

**Grange/Prestonfield Community Council  
Planning Report June 2011**

**5 Alfred Place Dwellings – application 11/01182/FUL for satellite dishes & sheds**

This application is still under consideration. Objections were submitted by the Blacket Association and GPCC.

**65 Mayfield Road – application 11/01407/FUL – change of use to hot food takeaway**

Following discussion GPCC decided to take no action on this application which is still under consideration.

**38 Mayfield Terrace (Newington Lodge) – conversion to mews house & driveway**

Applications 11/00886/LBC & 11/00882/FUL for conversion of the old coach house into a single bedroom mews house were approved by delegated decision on 20 May and 11/00877/FUL & 11/00916/LBC for a driveway and parking space in the front garden with new gates were approved on 8 June, subject to a legal agreement covering the cost of relocating a parking sign and road marking etc. GPCC took no action on these applications which attracted a number of representations both for and against.

**Edinburgh University – King’s Buildings – application 11/01575/FUL**

No comments were offered on this application, which closed on 6 June, for a current and wave test facility at Ogston Building in the south west corner of the campus. Although a substantial structure it should have little impact outside the site.

**3 Craigmillar Park (Ben Craig Hotel) – application 11/00714/FUL for extensions**

A decision on this application is pending and it seems likely that it will be recommended for approval to the Development Management Sub-Committee at a future meeting. GPCC objected to part of the extension scheme forming this application.

**4 East Suffolk Road – application 11/00686/FUL for pre-school nursery**

This application to establish a pre-school nursery in the former School House building of St. Margaret’s School was withdrawn on 20 May 2011. It is understood that the CEC planning department did not support the application as submitted and withdrawal by the applicants preserves the fee if another application is submitted within a year, which seems quite likely. 35 representations were received including an objection from GPCC requesting that the scheme be modified.

**6 East Suffolk Road – applications 11/00971/FUL & 11/00974/LBC – extensions**

These linked applications were for a substantial extension to the Lodge House at the entrance to the listed complex of apartments forming East Suffolk Park. CEC planning department requested the architects to amend the scheme to comprise a single storey smaller extension of different design and as this was not forthcoming the application was refused by delegated decision on 10 June.

### **Care Home on north side of East Suffolk Road – application 11/01375/FUL**

This application was reported in detail to last month's GPCC meeting, the proposals being to utilise as a 60 bed care home all the former St. Margaret's School buildings on the north side of East Suffolk Road, with some new extensions on the north side of the existing buildings. On 19<sup>th</sup> May representatives of the applicants, SI Developments and Fours Seasons Healthcare, attended a meeting with CPA and affected neighbours to consider concerns about overlooking and the close proximity of the proposed extensions to houses in Crawfurd Road and other issues. This was a constructive meeting which resulted in some changes being put forward which, although helpful, did not go far enough to deal with all the issues and which were not formalised as acceptable amendments to the scheme by the closing date. Consequently CPA and others supported the scheme in principle but objected in detail to the application as submitted and expressed a willingness to continue discussions. In view of the possibility of a continuing dialogue resulting eventually in an acceptable scheme, GPCC did not comment on this application by the closing date. Since then the applicants have been informed by CEC planning department that the scheme as submitted is not acceptable and the applicants have the choice of either getting a refusal, which they could appeal, or withdrawing the application, which would preserve the fee if another application is submitted in time. At the time of writing the applicants have not accepted this ruling and are preparing some changes to the submitted scheme to try to address its deficiencies, but the planning status of any further changes is unclear as the applicants have been told that further amendments at this stage will not be considered.

### **Iqra Academy in the former Free Church building of St. Margaret's School**

According to their website, the promoters of this proposal for a mosque and Muslim centre are nearing their funding goal, but nothing further is known in detail about the scheme other than what is on the website.

### **Public Consultation on redevelopment of former Woodcroft Telephone Exchange**

This site bounded on the west by Pitsligo Road, to the south by Newbattle Terrace and to the north by Clinton Road is outside the GPCC area (in Merchiston CC), but its future has raised interest over a wide area since the site was decommissioned and vacated in January 2006. No viable use for the listed building, now downgraded from B to C(S), has since been found and the site owner Telereal Trillium now proposes the demolition of the existing building and redevelopment of the site for housing. As part of the pre-application process a public consultation exhibition was held on 19 May at the Eric Liddell Centre when possible housing scenarios were presented and views sought in advance of 2 applications to demolish the listed building and to seek planning consent for residential development. A copy of some of the publicity material at the exhibition is in the circulation file.

### **Craigmillar – the Cairntows Park and Taylor Family Sites (outside GPCC area)**

We have been notified of an additional public presentation of the evolving plans for these sites by ZMArchitecture at 7pm on 20<sup>th</sup> June at Bristo Memorial Church, Peffermill Rd.

### **Place Making Community Workshop at Bingham Community Centre**

This public consultation event (outside the GPCC area), organised by CEC Development Department, is to take place on Thursday 30<sup>th</sup> June from 6.30 to 8.30pm to look at potential opportunities for the new Seaview building on the former Lismore primary school site. Invitation details are in the circulation file for anyone wishing to attend.

### **PAN – Mixed use development at Edmonstone Estate, Little France**

Although not in the GPCC area, as part of the PAN process, we have been advised of community engagement events to be held at Danderhall Library from 2pm to 7.15pm on 16th June and the Hays Business Centre from 3pm to 8pm on Thursday 23rd June. This 21Ha site, bounded to the south by Old Dalkeith Road and to the east by the Wisp, is nearly all within the CEC area and is to include a retail foodstore, hotel and up to 200 houses and other developments. Further details of the events are in the circulation file.

### **Edinburgh Civic Forum 4.30pm Tuesday 14 June 2011 City Chambers**

A verbal report on this will be given to the GPCC meeting. The main item for discussion is to be the draft Edinburgh Canal Strategy currently out for public consultation, closing on 19<sup>th</sup> August. This Strategy which has been jointly developed by CEC and British Waterways Scotland will be publicised to affected community councils and at other events such as the Edinburgh Canal Festival and the documents are available at the planning department reception area and on line via [www.edinburgh.gov.uk](http://www.edinburgh.gov.uk) searching for Edinburgh Canal Strategy.

### **Consultation on Review of Development Management Decision-making Processes**

The outcome of the public consultation on suggested procedural changes was reported to the May 19<sup>th</sup> Planning Committee and as a consequence some changes are being made to the time allowed for hearings on planning applications. Specifically a guideline of 5 minutes for each ward councillor is being retained, but the time allowed for a community council to address a hearing is being increased to 15 minutes. However, from now on the decision to arrange a hearing is to be solely the responsibility of the Head of Planning based on the information received during the assessment of the application. A further change affects site visits whereby a representative of the relevant community council and the ward councillors can attend and make factual points via the planning officer.

An unrelated change reported for convenience here affects applications for B listed buildings whereby the duty for CEC to notify Historic Scotland of certain applications relating to B listed buildings is removed, as is already the case with C(S) listings. Where applications for B listed buildings need not be reported to Historic Scotland they will be identified in the weekly list as BDELE.

Another procedural change is that a new and more distinctive style of Neighbour Notification is to be introduced to highlight its relevance to recipients following the use of an updated Site Notice brought in earlier this year. Neighbour Notifications will also be sent out via first class post and an example of the new format is in the circulation file.

Tony Harris