



Minutes of the 412th meeting of Portobello Community Council held on Monday 29th April 2024 - DRAFT

Present: Craig McIntyre (Chair), Mike Leeman (Secretary), Lee Kindness, Frazer McNaughton, Catherine Etoe (BRRRA Representative), Stephen Hawkins (Treasurer & PAS Representative)

Apologies: Esther Clayton, Laurie Berrie, Cllr. Alys Mumford, Cllr. Jane Meaghar, Cllr. Kate Campbell,

In attendance: Cllr. Tim Jones, Police Scotland and 27 members of the public

412.1 Chair's welcome and introductions

Craig McIntyre welcomed everyone and there were introductions.

412.2 Minutes of the previous meeting and matters arising

Kings place funding - no record of the amounts that were involved. Mike to look for previous records and emails.

Groynes - about to go out to tender

Ramp at Seafield - also out to get contractors out on those.

Parking - Looking at Marlborough Street and Regent Street. Cllr. Tim Jones has the result of his survey which he will share with the Community Council to publish.

Craig waiting to hear back re the boundary review. This closes 3rd May.

Minutes were agreed.

At this point Police Scotland presented their report due to having prior commitments. See 412.6.b

412.3 Presentation by Cabins in the City on their Design for Pittville Street Lane (Former Laundry & Water Tower)

Oli Munden- Avison Young, planning consultant

Lewis robins - Avison Young, planning consultant

David Alexander - Design director of the architects

Innes Miller - Owner

The presentation of the proposed development was given along with the reasoning behind the design process.

They are at the beginning of the planning process and want to share the plans, this is not definitive and final. Looking at what can be shaped for the old laundry. Whilst not required to do this think that the community engagement is something very important and want to hear more from people in the community.



Currently submitting the pre-application to get feedback from the council and keen to keep people updated. Once through the feedback loop by the end of September looking to get finals to then start work next year.

There were then questions from the community council and members of the public - Q&A below:

Q: Who is going to live there?

A: From marketability built around the theme of wellbeing. Might be lock and leave apartments rather than people there all the time.

Q - Access - proposing of access to site, it is a difficult site to access. Are there any case studies which could be drawn on.

A: Cannot take big trucks down there and the water tower will have to be taken apart by hand. Thinking that may be able bring a truck down the promenade to deliver. They are speaking to a contractor to find out how they are going to do things.

Q: The name Cabins in the City - brings to mind that would this be airbnb.

A: Not being built as this. When they are applying to do the planning it will be for residential.

Q: There are restrictions on developments next to the water. Have you undertaken the necessary modelling of coastal change.

A: Not yet. At the moment there is a base of no risk to flooding. This is part of the planning process discussion.

Q: The previous consented design had been lowered in terms of the height. How has this changed.

A: It is higher than the previous approved design.

Q: Worry that the building will dominate the street and the skyline. Height and where is placed next to the swimming pool and would it dominate the pool.

Q: Concern that as a conservation area it would completely change the whole look of the lane.

A: We take on board what people are saying and would think about making a visual impact statement.

Q: Having previous planning consent through for the site means that the neighbours are happy to have a development but feel it is a huge hulk of a building dropped into a conservation area.

Q: Worry about how high density living is there.

Q: We need new housing. These are going to be high end units so will not impact on the affordability of living in Portobello.

Q: Real concern of the down taking of the tower. Would there be a condition survey on properties in the area.

A: Something we will have to look at. It is usually in the developers interest to get condition surveys done.



Q: Would there be pile driving?

A: Would have to speak to the civil engineer about this and see if monitoring would be done.

Craig McIntyre - Would like to see a second follow up with taking on board what has been said and if we could get the street level render. Would also like to see the daylight envelope.

They are happy to return once the proposals are in.

The Community Council is okay to share the current drawings on their website.

ACTION : Mike to publish current drawings.

412.4 Presentation from Action Party about Bellfield Developments

Bellfield needs help to develop and upgrade the building. It is all listed.

Action Party had an architect put plans together. This would cost £2.3m.

Scaled back to £1.25m to focus on the main church building and this would allow for the other halls to be kept running.

This would Double the space which is available in there as they are currently turning people away.

Call to action is needing volunteers, letters of support, community share issue,

Question to the Community Council : Do we as a community council show support

2 members were members of Action Party,

3 were not and all supported the project and would be happy to share all details as they emerge.

ACTION - Write letter of support to Action Party. Share whatever we can as well.

412.5 Edinburgh Council Consultation on overprovision of Licensed premises

The council are currently running a consultation on overprovision of licensed premises. It was agreed that the Community Council would share the consultation through their channels.

ACTION : Share the Consultation

412.6 a. Treasurer

A major payment of £ 312.28 was made for the insurance renewal premium. The only other transaction in the business account was the regular payment for Basecamp of £ 20.12. This leaves a balance of £ 790.06.

There has been the additional interest of £1.26 added to the Traders' account which results in a balance of £1221.88.



412.6 b. Police

Steve Patterson, Gareth Blackmore,

0 house breakings, 0 hate crime, 2 ASB, 1 vehicle crime.

Know with the brighter weather that ASB comes up - please contact the police and ensure that they are reported.

Council advised of the problem areas for parking.

Know that the school holidays not being too far away so getting more police presence.

Will be plain close patrols on the late shifts.

Craig : Is the CCTV camera on the prom now working

PS: Unsure but will find out

Stephen: Are there opening times for Craigmillar

P S: 9-4 Monday to Friday there should be someone there. There is a yellow phone outside which will go straight to the call centre.

412.6 c. Planning

Nothing major to report. Put planning out on the website.

In the recent Local Development Plan a lot of Portobello sites have been put as non deliverable.

412.6 d. Councillors

412.6 e. Seafield

The Seafield process is beginning to move. Council have the report for Cityplan 2030 response and they feel it is not deliverable in the time period but that they do want to progress with the masterplan. Next step is Phase 2 community consultation. End May/Beginning of June the consultation will take place. We will advise once we know more.

412.7 AOB

No AOB

The meeting concluded at 21.29

The next meeting is 27th May 2024.