

Grange/Prestonfield Community Council

Planning Report September 2011 (covering the recess period since June 2011)

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

This application was approved at the meeting on 6 July of the Development Management Sub-Committee.

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

This application for the former vegetable shop, now closed, was refused by delegated decision on 23 June. Reasons cited were non-compliance with ECLP policies (inappropriate uses in a residential area etc) and planning guidance (liable to lead to increased noise & nuisance).

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

This application for wings on each side of the existing villa and a rear extension was approved at the Development Management Sub-Committee on 6 July. The new wing on the north side will replace a smaller existing wing and the rear extension will replace a conservatory, with hard and soft landscaping and car parking in the existing garden area.

15 Mayfield Gardens - application 11/0712/FUL - rear extensions

A previous application to extend into the rear garden of this property was approved, but this application to add a further extension to that already approved was refused by delegated decision on 2 August.

4 East Suffolk Road – application 11/01819/FUL – pre-school nursery & 2 flats

Following the withdrawal in May of a previous application, a revised scheme was submitted, similar to the previous one but with only 2 self-contained flats on the first floor instead of the 3 previously proposed, together with other detailed changes. The 2nd application also proposed the retention of existing trees fronting the entrance to East Suffolk Park and made more acceptable changes to the proposed front boundary treatment along East Suffolk Road, although existing mature trees will be removed and replaced by semi-mature specimens. This application was approved by the Development Management Sub-Committee on 31 August subject to conditions governing landscaping and planting, including the elimination of previously proposed timber fencing, all of which goes some way to meeting local residents' concerns.

This application has also drawn attention to the planning history of 2 temporary prefabricated classrooms on the south side of the site, originally forming part of St. Margaret's School. These were granted temporary consent in October 1980 for a limited period of ten years after which they were to be removed and the site reinstated, but this was not done or enforced when it should have been. CEC is now statutorily time barred from legal action to require their removal and so they have in effect acquired planning permission.

Care Home on the north side of East Suffolk Road – application 11/02170/FUL

The first application, reported on in June, was withdrawn and replaced by the above, which is for a 59 bed facility, with a single storey extension attached to the north side of the existing villa “Ormidale”, part of the former St. Margaret’s School complex of buildings, together with other proposals similar to the first application. The changes proposed by the Applicants, S1 Developments and Four Seasons Health Care, go some way to meet neighbours’ concerns about overlooking and loss of privacy, but do not address all their concerns and the application attracted a number of objections. The application was considered at the Development Management Sub-Committee on 31 August when it was recommended for approval by the Head of Planning. It was continued for a site visit by Members which took place on 1 September and the application returned to the Sub-Committee on 14 September, when it was further continued. This is to allow planning officers and the applicants to consider whether a revised scheme involving a shortening of the proposed northern extension building would be a feasible solution meeting neighbours’ concerns and complying broadly with planning guidance. This is still under consideration.

Liberton/Gilmerton Ward A16 – erection of Children’s Hospital at Little France

This PPP application (Planning Permission in Principle – formerly Outline) is for the erection of a Children’s Hospital on the ERI site at Little France to replace the Sick Kids Hospital at Sciennes. Although outside our area, this application (11/02454/PPP) is of widespread interest which is why it is mentioned in this Report. As well as the new hospital building the application covers ancillary facilities, including an energy centre, car parking, revised access and public transport arrangements, landscaping and public realm works. The application is accompanied by a large volume of documentation, so for those who wish to know more it is better to study the details submitted. The public consultation period has now closed and the application is now “pending consideration”.

The Iqra Academy in the former Craigmillar Free Church building

This group has now acquired this building in East Suffolk Road, formerly part of St. Margaret’s School, for a Muslim study centre and mosque and activity has started. A well-attended “Open Day” was held on Sunday 24 July, which I was not able to go to being away from Edinburgh at the time, but those from GPCC who did attend will, if required, be able to give a more detailed account of the stated aims and intentions of the promoters. Whether a planning application is required in due course will depend on the direction their activities take.

Public Consultation on redevelopment of former Woodcroft Telephone Exchange

As previously reported this process continues and a further “drop-in” public consultation was held at the Eric Liddell Centre, Holy Corner, on August 11th. This event provided an overview of the feedback received from previous consultations on the preferred character of redevelopment and support for the demolition of the C(S) listed building. This is not in GPCC area, but the proposals have attracted wide local interest.

Deaconess House Pleasance

Also not in our area, we have received a PAN Notice of a proposal to create student accommodation within this former NHS Lothian building and hospital.

Napier University, Craighouse Campus, Craighouse Road

Likewise we have received a PAN Notice for change of use and conversion of buildings from university campus to residential, including new build, in respect of the above Campus. A 12 week pre-application consultation period is now underway with public events at New Craig Building during September.

SESplan - Strategic Development Plan Authority for Edinburgh & SE Scotland

As with other affected Community Councils, we have received a copy of Development Plan Scheme No.3, which follows on from the Main Issues Report of May 2010. DPS3 sets out where and how development will take place in the SESplan area and after ratification it is expected that there will be a public consultation period possibly commencing in November.

Local CCs and NHS Lothian

A meeting has been proposed between concerned local CCs, including GPCC, and NHS Lothian to learn more about the intentions for the AAH and REH sites, with the purpose also of furthering “green actions” and safeguarding future public access. More in due course.

Development Management Sub-Committee – new procedures

As previously reported in July, this Sub-Committee has changed some of its procedures and we have received a copy of 3 guidance notes which came into effect from the start of August covering General Procedures at Meetings, Hearings and Site Visits.

Tony Harris