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

**21/00879/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 appealed 21/00881/FUL to the Local Review Body, which at a Hearing on 30th September upheld the refusal. The applicant previously had appealed to DPEA the refusal of 21/00879/LBC and in a Decision Letter dated 30th September under reference LBA-230-2220 the DPEA Reporter dismissed the Appeal and refused consent.

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

These applications, to which Grange Association and GPCC objected, were approved on 14th September, for a garage to become recreation rooms at this house in the Grange Conservation Area.

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

Following the refusal of this application on 17th August and the prior relocation by the owner of an art studio and pottery building off railway land and onto his garden, affected neighbours have pressed CEC for action under an earlier stalled enforcement process 19/00759/EOPDEV. However,

the period to notify an appeal against the planning refusal has not yet expired.

**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. GPCC and Blacket Association with others have objected to these new applications, both of which were refused in September. On 30th September we were notified that the refusal of 21/02381/FUL has been appealed to the CEC Local Review Body, which will conduct a Hearing on 3rd November. Also on 30th September we were notified that the refusal of 21/02384/LBC has been appealed to DPEA.

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

The CEC planning portal notes 118 objections to this application, which is awaiting assessment.

**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 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 remains at awaiting assessment.

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

We objected to this application, in the Waverley Park Conservation Area, although not to all of it. The application was refused on 23rd September.

**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. The public consultation period closes on 29th October and we can consider at the meeting if GPCC should make any representations.

**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. After consultation with the planning sub-group, it was agreed that GPCC would object to this new application, supporting one from Blacket Association. The public consultation closed on 15th October and the application is 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**

On 16th September the DPEA Reporter dismissed the University’s Appeal against the CEC refusal of 19/05923/FUL and refused planning permission. The University has stated that it will take time to assess possible options on how to progress improvements in this area.

**Development in Adjoining Area (Gilmerton/Inch CC) – 21/04656/FUL-Craigmillar Park Tennis Club**

The club, which is accessed off the Cameron Toll Shopping Centre car park, has applied for an indoor artificial surface Padel tennis court in a separate building on its site. A number of matters were not covered or given in sufficient detail in the application and so, after consultation with the planning sub-group, an objection has been submitted. The application is awaiting assessment.

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

This consultation closes on 5th November and we discussed it briefly at the last meeting. Basically it is about 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. I suggest that we respond supporting the CEC position.

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

This was approved by the CEC Planning Committee on 29th September and the public consultation on it will run from Sunday 7th November to Monday 20th December. Responses will be electronic through the CEC consultation hub. An overview of City Plan 2030 has been sent to GPCC Members.

Tony Harris