

Grange/Prestonfield Community Council Planning & Development Report – April 2019

Local Developments

Application 18/07834/FUL–Change of use from office to residential at 69A Mayfield Road

69A Mayfield Road is the lower ground floor under the “Mango Tree” takeaway at road level and is adjacent to the railway. Application 18/09599/FUL was approved on 29th January 2019 for change of use to leisure, operating as the “Happy Body Studio”, but an earlier application 18/07834/FUL for change of use to residential is still noted as awaiting assessment.

Applications 16/02458/FUL & 19/00310/CON – New House at garages 1a-e Mentone Terrace

These applications are still noted as awaiting assessment. On 15th March our further objection to 16/02458/FUL was published in full on the planning portal, followed on 20th March by a CEC Transport Assessment and on 2nd April by a CEC assessment of the impact on trees in a neighbouring garden. On 11th April a neighbour response from Network Rail was published, but without the detailed text.

Applications 19/00114/FUL & 19/00131/LBC - 25 Student Flats at Garage 20 Duncan Street

We submitted neutral comments on these applications, which are noted as awaiting assessment.

Application 19/01100/FUL – Flue alterations at National Library of Scotland, 33 Salisbury Place

After prior notification to GPCC Members, an objection to this application was sent in, supporting one from West Blasket Association. A copy of the GPCC objection is in the circulation file. GPCC Members have also been notified of 19/01463/FUL for a demountable loading canopy on the south side of the building accessible from Causewayside. The closing date is 26th April.

Application 19/00852/FUL – Shed in front garden of GF 54 Craigmillar Park EH16 5PT

54 Craigmillar Park is divided into two and a retrospective application was made for a metal shed in that part of the front garden belonging to the ground floor dwelling, on the corner with Wilton Road. It was agreed at our last meeting that we would object to this application, but then on 2nd April a revised drawing was published on the planning portal for a wooden shed to replace the metal one. Neither proposal is in line with guidance and an objection was submitted to both. A copy is in the circulation file.

Applications 18/10355/CON, 18/10258/LBC & 18/10180/FUL – Royal Blind School Site EH16 5NA

These applications are still noted as awaiting assessment. However, following an approach from CALA, another public meeting was held on 4th April when substantially changed proposals were presented for 49 dwellings in total, down from the previous 52, on the former Royal Blind School site at 2b Craigmillar Park. All existing buildings except the Listed original school building and the Gate Lodge are to be demolished. A note of this meeting has been sent to all GPCC Members and others for whom email details are held and a copy is in the circulation file.

Currently fresh planning applications are awaited covering the new proposals on which there will be a further public consultation period. GPCC Members will be advised.

Major Development: Application 19/01249/PAN- Edinburgh University Peffermill Playing Fields

Our April meeting includes a presentation by Edinburgh University representatives of these proposals for development of a sports village to accommodate redeveloped playing surfaces, new sports centre, new student accommodation and other facilities. The PAN covers the whole of the University’s Peffermill Playing Fields site, most of which is in our area but part is in Gilmerton/Inch CC area and part in Craigmillar CC area.. In this locality the railway is the boundary between GPCC and Gilmerton/Inch CC and the Braid Burn forms the boundary between GPCC and Craigmillar CC.

The public consultation events included in the PAN have now been approved by CEC and are to take place at Cameron House Community Education Centre 34 Prestonfield Avenue on 24th April from 5.30 to 8.00pm and Laurie Liddell Clubhouse, Edinburgh University Playing Fields, 42 Peffermill Road EH16 5LL on 25th April from 4.00 to 8.00pm.

A previous linked application 19/01082/LBC was approved on 10th April for demolition of a later now unsafe addition to a C listed structure towards the Cameron Toll end of the site.

Local Development not in GPCC Area

Application 18/03617/FUL – 148 bed Student Beds at 224-234 Mayfield Road & 14-15 Braefoot

This site is the former car servicing garage, now cleared, and the terrace of dwellings to the north as far as the Braid Burn, just within the area of Liberton & District CC. This application was approved at the CEC Development Management Sub-Committee on 20th March. On the north side of the Braid Burn is the cleared site of the Braidburn Inn consented under 16/04158/FUL for 89 student studios. Approaching completion is the Goods Corner site with 107 beds of student accommodation. With the approval of 18/03617/FUL there will in time be 344 beds of purpose-built student studios available within a small area, a severe test of the market for this type of accommodation.

City Plan 2030

This is the next LDP, the timetable for which is governed by the new Strategic Development Plan, Sesplan2, not yet been approved by Scottish Ministers, as this will set overall regional targets for housing, infrastructure and other deliverables. On 29th March the CEC City Plan Team issued a newsletter update which gave no further detail but confirmed that the consultation on the Main Issues Report of City Plan 2030, referred to as “Choices”, will not now take place until the latter half of this year.

CEC Consultation on Pre-application Advice on Planning

It was agreed at our last meeting that we would object to aspects of this consultation and that a draft would be circulated in advance. However responses had to be submitted via the CEC consultation hub which makes issuing in advance a set of draft answers to numerous questions more awkward. Nevertheless objections were submitted to suggested changes to CEC pre-application advice, covering charging for this service and to the suggestion that CEC planning officers should at pre-application stage give an opinion on whether a subsequent planning application is likely to be successful. It is understood that a report on this consultation is going to the May CEC Planning Committee.

CEC Consultation on Waverley Station Masterplan

The Transport and Planning Sub-groups are considering a joint response to this consultation which closes on April 25th and which also has to be submitted via the CEC Consultation Hub. One question does allow views to be expressed on other possibilities, as well as on the proposed Masterplan. If there is time at the April meeting a suggested response can be discussed.

Tony Harris