

Grange/Prestonfield Community Council: Planning & Development Report – June 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 will be an online meeting due to social distancing, this report is sent by email only.
- iii) The Planning Sub-group will be consulted on planning applications during the summer recess.

Planning Applications for Local Developments in GPCC Area

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

This planning consent has still to be issued; it was a “Minded to Grant” Decision last August when the other 2 consents were issued and was subject to the completion of a Section 75 Agreement. A recent enquiry to the CEC Case Officer produced this response:- *“I can confirm that negotiations are continuing and are nearing conclusion. A report has been prepared for the 1st of July 2020 Development Management Sub Committee to extend the period for concluding the legal agreement.”* An extension is needed as the period to conclude the agreement expired in February. The site remains with Royal Blind and security has recently been enhanced and the gate to the access road padlocked.

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.

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

This application is still noted as awaiting assessment.

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

These applications are noted as awaiting assessment.

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

The finalised version of objections from GPCC was submitted by the closing date of 29th May.

20/01753/FUL – Erect safety fencing around flat roof at Nursery 10 Craigmillar Park EH16 5NE

The final version of an objection by GPCC was submitted by the closing date of 29th May.

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

The site of these applications, to turn an existing garage into a garden building with the addition of a mezzanine floor, is in the Grange Conservation Area. The Grange Association has objected and, following the circulation of a draft to the Planning Sub-group, objections from GPCC were submitted by the closing date of 12th June.

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

The site of these applications is in the Blacket Conservation Area and they are to create 3 additional bedrooms on top of an existing extension at the rear of this Listed building used as guesthouse and owner’s family accommodation. Following circulation of a draft to the Planning Sub-group, finalised objections from GPCC were submitted by the closing date of 12th June. The Blacket and West Blacket Associations have also objected.

18/01369/FUL – Bin store at front of 16-18 Minto Street EH9 1RQ

This application to vary a previous consent was approved on 13 June 2018 and recently this bin store was constructed to serve this former hotel site now redeveloped for housing. What has been built so far is not in accordance with the planning consent and so this situation is being monitored.

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

The planning history of this site has been regularly reported to GPCC culminating in the refusal by CEC on 19 December 2019 of 19/04789/CLE for these buildings, erected in a location near to neighbours in Relugas Gardens, not in accordance with a previous planning consent. This new application now seeks retrospective planning permission for these buildings in their existing location. Residents in Relugas Gardens are concerned about this and I am in contact with them and Grange Association. The Planning Sub-group will be consulted as discussions progress, but it seems clear that GPCC should object to this application. The public consultation period closes on 10th July.

Mayfield Road footway opposite Mentone Terrace junction – Proposed 5G telecom mast

In late May the GPCC Secretary received email notification of a proposed 20m high monopole mast and cabinets about 1.5m high at this location at the back of the footway by the roofing contractor's building on Mayfield Road. Following acknowledgement by the Secretary, I followed up on planning aspects expressing interest in being kept informed and willingness to take part in any discussions. CPA has also done likewise, but there has been no further response so far. A planning application is required but telecoms companies have some powers about the location of their apparatus. From past experience an application of this type is usually suffixed PNT, on which there is no public consultation period, and it may be ruled as permitted development.

**Application for Major Development in GPCC Area (also partly in Craigmillar & Gilmerton/Inch CCs)
19/05923/FUL - Edinburgh University Peffermill Sports Village**

This application is still noted as awaiting assessment. On 4th June 20/01118/FUL, to which GPCC and others objected, was approved to replace cricket nets with 2 more synthetic 5-a-side pitches.

Planning Applications for Local Developments not in GPCC Area

19/06001/FUL - Cinema etc at Cameron Toll Shopping Centre, 6 Lady Road EH16 5PB

This site is in the Gilmerton/Inch CC area. Earlier this month revised building layouts and further flooding risk documents appeared on the planning portal to add to those in May dealing with access to the tennis club and the south elevation of the building facing onto the club courts. The application is now noted as awaiting decision.

20/00487/FUL – 148 beds of Student accommodation in 124 units at 224-234 Mayfield Road

This application, the site of which is in Liberton & District CC area, is still noted as awaiting assessment. On 26 May a daylight assessment appeared on the planning portal.

Civic Forum

There was an online Civic Forum meeting on 2nd June, which Sue will be able to report on more fully. There was discussion about the earlier cancellation of the 2020 Edinburgh Doors Open Day by the Cockburn Association due to the corona virus restrictions and social distancing requirements. The Association has offered to publicise alternative ideas, such as self-guided tours or virtual tours of locations. Views could be canvassed at the GPCC meeting about what might be practicable in the context of Newington Cemetery and the Friends Sub-group and the neighbouring Grange Cemetery.

Tony Harris

