

Minutes of the Corstorphine Community Council Monthly Meeting – Online Tuesday 16 April 2024, 7.00 pm

Attendees

Councillors: Cllr Euan Davidson in attendance.

Community Councillors and Associated Groups: Steve Kerr (Chair), Angela Benzies, Jonathan Melville, Deborah McCall, Tommy McLean (Note: list incomplete, apologies – please advise of attendance so this may be amended.)

Public: 18 members of the public registered on Eventbrite.

Guests: Stuart Black, Summix, site owner and developer; Colin Smith from Turley (planning consultant); Euan McLaren, 3D Reid (architects), and Alex Orr, Orbit.

Apologies for Absence: Apologies from other local Liberal Democrat councillors and Ed Thornley.

Welcome and Introductions

Apologies from Steve Kerr who mentioned he has contracted a chest infection and that the meeting was restricted to one hour to allow an opportunity to hear about the development at Maybury and for questions to be asked. Euan Davidson will then deal with councillors' questions.

Minutes of Previous Meeting and Declarations of Interest

No declarations of interest.

Maybury Quarter discussion

Introductions given to those involved in the proposed Maybury Quarter development on the former Saica site: Stuart Black, Summix, site owner and developer; Colin Smith from Turley (planning consultant); Euan McLaren, 3D Reid (architects), and Alex Orr, Orbit.

Stuart Black explained that Summix is based in the UK and they develop brownfield sites that have an opportunity for development and evolution. They engage with different parties to move the project forward. They work in the greenfield areas as well.

Seica have moved to Livingston and consolidated the business so it can be redeveloped. Summix working with a number of partners. There's a lot of potential and a lot of challenges involved. He feels the consultation and the feedback from local residents was invaluable and they're pausing before the second consultation because of the feedback and concerns around the impact of the scheme, though there was a lot of support as well.

Considered demolition but they've found some temporary uses with creative industries, including a prop and costume store for filmmakers. They're keen to hear ideas for using the site for the next two years or so. Hidden Doors might be one use and interested parties can get in touch with them.

Colin noted that this is an allocated site for up to 1000 dwellings, depending on designs, including a mix of uses, including a hotel due to proximity to the Gateway. It's a time of significant change in West Edinburgh. A lot of coordination needed, including with transport providers. A second consultation is due later in 2024.

Further discussions with planning inside and outside of the council will take place, including with Crosswinds and the airport and there's good coordination between different groups. Education is a key element of this. They're hoping for a final response from the council by June 2025.

Euan went through various maps and potential plans used in the consultations. They think it's a great opportunity thanks to the transport infrastructure. Proposed usage includes 1000 homes in accordance with the West Edinburgh Framework. 300 open market sale homes and build to let units and around 300 affordable homes.

They aspire to be a sustainable neighbourhood. A young couple could move into a smaller property and then move to different homes as they grow.

Potential for retail opportunities and a hotel including a restaurant, bar, cafe to help build a new community. Exploring mobility hub and active travel and reduced car use due to transport infrastructure. Dual aspect homes and space standards.

Open spaces will be available plus private gardens. A new park to the north is being developed and they can add to this for families and other residents. Still at early stages but images give an idea of scale. Create new routes to and from Edinburgh Gateway and into other parts of the city.

High quality public realm is important and sustainability is important, including using bits of the current landscape into the new area to give it a unique look.

Homes available for sale and rent and intermediate rent. Stuart noted that the sales price is still being decided. 30% will be affordable.

A member of the public asked how houses are being prioritised and who decides how many are for rental?

Stuart explained that rental properties and affordable properties are delivered in a single phase and it's likely these will be required to be delivered at the same time as the other properties. Driven by there being an interest from the build to rent market.

Audience question: In light of traffic issues in West Edinburgh, how much parking will be included?

Colin: Very low amount due to council standards, less than 25% of ownership as the council is pushing down on car ownership and the high availability of trams, trains, buses and active travel plans. People can move there from day one and use the travel infrastructure.

The member of the public hopes that the council does keep the cars down as there are too many.

A question was asked about education provision and it was pointed out that many children will need to use Craigmount High School which at present probably can't cope with the numbers.

Colin: Education will develop as the area grows and includes West Town and Crosswinds - a number of primary schools will be present. Pupils from this site will hopefully go to the new secondary school with a new active travel route. Short term, that's up to the education department to decide. Craigmount is close but travel isn't easy. They've had high level meetings with education officers and they're working with education and planning officers.

Question from public: Where's the main access to the site?

Euan: At the moment there are a number of access points along Turnhouse Road, three along the length of the site. They'll be looking at separate access for pedestrians, by foot and bike, also for vehicles, plus access to the Gateway. At the moment there's a fence but there will be permeability and it will be opened up. New footbridge is proposed that will be added in the next year.

Question: This will put more pressure on Turnhouse Road with cars coming in from Maybury but going out via Craigs Road?

Colin: Yes, the west side of Maybury Road is where a bus gate will sit. Buses can go both ways, but if you're on the Seica side you won't be able to drive along Turnhouse Road to the back of the airport. If you're on West Craigs side, where the new primary school is, you won't be able to drive down Turnhouse Road down to the Maybury junction, you'll go up Craigs Road onto a new four-way single control junction. The wider west Craigs development will be directed towards Craigs Road as it's the route to school at Craigmount.

Question: How will the 25% car ownership be managed?

Colin: Larger homes targeted at families may have a car space, studio one bed unlikely to have a space, depending on the type of home it is. Re: the bus gate, it will remove HGVs from airport cargo, they will be directed up Craigs Road instead.

Stuart: For larger units it's easy to offer parking spaces and that's where the majority of parking will be. Much easier to manage allocations through management structure and a lot of thought goes into it.

Question: Will HGVs go through the new West Craigs development towards the 4-way junction?

Colin: Based on older discussions from a number of years ago, the central barrier up Maybury Road that stop the two parts of Craigs Road connecting, that junction will become a 4-way junction and you can go onto the High School or right down to Maybury or left to Barnton. You'd come out at the back of the airport and straight up to the junction.

Question: Talking of the 4-way junction at Craigs Road, this is creating a rat run, with HGVs coming from the airport.

Colin: We have nothing to do with the airport or the HGVs, the transport plans are outside our plans.

Question: 25% of car parking for the development isn't enough - what happens if new homebuyers have two cars?

Colin: People moving there will know they probably can't own a car and will be aware when they move in. Car parking is a scarce resource now in the city.

Steve pointed out that some questions around parking and traffic could be put to Scott Arthur to address the cumulative effect of new house building in the area. Corstorphine has historic concerns around volume of traffic. It's possible a meeting will be held re: wider issues not LTN-specific.

Councillor's Reports and Questions

Euan Davidson noted that it's been a quiet few weeks due to Easter break but he had confirmation that Wester Broom Avenue will be completely resurfaced and full list available on 25th April.

Complaints of dog waste around St Margaret's Park and around the school. More patrols are to be implemented.

Due to the impact of the pavement parking plan, severe issues have been noted in the Glebe and yellow lines team are getting involved.

The path at old Parish Church is to get resurfaced, hopefully in the new financial year.

Steve: Regarding the church path, this item has been on the agenda for many years so it will be good if some pressure can be put on this, perhaps before the next CCC meeting.

Question: Due to the amount of rain, the end of Featherhall pocket park is full of mud and rubbish and it isn't draining at all. Is the drainage in new flats near the police station not suitable? At the other end, the bottom of Featherhall Avenue, after rain it's like a swimming pool. These need to be fixed as a matter of urgency.

Euan to chase Martyn Lings.

Questions: Euan thanked for trying to progress the path at the Old Parish Church. Noted that a number of roads look like bomb sites, Wester Broom Grove looks like the surface of the moon, and they have photographic evidence. Council told them they only examine residential roads once a year. Number of roads next to school are bad as well - can they be prioritised? Alan Beal has links to the streets.

Euan to look into this.

Question: Regarding the flooding at the junction of Ladywell and Dovecot, part of it is perhaps because the widening of the footpath meant a gulley was removed. Highlighted poor maintenance of gulleys, rarely see vehicles cleaning it. Was a gulley removed?

Euan - Scottish Water did an assessment a few weeks ago and have a full report they can share. Will ask about gulley cleaning.

Question: When cars are parked over gulley it's pointless trying to clean them.

Question: Lack of bins in Gyle Park, can anything be done?

Euan: Tends to be Drumbrae councillors that deal with this, will raise with Ed Thornely.

It was noted that 3 or 4 bins are available at the entrances.

Question: There are loose chippings on Traquair Park Road, concern they'll be washed down the drain.

Euan is aware and believes there's a report coming to the transport committee re: quality control around resurfacing, etc.

Any Other Business

Angela wanted to mention some business community networking events including one on 30th April facilitated by Alan Beal. Meeting on 27th May and Business Gateway on 25th June.

<https://corstorphinebusiness.wordpress.com/#jp-carousel-512>

Tommy highlighted that the Community Council consultation is open until around 3rd May, if people have thoughts then concerns should be put forward so they can be taken into account.

Question: Accessible Corstorphine for Everyone doesn't want the LTN to get lost in the mix of a meeting discussing the wider issues. Could there be a separate meeting just for the LTN?

Steve wants to address other issues that were mentioned tonight - LTN not covered as Martyn Lings not able to attend - and Steve will speak to Scott Arthur, interim convener of the Transport and Environment Committee, to see how discussions can be handled around traffic issues.

Date and place of next meeting – Tuesday 21 May 2024, 7 pm online.