

CITY OF EDINBURGH COUNCIL

Item No 3

PLANNING COMMITTEE

8 June 2022

DEPUTATION REQUESTS

Subject	Deputation
3.1 In relation to Item 10.1 on the agenda – Proposed Extension to Leith Conservation Area – Report by the Chief Planning Officer	Leith Central Community Council, Leith Harbour & Newhaven Community Council and Leith Links Community Council (written and verbal)

Edinburgh, 6th March 2022

Deputation (rev A)

Bingo Hall missing from the Leith Conservation Area extension

To Edinburgh's Planning Committee,

In December 2021, we, Leith Community Councils, expressed our full support in response to the initiative by the Council to seek views from the Community about the proposal to extend the Leith Conservation Area to include the arches on Manderston Street & Jane Street along with the former Capitol Theatre, now Bingo Hall.

In March 2022, we voiced our strongest concerns about the exclusion of the Bingo Hall from the Leith Conservation Area extension report that had been voted on by the Planning Committee on Wednesday 23 February 2022.

This omission was not only in plain contradiction with Leith Community Councils' joint response to the consultation, it also raised serious questions about the Conservation Area extension approval process.

The Planning report that was submitted on Wednesday 23 February 2022 justified the Bingo Hall's exclusion by stating that the [Leith Walk Halmyre Street Place Brief](#) (Sept 2020) proposes a vehicular access in lieu of the Bingo Hall.

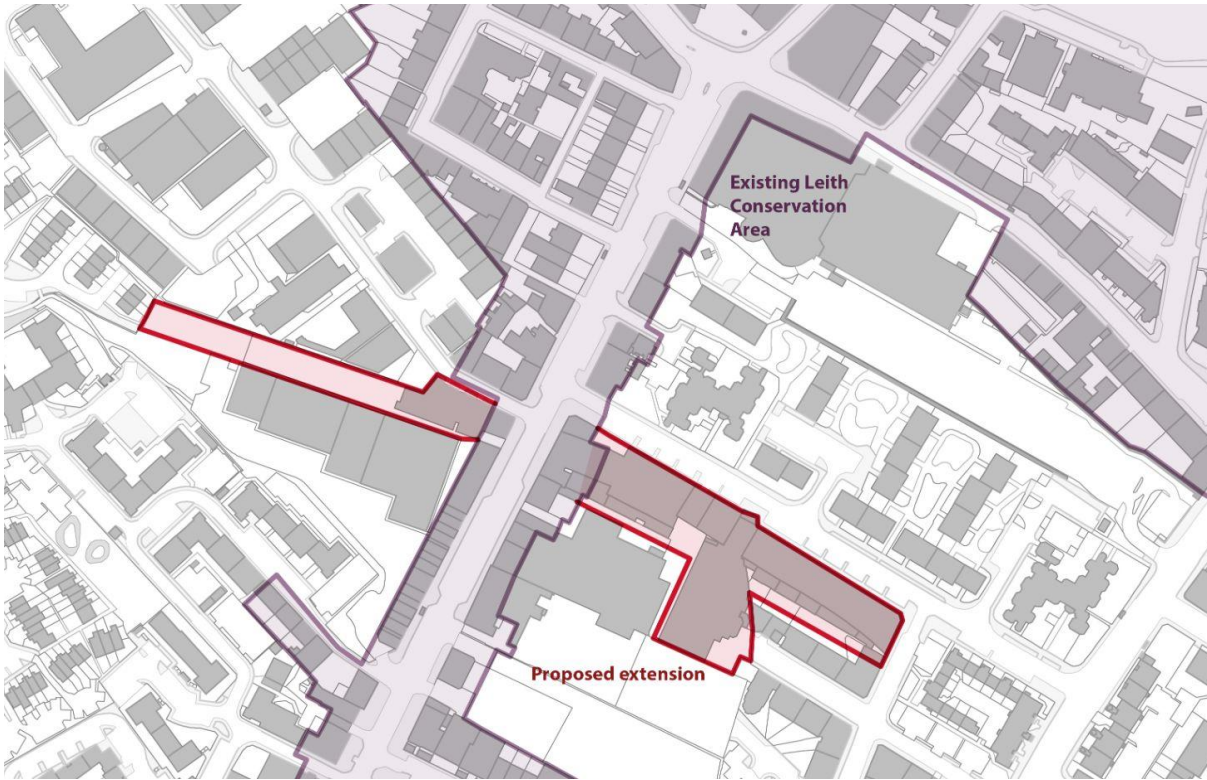
What the report failed to do, is to remind the Planning Committee that the Place Brief actually shows two indicative masterplans for the site, with one masterplan unambiguously including the Bingo Hall.

This makes us question whether the Planning Committee members were given all the facts when they made their decision to exclude the Bingo Hall from the Leith Conservation Area extension, while it was clearly included in the public consultation.

In order to protect *"the last significant upstanding element of this important 19th century industrial heritage of local historic and archaeological significance and an increasingly rare survival of this heritage"* ([Leith Walk Halmyre Street Site analysis report](#), p.12) but also to protect the Planning process from further public trust erosion, we, Leith Community Councils, ask the Council to reinstate the Bingo Hall in the proposed Leith Conservation Area extension.

Kind regards,

Leith Central Community Council
Leith Harbour & Newhaven Community Council
Leith Links Community Council



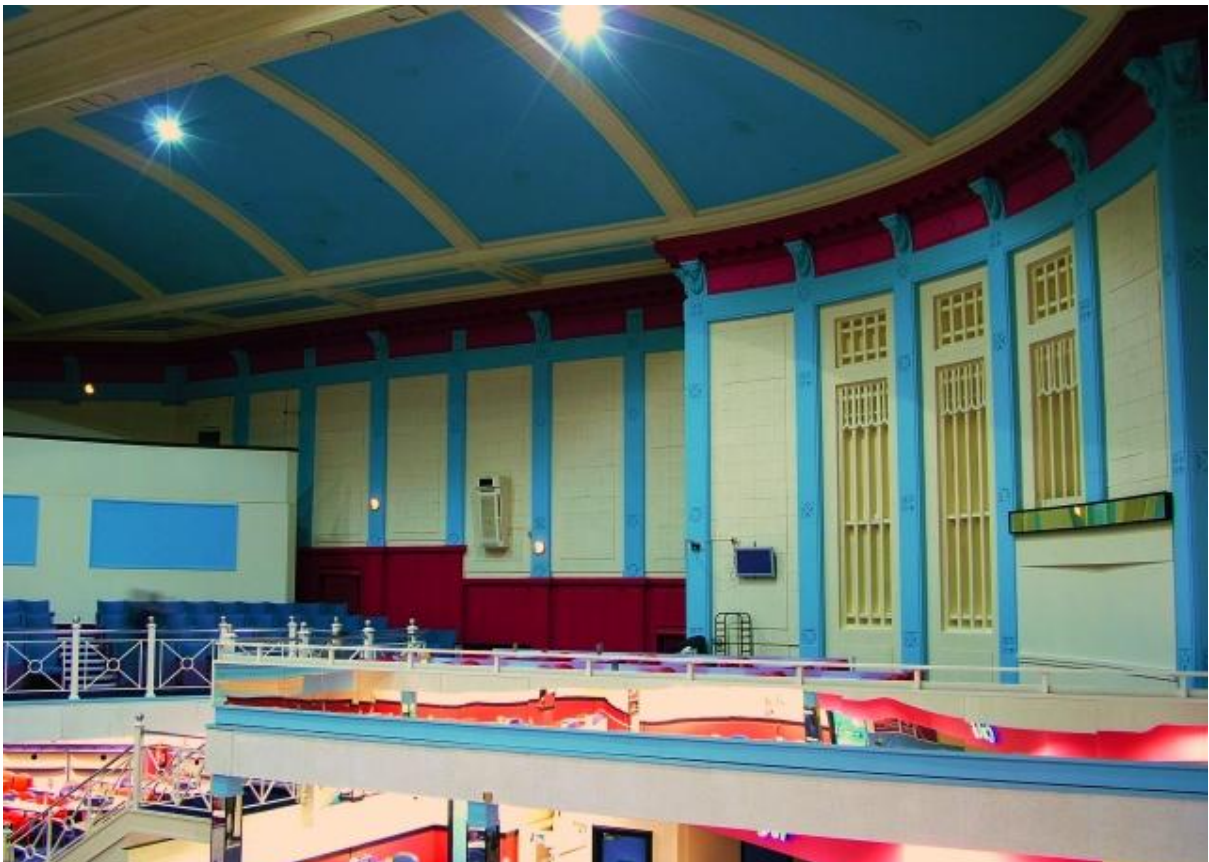
Public Consultation map including the Bingo Hall (December 2021)



Aerial view of the arches on Manderston Street with the Bingo Hall (centre)



Inside the Bingo Hall - View 1



Inside the Bingo Hall - View 2



Inside the Bingo Hall - View 3



Inside the Bingo Hall - View 4