

Seafield Sounding Board (Wednesday 8th February 2023)

Attendees:

- Ewan Anderson, 7N Architects
- Councillor Danny Aston, City of Edinburgh Council (ward councillor)
- Dave Bisset, Scottish Water
- Lisa Blyth, 7N Architects
- David Cooper, City of Edinburgh Council (Commercial Development & Investment)
- Kyle Drummond, City of Edinburgh Council (Commercial Development & Investment)
- Lindsay Fyffe-Jardine, Edinburgh Dog and Cat Home
- Andrew Fournet, Craigentiny and Meadowbank Community Council
- James Fraser, EMA Architects
- Malcolm Fraser, Fraser/Livingston Architects
- Anna Grant, City of Edinburgh Council
- Councillor Joan Griffiths, City of Edinburgh Council (ward councillor) [in the chair]
- Angus Hardie, Leith Links Community Council
- Robin Holder, planning consultant for Manse/Smart
- Jane Iannarelli, CEC (Planning)
- Tokini Kent, 7N Architects
- Justin Lamb, Justin Lamb Associates
- Colin MacPherson, Manse
- Lesley McGrath, Holder Planning
- Frazer McNaughton, Portobello Community Council
- Gregor Southall, Montagu Evans
- Councillor Alex Staniforth, City of Edinburgh Council (ward councillor)
- Nick Taggart, 7N Architects
- Duncan Tait, J. Smart
- Neil Tulloch, Leith Harbour / Newhaven Community Council
- Nick Waugh, Buccleuch Property
- Councillor Iain Whyte, City of Edinburgh Council (ward councillor)
- Nick Wright, Nick Wright Planning

1) Welcome

- Cllr Joan Griffiths thanks Ewan Aiken for his work as chair of the Seafield Sounding Board.

2) Note of last meeting

- The note was agreed as an accurate reflection of the discussion.
- It was queried whether there had been a Sounding Board since 11th May 2022. David Cooper noted there had been a long time between Sounding Boards due to the procurement process taking longer than anticipated.

3) Update on Seafield masterplan process

- Funding has been secured from the Scottish Government towards the masterplan.

4) Introduction to 7N Architects

- Ewan Anderson introduced the 7N Architects team. A masterplan will be prepared that combines a development and placemaking framework. It will help inform the determination of planning proposals. A delivery plan will also be prepared.
- The process will take c. six months. The first step is to assess local infrastructure before beginning community engagement in April 2023. Completion is scheduled for July 2023.

- The Council has advised 7N Architects of some key stakeholders. Consultation will include online and in-person events.

5) Presentation from Malcolm Fraser

- Malcolm Fraser is working with the four community councils.
- Infrastructure is key to the proposals: flood defences, Seafield Wastewater Treatment Works, the main sewer, etc.
- The railway lines could potentially support a tram spur, delivering a value uplift.
- Other opportunities in the area include education, health, and green space.
- An alternative to every site implementing its own solutions regarding sea levels, green space, etc would be an equalisation masterplan with pooled ownership.
- There may be potential for localised high-rise development overshadowing the sea.
- There is potential to maintain views to the sea via development with its end elevation towards the coast.
- There is potential for the community to play a role in delivering affordable housing.
- A site visit is to take place at 15:00 on Wednesday 22nd February, beginning at the Portobello Beach Bistro.
- **ACTION: All to advise Kyle Drummond if they would like to attend the site visit.**

6) Updates from stakeholders

- Colin Macpherson of Manse noted that Manse’s application was for planning permission in principle. Manse is happy to contribute to the masterplan.
- Dave Bisset from Scottish Water noted that they are keen to participate in the master-planning exercise. Scottish Water has lots of infrastructure in the area.
- Lesley McGrath noted that Royal London owns an industrial estate on the southern side of Seafield Road East on which lengthy leases are in place. Royal London does not wish to redevelop its land and has made representations to this effect for City Plan 2030.

7) AOB

- It was queried how the new chair of the Sounding Board would be selected. David Cooper noted that the former independent chair had been agreed by the Sounding Board after a nomination was received. Direction could be sought from the Council’s Policy and Sustainability Committee if a chair cannot be appointed by consensus.
- **ACTION: All to pass any nominations for a new independent chair of the Sounding Board to David Cooper.**
- It was requested that a sheet be circulated confirming the names and roles of the Sounding Board members.
- **ACTION: Kyle Drummond to circulate information with the minutes.**

8) DONM

- Wednesday 12th April 2023 at 16:00 (either via Teams or in person).