

Grange/Prestonfield Community Council: Planning & Development Report – July 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.
- iii) The Planning Sub-group will be consulted on planning applications during any 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, being a “Minded to Grant” Decision last August, subject to the completion of a Section 75 Agreement. On 29th June 2020 under the extended Scheme of Delegation CEC planning officers extended the period to conclude this Agreement and when concluded the planning consent will be issued. In the meantime the site remains with Royal Blind.

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.

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

These applications are noted as awaiting assessment.

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

This application, to which GPCC, CPA and others objected, was withdrawn in 16th June.

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

Grange Association and GPCC objected to these applications noted as awaiting assessment.

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

GPCC, Blasket and West Blasket Associations objected to these applications 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. In view of the planning history and some wider implications, we requested statutory consultee status for this application and a consultee response has been submitted in similar terms to the GPCC objection.

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

Following contact with the Case Officer we were able to get the residents of the tenement forming 57 Mayfield Road (above the shops) included in the Neighbour Notification, as they were originally excluded. We have had no requests for a GPCC stance on this application and the Case Officer has been notified that we have no representations to make.

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

A draft was circulated to the Planning sub-group and has now been submitted as the GPCC's objection to this application. The site is in the Craigmillar Park Conservation Area.

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

Following the circulation of a draft to the Planning Sub-group, an objection has been submitted about the detail of this application, not to the principle of extending the house. The site is in the Craigmillar Park Conservation Area.

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

Some preliminary observations have been circulated to the Planning Sub-group about these applications which are to provide an additional house infilling a garden plot between the existing listed villa comprising 82 & 82a Dalkeith Road and the neighbouring semi-detached villa 88-90. The site is in the Blacket Conservation Area. Further discussion at the zoom GPCC meeting would be welcome. The public consultation period closes on 24th July.

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

These applications in this week's lists are to reconfigure 8 Priestfield Road, the Dunedin Guesthouse, into 2 dwellings. The planning sub-group will be consulted about a GPCC stance on these applications after further consideration. The closing date is 7 August.

Treeworks 20/02749/TCO Remove two mature lime trees at 17 Cumin Place EH9 2JX

The Grange Association is concerned about this application in the current lists within the Grange Conservation Area. Treeworks applications do not provide for public consultation, but GPCC can if it wishes lobby for a TCO. Sue will refer to this application at the zoom meeting.

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.

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. This application was approved at the CEC Development Management Sub-Committee zoom meeting on 1st July and the Decision was issued on 3rd July.

20/02489/FUL – 112 beds of student accommodation at 200 Mayfield Road EH9 3BE

This application, the site of which is the former Braidburn Inn now demolished, is in Liberton & District CC area. It is in effect to vary an existing consent 16/04158/FUL for 89 beds of student accommodation, with other changes. A draft objection has been circulated to the Planning sub-group and to Liberton & District CC, which is also objecting. The closing date is 24th July and so this can be further discussed at the GPCC zoom meeting. CEC has requested a response from GPCC as Consultee and this it is suggested should be similar to the objection.

Also awaiting assessment is 20/00487/FUL for the adjoining site on the south side of the Braid Burn, being 224-234 Mayfield Road (car servicing site) and 14-15 Braefoot Terrace. It is for 148 beds of student accommodation, the same number as an existing consent 18/03617/FUL, but with detailed changes. Both sites are in the same ownership, Lanark Student Living Ltd.

Civic Forum

An online Civic Forum meeting is scheduled for 23rd July at 2pm. This will further discuss what the Cockburn Association can offer in support of online virtual tours for Doors Open Day weekend, 26-27th September, venues being closed this year due to corona virus impacts. This can be also be discussed at the GPCC zoom meeting regarding Newington Cemetery and Friends Sub-group etc.

Tony Harris