**Grange/Prestonfield Community Council: Planning & Development Report – February 2022**

**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**

**21/05882/FUL – Single storey front & side extension at 1 Priestfield Crescent EH16 5JH**

We objected to aspects of this application, which was approved without change on 25th January.

**21/06465/FUL – Single storey side extension at 19 Queen’s Crescent EH9 2BB**

Following refusal of an earlier application, to which we had objected, we made no representations on this modified scheme, which was approved on 9th February.

**21/05322/CLE – 9 Relugas Road EH9 2NE: Pottery & Art Room in garden ground**

Following the refusal of 20/04089/FUL for change of use of railway land to private garden, this further application was submitted to allow relocated unauthorised art studio and pottery cabins to remain adjacent to neighbouring gardens. This CLE application did not allow public representations, but Grange Association and GPCC commented to CEC, requesting that the cabins be moved and altered to conform with an existing consent. This application is still awaiting assessment, a situation which allows the unauthorisation to continue, but offers no remedy to affected neighbours.

**22/04317/VARY – Change existing consent at 14-15 Minto Street (Thrums Hotel)**

This is to vary 20/04317/FUL granted planning permission in 2021 for 10 additional hotel bedrooms in a separate building in the grounds of 14 Minto Street, in Blacket Conservation Area. 22/04317/VARY is to increase the number of new bedrooms from 10 to 12, by making most of them single occupancy with changes to layout, elevations, access and cycle storage, but broadly within the same building envelope. We have requested that this application should not be a Non Material Variation, on which representations may not be made, to one which allows for public consultation.

**21/03813/FUL – 49 Dwellings on St Crispin’s School site 19 Watertoun Road EH9 3HZ by CALA**

The Report of Handling on this application recommended approval of this application without debate at the CEC Development Management Sub-Committee meeting on 9th February. Following, a GPCC requested intervention by Ward Councillors, there was a detailed presentation of this application and after debate and an even vote, planning permission was refused on the Convenor’s casting vote. The reasons for refusal are set out in the Decision letter dated 15th February to CALA.

**21/03066/FUL – Demolish existing house & replace with new dwelling at 34 Blackford Avenue**

This application replaced one refused in February 2021 and is now awaiting decision.

**21/02496/FUL – New house & shed etc in side garden of flat at 42 Grange Road EH9 1UN**

The complex planning history of this site, in Grange Conservation Area, includes an existing consent for a new house. Grange Association has objected to this new application for a different new house and GPCC to changes to the front boundary wall. This application is still awaiting assessment.

**21/04957/FUL & 21/04958/LBC – Change of Use to sell food & drink at Police Box Charterhall Rd**These applications refer to the listed former police box located just east of the entrance to Blackford Pond public park at the western boundary of the GPCC area. They are still awaiting assessment.

**22/00249/FUL – 1B Wilton Road, corner of Gilmour Road: side and rear extension etc.**

Comments are being submitted on only proposed replacement windows and new render aspects of this application, which closes on 25th February. The site is in Craigmillar Park Conservation Area.

**22/00461/FUL – 42 Macdowall Road: side extension replacing existing porch**

It is suggested that GPCC should object to this application, which closes on 2nd March, in view of previous planning history.

**22/00330/FUL – 2A Blackford Avenue: erect house in builder’s yard in Grange Conservation Area**

The stance by GPCC on this application and possible comments on it can be considered at the meeting. The closing date is 4th March.

**WHP Telecoms - Upgrade to installations on roof of telephone exchange Upper Gray Street**

The GPCC Secretary has received preliminary notification of the intension to submit a planning application to upgrade for Cellnex the installations on the roof of the telephone exchange on the corner with Duncan Street. The proposals seem to involve quite an extensive replacement and upgrading of what is there at present, which currently is not visually obtrusive. These schemes are usually carried out under a form of statutory notice, but we can have a closer look at the details when the application is submitted. The site is in the Blacket Conservation Area.

 **Newington Residences - Redevelopment of former Royal Blind School site 2b Craigmillar Park**

CALA has been carrying out construction work on this site in the Craigmillar Park Conservation Area for about a year now to convert into apartments the original Listed Victorian school building and build new houses in the grounds, in all a total of 48 dwellings. Although still some way off completion of the whole site, now called Newington Residences, CALA has announced that the first of 3 and 4 bedroom houses will be marketed from 26th February.

**Major Application not in GPCC Area (Gilmerton/Straiton/Inch CC)**

**21/06125/PAN – Redevelopment of Cameron Toll Shopping Centre, 6 Lady Road EH16 5PB**

**T**his notification dated 17th November 2021 is of the intention to submit a Major planning application for the redevelopment of the entire shopping centre site, including current retail uses, but also hotel and housing. A Report to the CEC Development Management Sub-Committee on 26th January set out in detail the matters which have to be addressed in any forthcoming planning application, which cannot be submitted less than 12 weeks after the PAN date and only when all statutory pre-application processes have been completed.

In this period the pre-application public consultation phase has continued with the final online event being a text Q&A session held on 16th February. Any further comments have to be submitted by 2nd March, which would then conclude the pre-application stage. The applicant has to submit with any subsequent application for planning permission a PAC (pre-application consultation) Report setting out the results of this process. At this pre-application stage, GPCC need not comment formally on the proposals and any comments which are made go to the applicant and not to CEC as planning authority.

Tony Harris