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

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

These applications are still noted as awaiting assessment. A separate application 21/00864/LBC to demolish the existing garage adjoining the existing subdivided house was approved on 14th April. .

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

These applications, to divide this Georgian villa into two 3 bedroom dwellings with a new narrow side extension on the south side and rear extensions, were approved on 14th April.

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

This application is recommended for approval at the CEC Development Management (DM) Sub-Committee on 21st April. This is not just change of use but a new build higher than existing.

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

This application is still noted as awaiting assessment, but is expected to be determined in the near future following further information from Network Rail about the site partly on their land.

**21/01220/FUL - Change windows to doors at roof level at day nursery 10 Craigmillar Park**

Following the refusal of 20/03560/FUL for a children’s playing area at flat roof level, this retrospective application is to approve a change made to remove windows at this flat roof level and substitute doors. Following detailed consideration it appeared that GPCC might not have grounds for objection, but there are 12 neighbour objections and the application is awaiting assessment.

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

These applications are recommended for approval at the DM Sub-Committee on 21st April.

**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. The applicant appealed the CEC refusal of 20/01976/LBC to the Scottish Government’s Directorate of Planning and Environmental Appeals (DPEA) and on 9th March DPEA allowed this Appeal. The refusal of 20/01975/FUL may now be appealed 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. This application is noted as awaiting decision.

**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. Following submission of drafts to the planning sub-group, objections to these new applications were submitted by the closing date and they are noted as awaiting assessment.

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

In collaboration with the Grange Association and after submission of drafts to the planning sub-group, objections to some aspects of these applications have been submitted.

**21/01532/FUL – Block of 9 Flats, car parking etc at 67 Prestonfield Avenue EH16 5EX**

This is a currently vacant site between the Neighbourhood Centre and a small CEC garden near the junction with Priestfield Road. A public footpath runs between these two roads along the south side of the site. There is an existing consent 17/04942/FUL dated 1st October 2018 for a similar scheme. The differences in this new application are the reconfiguration of the block of flats to have a longer frontage onto Prestonfield Avenue and the vehicle access to be off Priestfield Road. The latter would avoid an awkward turn in front of the Prestonfield Avenue bus stop in the current scheme. However, as Raph has pointed out, there are 2 telecoms cabinets in the way at the back of the Priestfield Road footway obstructing the proposed vehicle access. We can refer to these in neutral comments on this application, the closing date being 29th April.

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

A report finalising the details of disposal to CALA of the St Crispin’s school site was approved at the CEC Finance and Resources Committee on 4 March.

**19/05923/FUL- 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**

This Appeal against the CEC refusal of 19/05923/FUL has resumed after being on hold, the DPEA Reporter having decided to conduct an unaccompanied site visit on an unknown date, in accordance DPEA Covid-19 restrictions.

**CEC Planning Service – Non-Material Variations (NMV)**

On 6th April we were notified by CEC of a new NMV Service, with definitions and charging structure. One useful clarification is that NMV is not a new consent, so the original consent date still applies.

**Astley Ainslie Hospital Site**

Sue and I have represented GPCC for years on the Astley Ainslie Community Engagement Group (AACEG), a body set up with NHS Lothian, CEC planning service, Grange Association and community councils covering the site and its surroundings. AACEG is chaired by Daniel Johnson MSP, with administrative and other support provided by the Grange Association and the Convenor is Roger Kellett of that Association. AACEG was set up to oversee the community consultation aspects of the disposal of this site and more recently a Place Brief. Before AACEG we were in a wider group which included liaison with the redevelopment of the Royal Edinburgh Hospital. AACEG has also maintained links with the Astley Ainslie Community Trust (AACT), which seeks a community buyout of all or parts of the site.

For over a year now Roger has been seeking an update from NHS Lothian as progress with AACEG has stalled and the following was received from its capital projects director Iain Graham in time for the Grange Association AGM on 16th March:- *“At this time the focus of NHS Lothian remains that the Astley Ainslie Hospital is an active healthcare site pending a further review of the business cases for service reprovision. This will be undertaken in the light of the Scottish Government's spending review and return to a nearer normal working status post pandemic. An updated potential disposal programme (including advance studies or works) is not available yet.” We* are now back to square one, with for the time being AACEG in abeyance holding a watching brief. After the election further clarification may be sought about the status of the Place Brief and if any more information emerges, it will be reported.

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

No further information since the update in the March Report.

Tony Harris