

Grange/Prestonfield Community Council: Planning & Development Report – September 2020

Notes

- i) This report does not include all new applications in this period in or adjacent to the GPCC area, only those which may raise issues for GPCC or are earlier applications on which an update is given.
- ii) As this is an online meeting this report is sent by email only.

Planning Applications for Local Developments in GPCC Area

18/10180/FUL – Redevelopment for housing of former Royal Blind School, 2b Craigmillar Park

This consent has still to be issued, being a “Minded to Grant” Decision in August 2019, subject to a Section 75 Agreement, not yet concluded. In the meantime the site remains with Royal Blind.

20/02774/LBC & 20/02775/FUL – 8 Priestfield Road: convert guesthouse to 2 dwellings

GPCC objected to one aspect of these applications approved without change on 12 August.

20/02451/FUL – 1B Wilton Road EH16 5NY: Proposed side and rear extension

GPCC made a limited objection to this application, which was approved without change on 27 July.

20/02377/FUL – Conversion of existing garage to form annexe to dwelling at 52 Granby Road

CPA and GPCC objected to this application, which was approved on 9 September on the basis of revised drawings which did not address GPCC’s concerns.

20/01982/FUL & 20/01983/LBC - Extra floor to refurbished garage at 2a Dick Place EH9 2JN

These applications, to which Grange Association and GPCC objected, were refused on 17 July.

19/02822/FUL – Rear of 1 Mentone Terrace EH9 2DG: Change of use from garages to house

No further information to add to the update in the April Report; still awaiting assessment.

19/04610/FUL – Alterations and extension at 4 Seton Place, on the corner with Grange Road

This application is still noted as awaiting assessment, with no change since December 2019.

20/00970/FUL & 20/00871/LBC – 14-15 Minto Street (Thrums Hotel) EH9 1RQ: extend hotel

These applications are still noted as awaiting assessment, with no change since March 2020.

20/01824/FUL & 20/01783/LBC – Convert attic to new 3 bedroom dwelling at 1 East Mayfield

These applications are still noted as awaiting assessment, with no change since April.

20/01975/FUL & 20/01976/LBC – First floor extension at rear of 23 Minto Street EH9 1RQ

GPCC and local associations objected to these applications still noted as awaiting assessment.

20/02531/FUL & 20/02530/LBC – Additional 5 bed house at 82 Dalkeith Road EH16 5AF

There were 4 objections to this proposal and the applications are noted as awaiting assessment

20/02643/FUL – GF-1F 12 Marchhall Crescent: change of use from therapy centre to residential

We objected to this application to seek clarity on what is proposed. There is no objection to the change of use in principle and the application is noted as awaiting assessment.

20/02259/FUL – 9 Relugas Road: Retrospective application for art studio and pottery buildings

The public consultation period closed on 10th July with 28 objections to this application, including from Grange Association, GPCC and neighbours nearby in Relugas Gardens. Part of the application

site, adjacent to the South Suburban Railway, is owned by Network Rail. On 16 July the application was withdrawn at the request of the agent, with a view to resubmission, which is still awaited. In the meantime enforcement action arising from non-compliance with an earlier consent is stalled.

20/02337/FUL - Mayfield Road footway opposite Mentone Terrace junction: 5G telecom mast

We made no representations on this application, after careful study of the circumstances, but there were 64 objections from members of the public. Subsequently on 12th August revised drawings were published relocating the site a short distance to the south opposite the newsagent/general store at 59 Mayfield Road with the tenement forming 57 Mayfield Road above. Observations we then sent to the CEC case officer about this relocation were copied to the planning sub-group. Arising from this, the case officer has confirmed our interpretation of the relevant regulations that the need for planning permission arises because the site is in a conservation area (The Grange); it would otherwise be permitted development. The application is awaiting decision.

20/03347/FUL – Extension & landscaping etc at 17 Cumin Place EH9 2JX

This application in the Grange Conservation Area follows the recent withdrawal of 20/02749/TCO to fell two lime trees in the front garden, which attracted many comments. This new application was notified to GPCC Members on 1st September and includes the retention of these trees in raised beds, removal of existing ancillary buildings, construction of a new extension, hard and soft landscaping and incorporation of an existing garage into the site. As no comments have been received so far, it is suggested that GPCC takes no action on this application, the closing date being 2nd October 2020.

20/02565/FUL – 2 Fountainhall Road EH9 2NN: change of use from Class 1 to Class 3

This is the Earl Grange cafe on the corner of Fountainhall Road and Ratcliffe Terrace, formerly a chemist. The application, in the 15th September weekly planning lists, is essentially to bring the current use as a cafe into planning conformity by changing the existing designated planning use from Class 1 Shops to Class 3 Food & Drink with a cold food restriction. The application includes a noise impact assessment. No works are proposed and, as the application is restricted to cold food, ventilation ducting is not required. The consultation closing date is 30th September and GPCC need not take action, unless anyone has differing views.

20/03306/FUL – 19 Minto Street EH9 1RQ: Tania Guesthouse – change of use back to residential

This application was notified to GPCC Members on 27th August and closes on 18th September. This proposed change continues a trend evident for some time and no action is suggested.

20/03560/FUL - Roof garden/play area at St Margaret's Nursery 10 Craigmillar Park EH16 5NE

This application, in the 15th September weekly lists, replaces one withdrawn on 16 June for a play area on the flat roof of part of this children's nursery. This time hedge and plant screening are proposed as mitigation measures. The site is in the Craigmillar Park Conservation Area and in view of the planning history there will be further communication with GPCC Members and CPA after more detailed examination. In the meantime all views welcome. The closing date is 5th October.

Application for Major Development in GPCC Area (also partly in Craigmillar & Gilmerton/Inch CCs)

19/05923/FUL - Edinburgh University Peffermill Sports Village

This application of 177 documents is now noted as awaiting decision.

Planning Applications for Local Developments not in GPCC Area

20/00487/FUL – 148 beds of student accommodation at 224-234 Mayfield Road & adjacent

This application on the site of a former car servicing garage and adjacent houses including also 14-15 Braefoot Terrace is in Liberton & District CC area. It is a replacement of an existing consent 18/06317/FUL for the same size of accommodation but with some beneficial changes and was

approved at the CEC Development Management Sub-Committee on 9th September. However, as there is an outstanding objection from SEPA, the application has to be referred to Scottish Ministers for final decision.

Another adjacent application 20/02489/FUL by the same owner, Lanark Student Living Ltd, is for 112 beds of student accommodation at 200 Mayfield Road on the north side of the Braid Burn and is the former Braidburn Inn now demolished. This application is in effect to vary an existing consent 16/04158/FUL for 89 beds of student accommodation, with other changes. GPCC and Liberton & District CC and others have objected to this application, which is awaiting assessment.

Edinburgh Local Development Plan (LDP)

A report was submitted to the CEC Planning Committee on 12th August about the consultation on the main issues report for the next LDP, Choices for City Plan 2030. This was accompanied by a revised LDP Scheme with a new timetable for the next LDP, City Plan 2030, with a proposed LDP in December this year, followed by 5 weeks for public comment in January/February 2021, with adoption of the LDP envisaged in March 2022. This seems an optimistic timetable.

CEC – Short Term Lets

GPCC Members were emailed on 8th September advising of a CEC procedure for the reporting of possible short term lets operating where planning permission may be required.

Scottish Government – Consultation on proposed changes to Pre-Application Consultation (PAC)

GPCC Members were emailed on 5th September about this consultation on proposed changes to PAC, the closing date being 6th November.

Civic Forum

There were online Civic Forum meetings on 23rd July and 1st September, but I did not take part being otherwise committed. Maybe a GPCC Member who did so may be able to report on these.

Tony Harris