

Grange/Prestonfield Community Council Planning & Development Report – March 2013

Local Developments in GPCC Area

There were no significant applications since the last Report which required comments from GPCC.

Craighouse Campus Development – application 12/04007/FUL (outside GPCC area)

Those who made comments on this application have been notified of the submission of additional information and an addendum to the Environmental Statement. There is therefore a further consultation period on these changes, which expires on 2nd April. This brings the number of documents on the portal about this application to 377. The additional information now submitted does not affect the basis of the GPCC objection to this application, which was based on the broader impact of the proposed scheme on South Edinburgh and not the details of the application. We therefore need take no action on this additional consultation if we wish our original objection to remain.

31 Liberton Road – application 12/04342/FUL for 48 retirement homes

This proposal by McArthy & Stone for the old Shell Garage site just outside our area was granted planning permission on 6 March, subject to a number of conditions including dealing with any contaminated land and the provision on site of affordable housing. There were a number of objections to the application, but Liberton & District CC and GPCC did not make any representations. The applicant's representatives state that work will begin on site later in 2013.

Astley Ainslie and Royal Edinburgh Hospital Sites (AAH & REH)

The meeting referred to in GPCC February Minute 6c took place on 14th March attended by representatives of local CCs, NHS Lothian and Hubco. On development and planning we were told that REH Reprovisioning Phase One will now be much larger than previously notified comprising a total of 185 beds and there may be now only two phases in all to complete the redevelopment of the site. The planning application for Phase One will be a Major Development with a PAN being submitted on 26th April, followed by an application on 9th August for Planning Consent in Principle and a detailed application in 2014. The programme envisages a start on site in late 2014 or early 2015 with a two-year construction period.

Plans for the AAH site are still somewhat fluid, with the Smart Centre remaining and possibly some upgrading of existing facilities being undertaken to maintain capacity whilst the REH Reprovisioning is ongoing. No disposal of parts of the AAH site is therefore expected in the short term but could not be ruled out later as new capacity at the REH site becomes available and ultimately it is intended to dispose of much of the AAH site.

Edinburgh Local Development Plan (LDP)

The proposed LDP is being considered at a special meeting of the Planning Committee on 19th March and assuming the arrangements are approved then there will be a period for representations to be made from 1st May until 14th June. This will therefore be more fully covered at the April GPCC meeting. As previously reported the bringing forward of the LDP timetable is to try to circumvent delays in the approval of SESplan (the Strategic Plan) arising from the Scottish Government Reporters requiring more information to be provided.

EACC Planning Sub-Group and Civic Forum

At the Civic Forum on Tuesday 12th March, as well as the usual update on current significant planning applications and the LDP, the meeting considered a draft of a revision to the Planning Concordat dealing with the arrangements for Major Applications and the relationship between the CEC planning department and developers. It is now proposed to involve CCs more closely in this process and the revised draft, which had been previously considered by the EACC Planning Sub-Group at a meeting on 4th March, reflects this on a tripartite basis. The draft of the revised Concordat will be amended to take account of the discussion at the Civic Forum and then issued for consultation by Edinburgh CCs. The next Civic Forum meeting is on 25th June 2013.

Tony Harris