**Grange/Prestonfield Community Council: Planning & Development Report – March 2021**

**Note:** This online 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 updated earlier applications.

**Planning Applications for Local Developments in GPCC Area**

**19/02822/FUL – Rear of 1 Mentone Terrace EH9 2DG: Change of use from 5 garages to house**

An additional drawing was published on the planning portal on 1st March showing significant changes to the proposal. Following urgent email discussions with affected neighbours, comments have been sent in on behalf of GPCC, although there is no new consultation on these changes. The application remains at “awaiting assessment.”

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

These applications are still noted as awaiting assessment. In the planning lists dated 9th March, 21/00864/LBC is shown to demolish the existing garage adjoining the existing subdivided house. This separate application may just be an administrative arrangement and no action is suggested.

**20/04517/FUL – Demolish existing & erect new dwelling at 34 Blackford Avenue EH9 2PP**

This application, to which Grange Association and GPCC objected, was refused on 28th February.

**20/04089/FUL – 9 Relugas Road: Change of use of railway land to private garden and erect fence.**

This application, with 26 objections, is still noted as awaiting assessment.

**20/05488/LBC – Upgrade & replace windows at 8 Priestfield Road EH16 5HH**

GPCC objected to this application, which was refused on 17th February. The site is actually 2A Kilmaurs Road.

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

This application was refused at the CEC Development Management Sub-Committee meeting on 17th February and the Decision Letter was issued on 23rd February.

**20/05456/FUL – Change of Use from Residential to Private Day Nursery at 8 Kirkhill Terrace**

This application was refused on 18th February.

**20/05734/FUL & 20/05737/LBC – Alterations & extensions to 9 Minto Street EH9 1RG**

These applications, which are noted as awaiting assessment, are to divide this Georgian villa into two 3 bedroom dwellings, with a new narrow side extension on the south side and rear extensions.

2**0/04317/FUL & 20/04316/LBC – 14-15 Minto Street (Thrums Hotel) EH9 1RQ: extend hotel**

These applications are still noted as awaiting assessment. On 23rd February surface water details were published, followed on 12th March by a business statement justifying the scheme.

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

On 25th February the CEC Local Review Body (LRB) upheld the decision to refuse 20/01975/FUL, the Decision letter being issued on 2nd March. However, the applicant having appealed the CEC refusal of 20/01976/LBC to the Scottish Government’s Directorate of Planning and Environmental Appeals (DPEA), on 9th March DPEA allowed this Appeal. The applicant may now therefore be expected to appeal the refusal of 20/01975/FUL to DPEA.

**21/00279/ADV – Projecting Illuminated Sign at Pharmacy 156 Causewayside EH9 1PR**

We have queried whether the digital intermittent display of time and temperature could be undesirably reprogrammed later and the application is noted as awaiting assessment.

**21/00243/TCO – Remove Silver Birch in front garden of 58 St Alban’s Road EH9 2LX**

In support of Grange Association, GPCC requested that a TPO be made to preserve this tree, but on 2nd March, after expiry of the requisite notice period, CEC declined to make a TPO.

**21/00879/LBC & 21/00881/FUL – Reconfigure roof to form new 3 bed dwelling at 1 East Mayfield**

These new applications are similar to refused applications 20/01783/LBC & 20/01824/FUL. The latter refusal is as far as is known still appealed to CEC Local Review Body at a Hearing scheduled for 28th April. The public consultation period on these new applications expires on 2nd April. Possible comments from GPCC are currently being drafted for the planning sub-group to consider. The site is in the Waverley Park Conservation Area.

**21/00920/FUL & 21/00921/LBC – Alterations to house and garage at 61 Fountainhall Road**

This site is in the Grange Conservation Area and the applications appeared in the weekly lists of 9th March. Following emails with Grange Association, there are some aspects of these applications on which it is suggested GPCC should comment and a draft is being prepared for the planning sub-group. The consultation period closes on 2nd April.

**Redevelopment for housing of St Crispin’s School site, 19 Watertoun Road EH9 3HZ**

A report finalising the disposal to CALA of the St Crispin’s school site went to CEC Finance and Resources Committee on 4 March.  It sets out price and conditions of sale, giving an indicative number of housing units at 64, of which 16 would be affordable on site.   It states it will be a Major planning application requiring pre-application consultation.

**Marchhall House, 3 Marchhall Crescent EH16 5HP**

No further information has come to light since the January 2021 Report.

**Application for Major Development in GPCC Area (also partly in Craigmillar & Gilmerton/Inch CCs) DPEA Appeal PPA-230-2329 re 19/05923/FUL - Edinburgh University Peffermill Sports Village**

GPCC sent in a requested response to DPEA to further representations from sports governing bodies to the appellant Edinburgh University. In turn the University’s agent responded to our response and as far as we are aware this completes this exchange. In an online update on 12th March, DPEA states that the case is on hold as it cannot progress at present due to Covd-19 related matters.

**Local Development Plan (LDP) – City Plan 2030 & City Mobility Plan (CMP)**

An update on the CMP was given in the February Report. CEC Planning Committee on 10th March approved an update report on the LDP Scheme with a revised indicative timetable for the new LDP City Plan 2030. This continues to be beset by various delays, many Covid-19 related, Including work on buttressing studies, such as housing land supply, SEPA flood risk assessment, transport and environmental studies and strategic development planning. At the meeting it was stated that CEC considers its required 5 years housing land supply to be robust, currently estimating this at 9 years. The intention is to submit the new LDP to CEC Planning Committee in August this year with a period for public consultation in September/October and, after formal examination etc, the new plan being in use April/June 2023. Changes have been made to regulations so that the present LDP will not expire later this year, but further delays could increase the risk of development by appeal.

Tony Harris