

**Grange/Prestonfield Community Council
Planning & Development Report – January 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 not yet determined on which an update is given.
- ii) This Report had to be written a week before the meeting and may not be fully up to date. Any further updates will be in the notification of weekly planning lists

Planning Applications for Local Developments in GPCC Area

18/10355/CON, 18/10258/LBC & 18/10180/FUL – Former Royal Blind School, 2 Craigmillar Park EH16 5NA
As reported to the December meeting, a start on site with demolitions is expected in the spring.

19/02822/FUL – Rear of 1 Mentone Terrace EH9 2DG: Change of use from garages to house
No change, with this application still noted as awaiting assessment.

19/04789/CLE – Art studio at the rear of 9 Relugas Road EH9 2NE
This application for a certificate of lawfulness was refused by CEC on 19th December 2019.

19/04610/FUL – Alterations and extension at 4 Seton Place EH9 2JT on the corner with Grange Road
Revised drawings were published on 30th December showing grey metal cladding to the sides of the proposed extension and a tree report had also been submitted. There is no further period of public consultation on these changes to this application, which is noted as awaiting assessment.

19/05276/FUL – Side and rear extension with front dormer at 68 Priestfield Road EH16 5JB
As agreed at the December meeting, a neutral comment was submitted about only the proposed front dormer part of this application, which is noted as awaiting assessment.

Thrums Hotel 14-15 Minto Street EH9 1RQ in Blacket Conservation Area

As reported to the December meeting, revised proposals are being worked up by the owner's architect to replace planning applications withdrawn in 2019. Further informal discussions have been arranged for 17th January with representatives of Blacket and West Blacket Associations to look at some further ideas.

19/03607/FUL – 2 Wilton Road EH16 5NY: Side extension to villa with new front gates

This application was referred to in the weekly lists for 6th January 2020. Some CPA members have concerns about the metal roof and timber cladding of the proposed side extension which fronts onto Suffolk Road Lane. These materials are not characteristic of villas or generally of the Conservation Area and so there could be a case for a GPCC objection, particularly if CPA also objects. The closing date is 31st January and GPCC Members views sought.

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

The site is in the Gilmerton/Inch CC area and some background and planning history were set out in the December Report. This application by Montagu Evans LLP as agent for the site owner, Lady Road Investment SARL, is for a 10 screen multiplex cinema (Use class 11), with on the ground floor, Class 1 ancillary retail, Class 2 professional services and Class 3 drink. All these uses are to be in a separate single building to be sited in the existing car park area on the south side of the shopping centre between it and the boundary wall adjacent to the Craigmillar Park Tennis Club. The new building is to be slightly higher than the sloping facade of the shopping centre and of rectangular form with illuminated signage. The application is accompanied by a letter from Empire Cinemas, the intended cinema operator.

There is an existing planning consent expiring on 12th January for a cinema, multi-storey car park and additional retail and leisure uses on this site and it is understood that this new application would replace this consent, so seems that it is just the cinema use with associated other uses in the new building which is to continue. However it remains to be confirmed that the previously consented multi-storey car park will not be carried forward.

The proposed cinema building will result in a loss of 128 surface parking spaces with 867 spaces remaining. The Transport Assessment states that this loss will be mitigated by the introduction of numberplate recognition management with financial penalties to deter long-term parking.

The Neighbour Notification does not include local residents, such as those in Lady Road, as they are beyond the specified distance.

Initial comments are requested from GPCC Members who may be able to get reactions from local residents, which will then allow a more detailed response to be prepared. The closing date is 7th February 2020.

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

The background to this application was set out in the December Report and at that meeting it was agreed that Stuart Tooley, Edinburgh University Community Relations Manager, and colleagues may present these proposals to the January GPCC meeting. As well as improved outdoor facilities with further all-weather pitches and landscaping, the indoor built proposals within GPCC area are to be:-

- i) Sports Centre offering student, staff and community facilities, indoor sports halls, gymnasia, changing rooms, social and conference spaces and physiotherapy and staff accommodation. This building 's northern elevation towards Peffermill Road would be about 8 floors high reducing to about 4 on its south side.
- ii) 573 beds of student residence with communal facilities to provide undergraduate and postgraduate accommodation, which can also be used to provide athlete and conference accommodation during the summer months. The building is proposed to be up to 10 storeys high located between Peffermill Road and the railway embankment at the Old Dalkeith Road junction. It will comprise on plan 3 triform towers of 6 storeys, the triform wings reducing to a single wing at 10 storeys.

A more detailed assessment will be made after the meeting, taking into account GPCC views. GPCC is a statutory consultee on this application. The public consultation period closes on 7th February

Planning Applications for Local Developments not in GPCC Area

19/04858/FUL & 19/04768/FUL – 298 beds of Student accommodation: 200 & 224 Mayfield Road EH9 3BE

These related but separate applications are in Liberton & District CC area, with impacts on GPCC residents. There are numerous objections, including from GPCC, and the applications are awaiting assessment.

CEC - New Local Development Plan (LDP) - City Plan 2030

As reported to the December meeting, with the Main Issues Report for the next LDP, Choices for City Plan 2030, being considered at CEC Planning Committee later this month, followed by a 6 week public consultation starting on 31st January.

Scottish Government - Regulation of short-term lets

Following public consultation, on 8th January the Scottish Government announced that it would introduce regulations about short term lets, so that local authorities have sufficient powers to balance community concerns with those of economic and tourism interests. From spring 2021 there will be licensing for short term lets, with a mandatory safety requirement, and a review of the taxation aspect of this accommodation. In the meantime applications for this type of accommodation, which does not require planning permission as such, will presumably, for CEC, continue to be regulated by its Guidance for Businesses and the impact of changing residential to commercial use.

Tony Harris