

Grange/Prestonfield Community Council Planning & Development Report – January 2013 (covering recess since November 2012)

12 St. Thomas Road – Planning applications 12/03203/CON & FUL

These applications are in effect the renewal of consents arising from applications in 2009 to demolish an existing bungalow and erect a substantial house. There were a number of objections to the new applications including from GPCC and Grange Association. Application 12/03203/FUL was withdrawn on 27 November 2012, whereas 12/03203/CON, which covers the Conservation Area application to demolish the existing dwelling, is still noted as “pending decision”. The current situation with this scheme is therefore somewhat obscure, but it may be that a consent granted on 14 December 2010 to vary the 2009 consent means that the previous consent is still valid and will not expire until December 2013.

31 Liberton Road EH16 6AH – application 12/04342/FUL for 48 retirement apartments

As expected, following their public exhibition of proposals, McArthy & Stone submitted an application for 48 “later living” style dwellings in a single apartment block on the old Shell Garage site, just outside GPCC area. The new building will contain 28 one bedroom and 20 two bedroom apartments together with communal living spaces, cycle and other stores and there will be 23 car parking spaces on the site. The building footprint will be broadly similar to an earlier proposal by Applecross, which was approved as “minded to grant”, but which did not proceed due to their demise. The issue of development density has therefore already been determined by the previous intention to approve the earlier application and the new proposal should have less impact on the existing dwellings to the north than the previous scheme. The consultation closed on 10 January and during the recess it was agreed that GPCC would not formally comment on the application.

1 Burgess Terrace EH9 2BD – applications 12/04326/FUL & LBC

Following discussions with the local Association and emails from affected neighbours, GPCC objected to these linked applications for a side and rear extension to the dwelling and a long in-line garage building in the rear garden, in the Waverley Park Conservation Area. On 10th January, after the consultation period closed on 4th January, revised drawings were published on line, which removed a proposed side extension to the flank boundary of the dwelling leaving only a small new rear extension. This change should remove any grounds for objection to this part of the scheme. Objections to the long garage building still remain, however, and these applications are noted as “under consideration”.

34 Lygon Road EH16 5QA – application 12/04319/FUL – widen existing driveway

Concurrently with this report we submitting an objection to this application, which is to widen an existing driveway to a garage to accommodate parking for more cars. This would entail widening the driveway entrance greater than the Guidance stipulates, involving the loss of some of the dwarf stone garden wall, hedge and soft landscaping in the front garden. This would in our view have an impact on the Conservation Area and not be in accordance with the Local Plan and Planning Guidance. An extended consultation period closed on 15 January.

42 Mayfield Road – application 12/04518/FUL – conversion of outbuilding to dwelling

The site is within the Grange Conservation Area and is for the conversion of an outbuilding across the rear boundary, currently used as a garage, into a separate dwelling. There will be no increase in building footprint on the site, which will be subdivided into two hard and soft landscaping areas, to be known as 42 and 42a. There will be car parking at the site entrance of one car space per dwelling. The outbuilding dates from about the same time as this late Victorian villa and is of similar character. It may have been previously used for business or trade before being used as a domestic garage. As there will be no increase in building footprint or adverse impact on the character of the villa and the conversion is sympathetic in character to the villa and its surroundings, it is suggested that GPCC supports this application. Grange Association are also supporting the application, the closing date for which is 1st February.

Craighouse Campus Development – application 12/04007/FUL

This controversial application for residential development on the former Napier University campus in the Craighlockhart Hills Conservation Area and designated Area of Great Landscape Value attracted

much comment and numerous objections. Following approaches from affected local interests and community councils it was decided to submit an objection from GPCC to this application, in general supporting comments made by neighbouring CCs, but particularly expressing our concern about the wider impact which this large scheme would have throughout South Edinburgh. A copy of our objection letter will be provided to any GPCC Member on request. The consultation closed on 21 December.

Edinburgh Planning Guidance

As reported in November 3 consolidated Guidance documents have already been consulted upon and finalized versions were approved at the CEC Planning Committee meeting on 6 December. These finalised versions incorporated some of the comments GPCC and others made and are an improvement on the original drafts. Also as reported in November a consultation on a further draft guidance document, the Edinburgh Design Guidance has now taken place and comments on this draft were developed at a joint meeting of GPCC, CPA, Grange Association and West Blasket Association representatives, helped also by contacts with The Cockburn Association. The GPCC comments were submitted by the consultation closing date of 20 December and a copy will be forwarded to any Member on request. The outcome of this consultation has still to be reported to Planning Committee.

Edinburgh Local Development Plan (LDP)

The Main Issues Report public consultation stage was completed in January 2012 and a summary of the 480 responses received was published on line in April. The timetable for further steps in the LDP process is linked to the formal examination of the Strategic Development Plan (SESplan) expected to last until July 2013 with the publication of a Report of the Examination, followed by approval by Scottish Ministers in August. As a consequence CEC approved in December a revised timetable for the LDP, which envisages publishing the proposed LDP in September 2013, followed by a minimum 6 week representation period and then submission to Ministers in June 2014, after which the formal examination of the LDP will start.

As mentioned in the Secretary's Report there is to be a training session on the LDP process on 23rd January, which I shall be attending.

Civic Forum

At the meeting on 27 November there was the usual update on significant planning applications together with a briefing on the draft planning guidance documents referred to above and the LDP. Recent senior planning staff changes were also referred to and also some necessary changes to Development Management Sub-Committee procedures. The main item was a presentation by Ali Asfar, who leads the Property Group on Edinburgh Chamber of Commerce, followed by a lively discussion. A new booklet "Measuring Edinburgh" was also introduced at the meeting. This publication usefully compares how large or small some well-known spaces and buildings in Edinburgh are, to help in judging the scale of proposed new developments. The next Forum meeting is on 12th March.

EACC Planning Sub-Group

The work of this Sub-Group continues by trying to suggest changes to planning procedures and practices in the hope of making it easier for CCs and others to cope with planning applications and issues. On the 17th December there was a meeting hosted by The Cockburn Association when the Sub-Group discussed with the Planning Committee Convenor, the Acting Head of Planning and the Acting Head of Development Management an agenda of concerns, together with some planning issues arising from the Scottish Government's Report of the CC Short Life Working Group and recent changes to arrangements for Hearings on planning applications at Development Management Sub-Committee meetings, mentioned above. Further Sub-Group meetings will be arranged to take these issues forward together with wider aspects of enforcement, which is an area of concern.

Tony Harris