

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

Local Development: Planning Application 13/01362/CON – 12 St. Thomas Road EH9 2LQ

This application is to remove Condition 1 attaching to consent 12/03202/CON dated 11 February 2013, which stipulates that the existing bungalow shall not be demolished until a contract for the new replacement dwelling has been let. This condition is now being challenged against a somewhat tangled background of previous applications for this site resulting in consent to replace an existing bungalow with a much larger dwelling on two floors. GPCC and others have objected to aspects of these previous applications. The imposition of Condition 1 by the Head of Planning on 11 February 2013 precisely reflects the wording of the second paragraph of Policy Env5 of the existing Edinburgh City Local Plan, which is statutory, and it is suggested that in commenting on this application we should point this out. The closing date for comments on this application is 17 May 2013.

Royal Edinburgh Hospital – Applications 13/01468/PAN & 13/01470/PAN (outside GPCC area)

As a nearby CC, on 26th April we were notified by Montagu Evans acting for NHS Lothian of the submission of these two notices relating to an intended Major Development comprising the refurbishment the REH. Application 13/01468/PAN covers planning permission in principle for master planning of the whole of the REH Campus and 13/01470/PAN deals with planning permission for the Phase 1 Development covering the mainly vacant SW corner. The REH site lies within Morningside CC area and does not have conservation area status. The refurbishment scheme will be carried out for NHS Lothian by HUB SE Scotland. Updates on what we have learned about the progress of the REH scheme and its possible relation to the Astley Ainslie site have been reported regularly to GPCC, the last being the March 2013 Planning Report. The Pre-Application Notifications (PANs) listed above are the first stage in the formal submission of planning applications and details of the proposed scheme do not have to be set out in the PANs. What the PANs have to set out is the proposed public consultation when further details of the proposals will be provided. The notifications state that public exhibitions will be held on Thursday 6th June at Mackinnon House REH from 8am to 4pm and on the same day at the Eric Liddell Centre 15 Morningside Road from 5pm to 8pm. These public consultations have been approved by the CEC Acting Head of Planning in letters dated 9th May. To suit more members of the public it would maybe have been better for these exhibitions to have been held on two different weeks. The NHS Lothian paper submitted with the PANs on Communication Engagement and Consultation does not list CCs in the external target audiences and we suggest pointing this out.

Edinburgh Local Development Plan (LDP)

As reported last month the LDP is now out for consultation and GPCC has a hard copy of the principal documents. Copies of the LDP and supporting documents have been placed in public libraries and at the CEC Planning Reception at Waverley Court. The LDP documents are also available to view on line at www.edinburgh.gov.uk/localdevelopmentplan. The consultation closes on 14th June and it is suggested those interested from GPCC and local association meet to consider a response to the LDP. This meeting is suggested for the last week in May to allow time for some previous consideration of the documents whilst still permitting a response to be drafted. **So this meeting is proposed for 7.30pm on Wednesday 29 May at 21 Mentone Terrace – if this date does not suit a majority it can be changed within that week but please notify asap as local associations are also being told.**

Consultation on Draft Planning Concordat for Major Developments

As reported last month the existing planning concordat is being revised to take account of experience since its adoption in 2010 and the intention is now to make it tripartite between CEC and the Edinburgh Chamber of Commerce as hitherto, but also including Edinburgh CCs on a voluntary basis. The revised draft has now been issued for consultation, which closes on 14th June. Also this will be considered at an EACC Q&A session on 16th May from 6 to 8pm in the City Chambers when also general planning matters will be discussed with Nancy Jamieson, CEC Acting Head of Development Management and other colleagues. All are welcome. We have had no experience yet of a Major Development within the GPCC area and so it may be felt that the concordat is of limited interest to GPCC, but it is suggested we should support it as maybe GPCC could be involved in a future Major Development. More details of what is in the draft concordat will be given to the GPCC meeting on 15th May.

Tony Harris