**Grange/Prestonfield Community Council: Planning & Development Report – September 2021**

**Note:** This online report does not include all new applications in this period since June 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**

**21/02548/FUL & 21/02552/LBC – Parking space in front garden of 10 Blacket Place EH9 1RL**

These applications were refused on 1st July.

**21/02345/FUL – Extend hipped roof to form gable end & dormers at 2 Ventnor Terrace EH9 2BW**

We received no requests for action on this application, which was refused on 26th August.

**21/00879/LBC & 21/00881/FUL – Reconfigure roof to form new 3 bed dwelling at 1 East Mayfield**

Following refusal of these applications by CEC, the applicant has appealed 21/00881/FUL to the Local Review Board, which will carry out a Hearing on 30th September. DPEA had previously been notified of appeal of the refusal of 21/00879/LBC and this continues under reference LBA-230-2220 with the Reporter having requested and been provided with additional information.

**21/920/FUL & 21/00921/LBC – Alterations to house and garage at 61 Fountainhall Road**

These are still noted as awaiting assessment, with 2 revised drawings on the portal on 9th Sep. .

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

The Decision letter on this application, actually for a new build house, was issued on 16th June. On 9th August during heavy rainstorms the site flooded, which was reported to CEC planning service.

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

This application was refused on 17th August, the applicant having already relocated an art studio and pottery building off railway land onto his garden, the art studio now being closer to neighbours in Relugas Gardens. 20/04089/FUL is no longer relevant and GPCC, the Grange Association and affected neighbours have pressed CEC to undertake stalled enforcement procedure to require these buildings to be moved to be in accordance with a previous planning consent.

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

This application, replacing consent 17/04942/FUL, was approved on 19th August, with the addition of conditions about providing electric charging points and trimming of trees adjacent to the public footpath. GPCC supported this application, subject to the inclusion of these conditions, as it would result in an improved relocation of the road access from Prestonfield Avenue to Priestfield Road. The necessary relocation of telecoms cabinets in the way of this access does not require planning permission and is a matter for the applicant, telecoms company and roads authority.

**21/02339/FUL - Parking Space in front garden area of 187 Dalkeith Road EH16 5DS**

At the LRB Hearing on 11th August the refusal of this application was upheld.

**21/02381/FUL & 21/02384/LBC – 14-15 Minto Street (Thrums Hotel) New hotel bedrooms to rear**

These new applications are in effect variations of existing consents to increase the number of new hotel bedrooms from 10 to 15 in a new building in the rear grounds of 14 Minto Street. In liaison with Blacket Association, GPCC has objected to these new applications, now awaiting decision.

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

We liaised with SARA (Savile Area Residents Association) on the GPCC response to this application, which has received 118 objections, including from SARA and GPCC. It is awaiting assessment.

**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 consent for a new house, now with some changes. Grange Association is objecting to this new application and GPCC to changes to the front boundary wall, following consultation with the planning sub-group.

**21/04225/FUL – Single storey side extension replacing shed at 19 Queen’s Crescent EH9 2BB**

Following consultation with the planning sub-group, GPCC has objected to this application, in the Waverley Park Conservation Area. It is currently awaiting assessment.

**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 continued with DPEA having requested and been provided with further information by the parties involved.

**Developments in Adjoining Area (Liberton & District CC) – 200 & 224 Mayfield Road EH9 3BE**

Consents for these adjoining sites on each side of the Braid Burn were granted in late 2020 for 112 beds of student accommodation at the 200 Mayfield Road site and for 148 student beds at the 224 Mayfield Road site, a total of 260. Notice of Commencement of Development was given, effective August 2021, and site work is underway. The western boundary of these sites abuts the toe of the earthwork supporting a large cast iron Victorian water main serving the city. Excavation or piling for the new developments could put these assets at risk, if not effectively managed. Working with Liberton CC, which alerted Scottish Water, GPCC informed CEC Building Control, which responded.

**Local Development Plan – City Plan 2030:**  Further to previous updates, it has now been announced that the new LDP, City Plan 2030, will be submitted to CEC Planning Committee on 29th September and, if approved for publication, a period for public representations will follow.

**CEC Consultation on Short-Term Lets:** GPCC Members have already been told of this consultation, closing on 5th November, on whether the entire Council area should become a Short-Term Let Control Area, requiring planning permission for change of use of dwellings to short-term lets. This is not intended to impact on letting of rooms within a property or renting out the entire property. It is to help manage high concentrations of short-term lets or inappropriate locations.

**Consultation on Draft CEC Edinburgh 2030 Climate Strategy:** This consultation closed on 12th September, the intention being to report the outcome to CEC in October, with the Strategy being adopted ahead of the COP26 Conference in Glasgow in November. Within the scope of Planning, it incorporates City Mobility Plan and the concept of “20 minute neighbourhoods”. With its Outcome of Net Zero Development and Growth, it is to set new policy and guidance within City Plan 2030 to deliver policy foundations to achieve a goal of net zero development. This over-arching ambitious Strategy with many stakeholders has yet to deal with a range of detailed issues and policies and their ownership, as well as, in aiming for 2030, being at odds with the Scottish Government’s 2045 timetable. An implementation strategy is due at the end of 2021, with further public consultation.

**Civic Forum:** Sue and I took part in an online Civic Forum on 31st August when the main item was a presentation by Elizabeth Hall, the CEC officer responsible for the Edinburgh 2030 Climate Strategy. This was preceded by a planning update by David Givan, CEC Chief Planning Officer, on current planning issues including the new LDP, Short Term Lets and the 2030 Climate Strategy.

Tony Harris