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

**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 as been submitted to allow relocated unauthorised art studio and pottery cabins to remain where they are, adjacent to neighbouring gardens. This application does not allow representations to be made, but Grange Association and GPCC have made comments to the CEC case officer requesting that the cabins be moved and altered to conform with an existing consent.

**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, which would bring to 34 the total number of hotel bedrooms . GPCC, Blacket Association and others objected to these new applications, both of which were refused by CEC. The refusal of 21/02381/FUL was then appealed to the CEC Local Review Body, which at a Hearing on 3rd November upheld the refusal of planning consent. The refusal of 21/02384/LBC has been appealed to DPEA, under reference

LBA-230-2224, and a Reporter has been appointed to consider this Appeal.

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

There were many objections to the original application and now a revised scheme has been submitted by CALA, also for 49 dwellings, with a closing date of 19th November, just after this meeting. Although this revised scheme is much better than the original, there are still grounds for objection and, following a draft sent to GPCC Members, our objection has been sent in to CEC.

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

This application replaced one refused in February 2021 and is still 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 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. On 11th October further reports were published on the planning portal dealing with removing trees in the front garden and surface water drainage. The application is still awaiting assessment.

**/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. We took no action on these, which are awaiting assessment, with 8 objections and 3 in support for 21/04957/FUL.

**21/04702/FUL – Two semi-detached dwellings on land adjacent to 82 Dalkeith Road**

In April 2021 this site was granted planning consent for a 5 bedroom house. In September the above application was submitted by a new owner for a pair of semi-detached townhouses on the site. GPCC has objected to this latest application, which is awaiting assessment.

**CEC Consultation on Short-Term Lets:**

This consultation closed on 5th November and GPCC responded by supporting the CEC position, which is for the entire Council area to 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, but is to help manage high concentrations of short-term lets or inappropriate locations.

**New Local Development Plan – City Plan 2030:**

This is now out for public consultation closing on 20th December and views are sought from GPCC Members and local residents on how we should respond, but all of course are free to comment individually. Responses have to be submitted online through the CEC Consultation Hub and links to this and the City Plan 2030 documents were included in an email notification to GPCC Members on 8th November. Following a request to the CEC City Plan team, we now have been emailed a set of the questions in the City Plan questionnaire. I can forward these on request, but have not sent to all Members, as it is 67 pages long most of which do not affect the GPCC area. A discussion paper highlighting impacts on or adjacent to our area is being prepared.

Tony Harris