

## **Grange/Prestonfield Community Council Planning & Development Report – September 2013**

### **“Trees in the City” – Draft Consultation Document**

This document contains a draft set of policies together with an action plan which will be used as a guide to the management of CEC trees and woodlands. The contents refer to the value and benefit of trees in the city and also include references to suitability of species and pests and diseases. The proposed action plan and management policies are linked to the Edinburgh & Lothian’s Forest and Woodland Strategy 2012-2017. As already notified the document will be discussed at our meeting on 18 September and comments can be submitted either via [www.surveymonkey.com/s/SSWHZOD](http://www.surveymonkey.com/s/SSWHZOD) or emailed to [forestry.service@edinburgh.gov.uk](mailto:forestry.service@edinburgh.gov.uk). The consultation runs until 23<sup>rd</sup> September.

### **Local Developments**

**12 St. Thomas Road (13/01362/CON):** GPCC and others objected to this application to remove condition 1 attached to a previous planning consent. The condition required a contract for a new dwelling to be in place before the existing building is demolished to avoid blight and adverse impact on the conservation area. The application to remove condition 1 was approved but with the additional requirement that all demolition materials must be removed within 3 months of demolition taking place.

**54 At. Albans Road (13/01816/FUL & 13/01817/LBC):** GPCC also objected to those aspects of these applications impacting on the appearance and amenity of the streetscape in the conservation area, particularly the dominant appearance of a relocated garage, partial use of render and removal of a mature tree. After the closing date for comments and during the consideration of this application revised drawings were submitted which slightly ameliorated the impact of the scheme. These applications were then approved including the partial use of render and the removal of the tree.

#### **23 Minto St (07/04533/VARY & Enforcement Investigation 13/009250/ENCOMP):**

During the recess this application was submitted to change materials and other aspects of a 2008 consent for a rear extension, the application being in effect retrospective as the work was nearly finished. Together with West Blasket Association we objected to the unauthorised change of materials etc, to the application being regarded as non-material, meaning that it did not have to be advertised, despite conflicts with conservation area guidance, and to the application not being retrospective. The application and a parallel enforcement investigation are still under consideration.

**Flat 1, 12 Mayfield Gardens (13/02651/FUL):** This application for a small rear extension and replacement windows to one dwelling in a villa of four proposed the use of uPVC framing and cills for the replacement windows including the main elevation and the new windows to the extension. Following representation a revised scheme was submitted to substitute timber framed windows appropriate to the conservation area and the application was then approved.

**Children’s Day Nursery at 4 East Suffolk Road:** This application was approved some time ago and the work has been carried out to establish the nursery and accommodation above. However following investigation an enforcement notice was issued over unauthorised fencing and mesh panels to the original railings in the front of the premises in the Craigmillar Park Conservation Area. An appeal by the owner against the enforcement notice to the Scottish Government Directorate for Planning and Environment Appeals was dismissed in June 2013 and the notice upheld.

#### **Royal Commonwealth Pool EH15 5BB (Applications 13/03391/FUL & 13/0341/LBC)**

This site is just to the north of our area within Southside CC currently not active. This is a Major Development following PAN procedures reported earlier this year and the applications are for the temporary installation of containers, portacabins and signage at the pool site all in connection with the 2014 Commonwealth Games. Any comments on the applications are due by 27 September.

#### **Royal Blind School – Craigmillar Park Campus**

As previously reported this site is up for sale. No further information available at present.

#### **Astley Ainslie Hospital (AAH) and Royal Edinburgh Hospital (REH) Sites (Outside GPCC area)**

During the recess meetings continued with NHS Lothian and Hubco representatives and local CCs including GPCC about the refurbishment proposals for the REH site. More detail emerged as the meetings continued and it is now expected that a planning application in principle for a Masterplan for

the whole of the site and a detailed application for Phase 1 will be submitted towards the end of this month. As previously reported Phase 1 will be a 185 bed mental health facility plus a brain injury unit all at ground floor level with support facilities mainly on an upper floor. Phase 1 is programmed for completion by the end of 2016 and this Phase will now necessitate the controversial loss of the Tipperlinn Bowling Club, which has been given notice to quit by December 2013.

A watching brief continues to be held over the AAH site where the decanting of some facilities to the REH site could create an opportunity to dispose of some parts of the site over time. The safeguarding in the LDP (see below) of some pedestrian routes across the AAH site is therefore welcome.

### **31 Liberton Road (old Shell Garage) (12/04342/FUL) – Retirement Housing (Outside GPCC)**

As previously reported this application by McArthur & Stone was approved subject to conditions, including a legal agreement relating to affordable housing. This agreement has now been concluded and the planning consent was formally issued on 27 August 2013.

### **Planning Concordat for Major Developments**

This revised tripartite Concordat detailing arrangements for dealing with Major planning applications was signed on 27 August by Cllr. Ian Perry, Convenor of the CEC Planning Committee, a representative of the Edinburgh Chamber of Commerce and the Chair of EACC. The next step is for CEC Development Management to ask Edinburgh CCs to sign up for it on a voluntary basis. By October arrangements should be in place for CCs to request financial help for their part in any additional community engagement processes they may be required to undertake.

### **CEC Planning Enforcement Charter**

At its meeting on 8 August the CEC Planning Committee approved a revised Planning Enforcement Charter.

### **Edinburgh Planning Guidelines**

Following the approval in May of the finalized version of the Edinburgh Design Guidance, the fourth new Guideline on which GPCC has commented in the past year, nearly all these new consolidated Guidelines are in place with Street Design Guidance still to come. As many will be familiar with the old guidelines the attached CEC information sheet lists the new guidelines and what has been superseded.

### **Civic Forum**

The meeting scheduled for 17 September was cancelled and the next is due to be held on 3<sup>rd</sup> December.

### **Local Development Plan (LDP) & Strategic Development Plan (SESplan)**

It is intended that representations made on the LDP, including those from GPCC, will be available on the LDP website from October and CEC will be considering all these in due course. However CEC may need to publish a revised LDP and timetable to take account of changes to SESplan arising from its approval with modifications by Scottish Ministers in June. The most significant change requires SESplan to add an additional 11000 houses to the housing land requirement up to 2024 and statutory supplementary guidance will be prepared by SESplan to show how this will be apportioned to councils within the SESplan area. The likelihood is that a significant proportion of this additional housing land requirement will have to be met by CEC which coupled with a recommendation to maintain at all times a 5-year effective housing land supply could create additional pressure on the green belt and other open spaces, possibly having a future impact on the GPCC area and its residents.

Tony Harris