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

**Note:** This Report does not include all applications in this period, only new applications on which GPCC has made comments or are earlier applications updated.

**Planning Applications for Local Developments in GPCC Area**

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

GPCC objected to this application, which was refused by CEC on 1st July. An appeal of this decision to the CEC Local Review Body is in progress. (Reference 22/00143/REVREF).

**22/00888/FUL – 86 Relugas Road EH9 2LZ: loft conversion with rooflights and dormers**

Grange Association and GPCC have objected to this application, which is still awaiting assessment.

**22/03521/FUL – Remove part of front wall & form car parking space at 10 Kilmaurs Terrace**

GPCC objected to this application, which was withdrawn on 26th October.

**22/04350/FUL – 30 St Alban’s Road: Single storey side extension & front garden car parking space**

GPCC and The Grange Association objected to part of this application for the removal of about 4.2m of front boundary wall, in excess of the 3m stipulated in CEC Guidance. An amended scheme was then submitted to CEC broadly in compliance with Guidance, which was approved on 4th November.

**PPA-230-2375 – Appeal against refusal of 21/03813/FUL – 49 Dwellings on St Crispin’s School site**

The September Report noted that the DPEA Reporter had issued a Notice of Intention dated 6th September to allow the appeal and grant planning permission, subject to legal agreement between CALA and CEC, covering financial contributions towards education provision, car club and disabled parking space etc. On 4th November representatives acting for CALA sent to DPEA an agreement signed by both parties to secure these planning obligations by a Section 75 Agreement when CALA purchases the site from CEC and requesting that the Decision Notice be issued. On 11th November DPEA notified both parties that a revised NPF4 was laid before the Scottish Parliament on 8th November and asking if this has any implications for the parties.

**22/05123/FUL – 12 Esslemont Road EH16 5PX: Car parking space in front garden**

Following submission of draft comments to the planning sub-group, unless any GPCC Member disagrees, it is intended to object, not to the principle of a front garden parking space for one car here, but to the details which are not in accordance with CEC Guidance for Householders.

The site is in the Craigmillar Park Conservation Area and the closing date is 25th November.

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

Nigel Ayton of The Grange Association and I gave a presentation to the EACC meeting on 27th October, to help to raise awareness of this issue of ancillary structures in a dwelling house garden being regarded as caravans and hence not development. Since then a revised version of the GPCC July Commentary has ben produced to support further approaches. This produced a response on 14th November from Paul Lawrence, CEC Executive Director of Place, stating that he has followed up with colleagues and will respond further as soon as possible.

**Major Applications not in GPCC Area (GPCC notified as a neighbouring CC)**

**Gilmerton/Straiton/Inch CC: 22/03151/FUL – Hotel etc at Cameron Toll Shopping Centre**

GPCC objected to this application, still awaiting assessment by CEC, there being 108 objections in all.

**Southside CC: Former Scottish Widows HQ Site - Residential & Offices at 15 Dalkeith Road**

Applications 22/04766/FUL, 22/04768/LBC & 22/04769/CON were considered at the October GPCC meeting, when there was support in principle for redevelopment of a reduced area of offices and the introduction of housing onto the site. There are specific concerns, however, on aspects of the proposed redevelopment, which were set out in objections to 22/04766/FUL & 22/04768/LBC submitted to CEC before the closing date of 4th November. The CEC planning portal records for 22/04766/FUL 41 objections and 13 in support and all applications are awaiting assessment.

**CEC – Edinburgh designated as a Short Term Lets (STL) Control Area**

Following designation of the CEC area as an STL Control Area, requiring planning permission for change of use to STL (sui generis) for residential property not the principal home of the owner, CEC is currently consulting on changes necessary to its non-statutory Guidance for Businesses, closing on 22nd December. These changes do not appear to raise concerns for GPCC and, unless any GPCC Member differs, it is not proposed to submit comments on this consultation.

A further stage in the STL process is likely to be the publication of draft licensing regulations.

**CEC – Consultation on Masterplan for Inch Park**

Brief, largely supportive, comments were submitted via the CEC consultation hub before the closing date of 31st October and a copy sent to the GPCC Secretary.

**CEC – Edinburgh’s Thriving Greenspaces 2050**

This is an aspirational vision for how the City’s public greenspaces will look in 2050, putting them at

the heart of our communities and helping Edinburgh become an outstanding city for wellbeing, quality of life and heritage. This consultation closes on 31st December and at this meeting we may consider whether and in what way we might respond. This Strategy is very short on specifics, but we might comment supportively, stressing the role Blue/Green Networks are intended to fulfil in the next LDP, City Plan 2030. We could stress the importance of integrating these Networks into this Strategy and identifying financing opportunities, otherwise nothing much will happen. Page 10 of the Strategy lists “Our amazing greenspaces” including “39 cemeteries, historic burial grounds and kirkyards”, yet there is nothing specific in the Strategy about their unique contribution to quiet contemplation, natural and social history, biodiversity and climate resilience. Comments welcome.

**CEC – Housing Land Audit and Completions Programme (HLACP) 2022**

A update report on this was submitted to the CEC Planning Committee on 2nd November giving a current assessment of housing land supply and delivery of new homes within the CEC area, based on a method adopted by CEC in 2016, which takes into account actual rates of housing delivery. The current housing land target date runs to 2026, 10 years from the adoption of the current LDP and now only 4 years away. The report demonstrates that at the current rates of housing delivery, which are the highest ever recorded, there is enough effective land for housing to last for 8 years, based on this near- term target, of which 52% is greenfield and 48% brownfield. Important to note that this HLACP assessment does not take into account the emerging LDP, City Plan 2030, and its supporting studies. Although these also show a surplus over the required 5 years effective land supply for housing designated in the Plan, procedurally this is still some way off adoption, as noted below, but the 5 years target expiry date of 2026 is getting ever closer.

**CEC - Next Local Development Plan (LDP) – City Plan 2030**

The next stage is expected to be the submission by CEC of this emerging LDP for examination by Scottish Government Reporters during 2023 and its subsequent adoption “late 2023 onwards”.

Tony Harris