

Northfield and Willowbrae  
Community Council



MINUTE OF MEETING 4 March 2020: WILLOWBRAE CHURCH HALL

Present:

Dave	Armstrong	Nick	Marshall	Chair
Fiona	Clark	Ian	Murray	
		Geoff	Pearson	Secretary
Gordon	Macdonald	Vice-chair	Charlie	Wood

Ex Officio

John	McLellan	Councillor, City of Edinburgh Council
Alex	Staniforth	Councillor, City of Edinburgh Council

Apologies

Frances	Devlin	Angi	Lamb
Paul	Dunleavy	John	Nisbet
Mercedes	Dominguez		
Joan	Griffiths	Councillor, City of Edinburgh Council	

Presenting

Duncan Bain	New Practice Architects
Marc Teague	MNM Developments
Nic Saunders	CDA Group, Architects.

Several members of the public were present.

Welcome by Chair

1. Nick Marshall welcomed everyone to the meeting. He emphasised that this was a meeting of the Community Council, held in public and not a public meeting. Accordingly, he asked that members of the public present, much welcomed, would speak at the Public Forum later in the agenda.

Declarations of interest

2. None.

Minutes of Previous Meeting

3. The minutes of the meeting of 5 February were approved.

4. Matters arising: none.

Treasurer's Report

5. The Secretary (in the absence of the Treasurer) reported that the current bank balance was £2,910.15 – only one transaction had taken place since the last meeting.

### Safer Routes to School

6. Duncan Bain, New Practice Architects, and Sam Rutherford, Parson's Green Primary Parents' Council, explained that the school was taking part in a pilot project, funded by Sustrans to engage children and parents in thinking through better ways to travel to school. The first phase was a mapping exercise of the issues and opportunities very much centred on the views of children and covered all the schools that feed to Portobello High School. The pilot is funded until the end of May as part of the Active Streets programme: [www.active-streets.co.uk](http://www.active-streets.co.uk) .

7. The Community Council welcomed the project.

### Willowbrae Road: Proposed Development

8. Nic Saunders, CDA Group Architects, presented some early design thoughts on a new development for his client MNM Developments Ltd at Willowbrae Road. Marc Teague, Director of MNM, was present.

9. Mr Saunders explained that the site presented some problems due to the slope of the land. It was hoped to build 48 flats of 1-4 bedrooms, with parking for 26 cars, including 2 accessible spaces and full cycle parking. 25% of the homes would be managed separately as affordable home using an appropriate provider under policies set by the City of Edinburgh Council. The buildings have five storeys, with external balconies, surrounded by gardens and the main parking would be at the rear of the site. The material would be sandstone with black infill. A shop would be included, facing the other local shops to make a shopping area, and the current chip shop might relocate.

10. No student flats were to be incorporated. Section 75 contributions to services would be paid as required by CEC. As this is not a major development within planning guidelines, no consultation beyond the standard planning application process was required.

11. The Community Council thanked CDA and MNM for the briefing; once the planning application had been submitted it would consider whether a further public discussion should be mounted.

### 69 Bus

12. Dave Armstrong reported that following news that the 69 bus service was to be withdrawn on 28 March the Community Council set up a drop-in session at Northfield Community Centre to hear the views of service users. Posters and flyers were placed on the bus and as widespread as coverage as possible in the time was given.

13. Some 50 questionnaires were completed by users, describing the significant difficulties that would result for users, especially those living up the hill. This information had been collated with expert help and would be submitted to the Convener of the Transport & Environment Committee immediately. It was suggested to write in similar terms to Lothian Buses.

14. The Community Council agreed to write as proposed.

Complaint Under the Community Councillors Complaints Procedure

15. The Chairman made a statement.

A notice of complaint (Reference (CPC-01-19) was received from the Governance Officer of the Council on 15 Jan 2020.

This was considered by a sub-group of community councillors.

The complaint was not upheld.

A response was emailed to the Council Governance Officer (for forwarding to the complainant) on 10 February 2020.

16. The Chair did not permit any discussion of his statement.

Public Forum

17. Members of the public continued discussion of the 69 bus concerns.

Any Other Competent Business

18. The Chair mentioned the lack of progress on Fields in Trust status for Cavalry Park. Councillor Staniforth agreed to make further enquiries.

Date of Next Meeting

19. Wednesday 1 April at 7.30pm in the Willowbrae Church Hall.  
20. The meeting closed at 9.00pm.

Geoff Pearson  
Secretary

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If you wish to suggest items for discussion at a meeting or amendments to minutes or other documents, please contact the Secretary no later than 8 days before the next meeting – the agenda is issued, as required under the Scheme, 7 days before the meeting.