Member of the public - agree with Diana that the giant hogweed should be eradicated. Another point is with the large number of houses the congestion at Newcraighall at the existing Barrett Homes will be increasing so can there be something like a shuttle bus to get people to Newcraighall station. ANSWER - As part of the transport works there will be improvement to the junction. Limited to one parking space per dwelling on the site by planning rules.



Lee - normally for this application would look to share the details and encourage members of the community to send in details. Frazer agreed that this would work. Geoff Information on the planning portal tends to be very deep so can we make it easier. Frazer - is there something simple that the community council could distribute. ANSWER Would suggest that looking at the new design and access statement is the document which high level makes reference to the reports. Chris and Ryan will put some detail into the boards and how it was evolved.

Website will be going live and we can download a copy of the boards for more information. Will be a window where the project team will be on hand for a live Q&A session. 200 leaflets being sent out. Happy to send and we can share.

**ACTION : Share the information on the website and also put a newsletter out once we have the details. There is also a phone number on the leaflet so that people can ask for information on the plan to be posted to them.**

### **391.4 Meeting in Person**

Lee Kindness asked what thoughts were on conducting meetings again in person.

Mike Leeman - would prefer to keep it online at the moment as if we meet in person it may mean some people are not comfortable coming along and he was not sure we had the technology or ability or process to conduct hybrid meetings.

Craig Mcintyre - perhaps we can look at a trial meeting to see how it would work.

Elaine prefers in person meetings. These have been fine but in person has a warmer and more community feel. Agree with Stephen and Craig that we trial an in person meeting and see how we get on.

Geoff Lynn - Asked how many people were coming to online vs. in person. Mike responded that usual attendance for online was 20-30 people including community councillors.

Lee Kindness - Could we look at after the Summer break and get the better atmosphere of discussion.

Frazer McNaughton look to review later, the fact is there are different benefits to this. Vote on it.

Lee Kindness - coming back to it in June with a vision that August could be a physical meeting.

**ACTION - Talk in June again.**

### **391.5 Local Election Hustings**

It was felt that it would be beneficial to have local election hustings. Mike is happy to contact the candidates and Stephen would contact Glenn Innes to see if he would be able to chair. Nominations close on Wednesday 30th March, Mike will contact the candidates after that to see if people are free W/C 25th April. Full format to be agreed but it would be an online meeting.



**ACTION - Mike to contact candidates, Stephen to contact Glenn Innes. Once date agreed publicise and ask for questions.**

### **391.6 a Treasurer's Report**

There has been one item of expenditure during the preceding month and that was for £166.17 as reimbursement for basecamp fees. This leaves the current balance at £ 2,092.64.

There has been no movement on the Traders' account other than an additional monthly penny interest leaving a balance of £1205.46.

### **391.6 b Police**

There was no Police report this month

### **391.6 c Planning**

There is an application for East Brighton Crescent which we will share on social media.

### **391.6 d Councillors**

Kate Campbell - people getting in touch about Uber pick ups on the prom at unsocial hours. Other prom issues due to the sun coming out. Police - had a meeting with the new area commander and are aware and have a robust plan in place for when there are issues.

Mary Campbell - Plan to replace a wall around Brighton Park but no firm date.

Stephen Hawkins - is there any update on what is happening from Barrett Homes on the Baileyfield Junction, Kate will chase again.

### **391.6 e Seafield**

Nothing to report this month

### **391.7 AOB**

Craig McIntyre asked what was happening re King's Road junction. Lee Kindness replied nothing since the last meeting when we found that the Tender was not successful in receiving any applicants. Lee will chase up. Mary Cambell said that there has been something in the business bulletin so is hopeful we shall have news soon.

The meeting concluded at 21.21

The next meeting is Monday 25th April 2022